



INDIA NON JUDICIAL

4251
Sunny Chawla
(Advocate)
Gautam Budh Nagar
U.P.E 08492 / 13

Government of Uttar Pradesh

₹91,02,000

e-Stamp

Deepak Chawla ACC: UP14015604
Sector 33, Noida Mob: 9818184675
License No. 185, G.B. Nagar

Certificate No.

: IN-UP65149582483080U

Certificate Issued Date

: 13-Apr-2022 08:58 AM

Account Reference

: NEWIMPACC (SV)/ up14015604/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401560421465070591070U

Purchased by

: JAM VISION TECH PRIVATE LIMITED

Description of Document

: Article 35 Lease

Property Description

: PLOT NO. A-107, SECTOR-153, NOIDA

Consideration Price (Rs.)

:

First Party

: NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Second Party

: JAM VISION TECH PRIVATE LIMITED

Stamp Duty Paid By

: JAM VISION TECH PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 91,02,000

(Ninety One Lakh Two Thousand only)

₹91,02,000



Please write or type below this line

IN-UP65149582483080U

राहित श्रीवास्तव
संहायक
नौराज

For JAM VISION TECH (P) LTD.

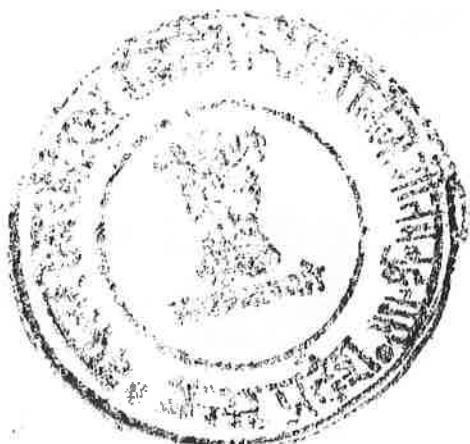
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Authentic
Signature



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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर दिल्ली गौतम बुद्ध नगर क्षम 2022147014585

आवेदन संख्या : 202200743036708

लेख या प्रार्थना पन्न प्रस्तुत करने का दिनोंक

2022-06-03 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अविनाश

लेख का प्रकार पट्टा विलेख(30 चर्चे से

प्रतिपल की शंखराशि 182028231 / 182028231.00

1. रजिस्टर्डीकरण शुल्क 1820282

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुङ्गार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यानिक भत्ता

1 से 6 तक का योग 1820382

शुल्क बमूल करने का दिनोंक

2022-06-03 00:00:00

दिनोंक जब लेख प्रतिलिपि या तलाश

प्राप्त एवं यापन करने के लिए तैयार होगा 2022-06-03 00:00:00

रजिस्टर्डीकरण अधिकारी के हस्ताक्षर





LEASE DEED

This lease deed made on this.....01.....day of.....JUNE.....in the year **Two Thousand Twenty Two** between New Okhla Industrial Development Authority a body corporate constituted under section 3 of the U.P. Industrial Area Development Act 1976 (U.P. Act No.6 of 1976) hereinafter called the **Lessor** which expression shall unless the context does not so admit include its successors of the **first part** and **M/s. Jam Vision Tech Private Limited** a company within the meaning of company act 1956 having its registered office **63, Third Floor, Poorvi Marg, Vasant Vihar-1, South Delhi-110057, Delhi** through its Authorized Signatory **Mr. Avinash S/o Shri Salekh Chand R/o I-6, Harkesh Nagar Okhla Phase-2, Okhla Industrial Estate, Delhi-110020** hereinafter called **Lessee** which expression shall unless the context does not so admit includes its successors, administrators, representatives and permitted assignees of the **other part**.

Whereas the demised plot (hereinafter described) for part of the land acquired by the Lessor under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up of an urban and industrial township.

And the lessor has agreed to demise and the lessee has agreed to take on lease the demised plot on the terms and conditions hereinafter appearing for the purpose of construction and setting up a **IT/ITES** according to bye laws and building plans approved by the lessor on the terms and conditions hereafter contained.

WHEREAS the lessor vide allotment letter No. **NOIDA/Instt./2008/2264** date **28.03.2008** & Correction 'Allotment Letter **NOIDA/ Instt./2015/961** date **31.07.2015** has allotted plot No.

राजस्थान कार्यालय
नोएडा अधिकारी
प्राप्ति संग्रहालय

For JAM VISION TECH (P) LTD. 1
Director, Authorised Signatory
Avinash



A-107, admeasuring **20,000.00** sq.mtrs., of land in Sector-153 Noida for Development of IT & IT Enabled Services on the detailed terms and conditions set out in the said allotment letter and the allottee is required to have lease deed of the allotted land signed and executed in their favour ;

AND WHEREAS the Government of U.P. announced Uttar Pradesh Information Technology & Start-Up Policy 2017-2022 to incentivize setting up of IT/ITES units in Uttar Pradesh and extended various incentives and benefits under this policy.

AND WHEREAS the allottee/lessee is desirous of obtaining the benefit of exemption from Stamp Duty and registration charges in respect of execution of lease deed of the allotted land.

For JAM VISION TECH (P) LTD.

Almas

Director/Authorised Signatory

NOW THE LEASE DEED WITNESSES AS FOLLOWS :

1. That in consideration of total premium of Rs. **10,19,20,000.00** (Rupees. Ten crore Nineteen lakh Twenty thousand only) towards the land premium calculated @ **Rs. 5096.00** per.sq.mtr. out of which 100% i.e **Rs. 10,19,20,000.00** (Rupees. Ten crore Nineteen lakh Twenty thousand only) has been paid by the lessee to the lessor as per Accounts No Dues Certificate Dated 10/12/21 the receipt where of the lessor hereby acknowledges.

In the event the lessee fails to deposit any one or more installment(s) with interest by the dates specified above interest on defaulted amount for delayed period shall be charged @ 11.5% (where as MCLR at 8.5% as on 01.07.2021 is normal rate of interest and default 3% penal interest + GST applicable on penal interest). The normal rate of interest may vary from time to time as per changes in the MCLR rates and these revised rates shall be binding on the allottee.

2. The lessor hereby gives the demised premises and lease on to lessee the demised plot for a period of 90 years commencing from the due date or actual date of execution of lease deed wherever is earlier.
3. And also consideration of the lease rent paid by lessee and covenants provisions and agreements herein contained and to be performed by the lessee. The lessee and the lessor both hereby demise and lease unto lessee plot No **107** Block **A**

श्री श्रीवाम
निवास
नोएज़

JAM VISION TECH (P) LTD2
Almas
Director/Authorised Signatory

आवेदन सं.: 202200743036708

क्रमांक/ठ ४/राष्ट्रीय विवर ००१४५४६
दिनांक ३/६/२२ दस्तावेज

पट्टा विलेख (30 वर्ष से अधिक)


३/६/२०२२

बही सं.: 1

रजिस्ट्रेशन सं.: 4251

वर्ष: 2022

प्रतिफल- 182028231 स्टाम्प शुल्क- 9102000 बाजारी मूल्य - 182028231 पंजीकरण शुल्क - 1820282 प्रतिलिपिकरण शुल्क - 100 योग : 1820382

श्री जैम विजन टेक प्राइवेट लिमिटेड द्वारा
अविनाश अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सलेख चंद
व्यवसाय : अन्य
निवासी: 63, तीसरी मंजिल, पूर्वी मार्ग वसंत विहार-1 नई दिल्ली




श्री, जैम विजन टेक प्राइवेट लिमिटेड द्वारा

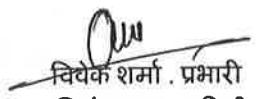
अविनाश अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/06/2022

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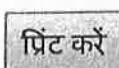
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


 विधेयक शर्मा, प्रभारी
 उप निबंधक : सदर द्वितीय
 गौतम बुद्ध नगर
 03/06/2022

निबंधक लिपिक

03/06/2022




Situated at Sector **153** in the New Okhla Industrial Development Area Distt. Gautam Budh Nagar U.P. contained by measurement of **20000.00 sq.mtrs** bounded as follows :

ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST

As per site

And which said plot is referred in this lease deed as the demised plot and is more clearly delineated and shown in the attached plan. Lessee shall hold the demised plot with its appurtenances unto lease for the terms of 90 years commencing from the due date/actual date of execution of lease deed which ever is earlier except and always reserving to the lessor the following :

- (a) A right to lay water mains drains, sewers or electric wires under/above the demised plot fit deemed necessary by the lessor in developing the same.
- (b) Full right and title to mines and minerals in and under the demised plot or any part thereof.

In addition to the premium of plot the lease rent for the lease period of 90 years each year in advance on...~~31~~...MAY @ 2.5% per annum of the total premium i.e. equivalent to of Rs. 25,48,000.00 (Rupees Twenty Five lakh Forty Eight thousand only) to be paid by the lessee. In case of default of payment of lease rent interest @ 11.5% (As per MCLR) shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of lease rent enhanced would not be more than 50% of the amount last fixed.

4. The lessee shall use the plot for the setting up of their **IT/ITES**
5. The lessee shall be liable to pay all the rates local taxes charges and assessment by whatever name called of every description in respect of the demised plot and/or building constructed thereon assessed or imposed from time to time by local or other Authority / State / Central Govt. / The Lessor.
6. That the lessee will obey and submit to all the directions or regulations made by the lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable

राहित वीन सत्य

A large, clear fingerprint is positioned on the left side of the page. To its right, the handwritten text "FOR JA" is written in a bold, black, sans-serif font.

For JAM VISION TECH (P) LTD.
Director Authorised Signatory

बही सं: 1

रजिस्ट्रेशन सं: 4251

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
पट्टा दाता: 1

श्री नॉएडा प्राधिकरण द्वारा रोहित श्रीवास्तव के द्वारा
गौतम, पुत्र श्री किशन पाल

निवासी: नॉएडा प्राधिकरण सेक्टर 6 नॉएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1

जीता



श्री जैम विजन टेक प्राइवेट लिमिटेड के द्वारा अविनाश, पुत्र
श्री सलेख चंद

निवासी: 63, तीसरी मंजिल, पूर्वी मार्ग वसंत विहार-1 नई
दिल्ली

व्यवसाय: अन्य

Amit



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सन्नी चावला, पुत्र श्री एम् पी चावला

निवासी: सी 443 सेक्टर 19 नॉएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री दीपक चावला, पुत्र श्री एम् पी चावला

निवासी: सी 443 सेक्टर 19 नॉएडा

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विवेक शर्मा, प्रभारी
उप निवासी: सिद्ध द्वितीय
गौतम बुद्ध नगर
03/06/2022

निवासीका लिपिक गौतम बुद्ध नगर

03/06/2022

property or the health, safety or effect the convenience of the other inhabitants of the surrounding area.

7. The lessee will at their own cost construct a building on the demised plot as per floor area ratio (FAR) as applicable in accordance with the prescribed bye laws plan and building regulation.

The building will be constructed by lessee as per building regulations and directions and bye laws of the Authority. It shall be the responsibility of the lessee to get the allotted plot inspected by the authorised officer appointed by the lessor. The lessee shall write / contact the building cell department of the lessor first during the time of construction of the basement and second after completion of the plinth third after completion of lintel level.

The lessee will not make any unauthorised construction on the plot and if so will be removed / demolished by the lessor at the risk cost responsibility of the lessee. It shall be treated as breach of terms and conditions of building bye laws and lease deed.

8. The lessee undertakes to abide by and fulfill the norms and standards set out by the Department of IT & Electronics, Government of U.P. for the setting up of the project of IT and IT enabled services as enumerated above.
9. That the lessee will complete construction and obtain occupancy certificate from the building cell department within five year from the date of possession of the said property and put the same in operation as per plans approved by the lessor and as per provision of clause No. 11 of this lease deed for allotment and cancellation of plot.
10. The lessee unequivocally agrees that in view of the fact that he/they are availing the benefit of exemption of payment of stamp duty and registration charges the period within which construction is to commence and be completed as stated in the lease deed shall stand confined to the period as set out in above clause in terms of the said 02/2018/169/94-ST NI -2-2018-700(965)/16 dated 12 February 2018 and fixed the norms and standards for claiming exemption of Stamp Duty;

For JAM VISION TECH (P) LTD.
Director / Authorised Signatory


For JAM VISION TECH (P) LTD.
Director / Authorised Signatory


निवास
लाइन



11(A) The allottee / Lessee will complete construction and obtain occupancy certificate from the competent Authority of the Lessor within the the time period as mentioned below. The Lessee / Allottee shall ensure the functioning on the allotted plot as per schedule given below.

PLOT UP TO 1000 SQ. MTRS.

Within two years from the actual date of possession

PLOTS ABOVE 1000 SQ. MTRS. BUT UPTO 2000 SQ. MTR.

Within three years from the actual date of possession.

PLOTS ABOVE 2000 SQ. MTRS. BUT UP TO 4000 SQ. MTRS.

Within Four years from the actual date of possession.

PLOT ABOVE 4000 SQ. MTS.

With in five years from the actual date of possession.

B. In case of non adherent to the aforementioned schedule for functioning, the cancellation of allotment and / or determination of Lease Deed with forfeiture of money would be effected as per rules and the possession of the plot would be resumed by the lessor with structure thereof, if any and the allottee / lessee will have no right to claim compensation thereof. However, in exceptional circumstances, an extension may be allowed by the lessor on payment of such charges and subject to terms and conditions, as deemed fit by the lessor.

C. In the event of an extension, extension charges @ 4% of the premium would be chargeable for grant of extension for each year on pro data monthly basis. The rate of extension charges as mentioned above may be re viewed by the lessor. In the event of extension not being granted, cancellation may be exercised following with revocation of lease deed with forfeiture amount as per then prevailing policy of the lessor, in such an event the lessee will be at liberty to remove construction if any, in such eventuality. The rate of extension charges as mentioned above may be revised by the Lessor/ Chief Executive Officer without notice.

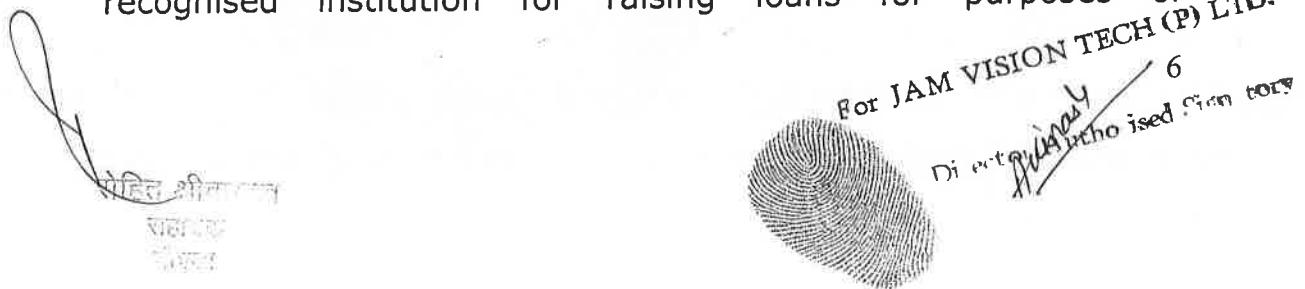
रोहित श्रीवास्तव
सहायक
नौजवान

For JAM VISION TECH (P) LTD.
Director / Authorised Signatory
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In is further classified that the provision of clause No. 9 of this lease deed shall not of applicable in respect of allotment and cancellation of plot as this clause No. 9 is applicable in cases of those lessee who one interested in availing exemption from stamp duty only.

12. That the lessee will keep the demised plot and the building therein at all time in a state of good and substantial repairs and in sanitary condition to the satisfaction of the lessor.
13. That the lessee shall not make or permit to make any alteration in or addition to the said or their erections would be erected in terms of para 7 on the demised plot without the prior permission in writing of the lessor and except in accordance with terms of plan, approved by the lessor or any officer authorised by the lessor or if such authorised officer requiring it to correct such deviations as aforesaid shall correct it and if lessee shall neglect to correct such deviations within a period of a calendar month after the receipt of such notice to be corrected at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as decided by the lessor whose decision shall be final.
14. (a) That the lessee shall not be permitted to transfer the demised plot before making the unit functional and building constructed thereupon. However at the discretion of CEO the transfer may be permitted after making the unit functional and building constructed thereupon and laying transfer charges as prevailing at that time of transfer such transfer charges shall be paid to the lessor. The decision of Chairman / Chief Executive Officer for all purpose will be final and binding on the lessee.
(b) That the lessee may be permitted to sub-lease the part built up space for the same project in case of IT/ITES allotment of 20000 sq.mtr. or above after making the unit functional and completion of minimum of 75% of total permissible FAR subject to payment of prevailing pro-rata transfer charges and prior approval of lessor.
15. Notwithstanding anything contained in the Clause 18, the lessee may, with the previous permission of CEO mortgage the demised plot to any Government Organisation or any Government recognised institution for raising loans for purposes of





construction of the building / functioning of the institution subject to such charges & terms and conditions as decided by the lessor at the time of granting the permission the first charges shall be of the lessor on the property.

Provided that in the event of the sale or foreclosure of the mortgaged or charged property the lessor shall be entitled to claim and recover such percentage as decided by the lessor of the unearned increases in the value of the demised plot as aforesaid and the amount of the lessor share of the said unearned increase shall be first charges in the favour of the lessor and having priority over the said mortgage or charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on the lessee.

Provided further that the lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the lessor of unearned increase as aforesaid. The lessor right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to insolvent sale or transfer it by or through execution of decree of insolvency by the court.

That the lessee shall not be allowed to be rented out the allotted premises or any part thereof. The plot cannot be transferred before making the unit functional and all such action done for transfer of the plot will be deemed as null and void ab-intio.

16. That if the lessee obtain the demised plot by suppression of any fact or misrepresentation, mis-statement of fraud or if there is any breach of the condition of the lease or if the lessee does not abide by the terms & conditions of the building rules framed by the lessor or violate any terms of the lease deed the lease may be determined and the entire money paid lessee will be forfeited and the possession of the demised plot and the structure raised thereon, unless removed by the lessee within the time specified in the notice by the lessor may be taken over by the lessor and lessee will not be entitled to any compensation.
17. That the lessee shall use the demised plot only for the construction for the **IT/ITES** according to the plan approved by the lessor and in accordance with the building regulations and directions formulated under the provisioned of U.P. Industrial

राज्य शीर्षक
संसद

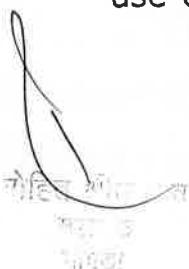


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For JAM VISION TECH (P) LTD.
Avinash
Director/Authorised Signatory



Area Development Act 1976 and for no other purpose without the consent of the Lessor and subject to such terms & conditions as the lessor may impose and the lessee will not do or suffer to be done on demised plot or any part thereof anything which not do or suffer to be done on demised plot or any part thereof anything which may create a nuisance, damage or cause annoyance or inconvenience to the lessor or the owner or occupier of the plot in the neighborhood provided that the part of the building so constructed may be used by the lessee for the normal watch and ward staff so however that such accommodation shall be commensurate with the need.

18. That the lessee will not assign, relinquish, sublet, transfer or part with the possession of any portion of the demised plot and building thereon or cause any sub division thereof. The lessee will have In-house vehicle parking within the premises.
19. Even if permission is granted by the lessor for transfer, assignment, mortgage or subletting of the whole of the demised plot or building or both shall be subject to and the transferee assignee or the sub lessee shall be bounded all covenants and conditions herein contained and be answerable to the lessor in all respect thereof.
20. Provided always that the lessee or transferee or permitted assignee, relinquish, mortgage, sublet or transfer the demised plot and building thereon as a whole the said terms after prior and written permission of the lessor and it will deliver at its own expense to the lessor or at the lessor's officer attested copy of the assignment, relinquishment, mortgage sub letting or transfer deed together with notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other law relating to the such registration and for the time being in force.
21. (a) That the lessee of 5 acres or more than 5 acres of land for establishing STP/IT Park Park would be allowed to use 10% area of total FAR for institutional facilities and Rest. 90% be allowed for usage of IT/ ITES services.
(b) That the lessee of STP/IT Parks where the area is 10 acres and investment proposed is more than Rs. 50 Crores, in such cases 10% of FAR would be permitted for residential use of regular employees and officers of unit/organization



For JAM VISION TECH (P) LTD.
Dr. e. Srinivas
Authorised Signatory



along with regular allied services, guest house/ Hostel watchward and staff quarters for chowkidars and peons subject to the condition that the institutional and residential facilities should not exceed more than 15% of FAR and rest 85% FAR would be primarily used of IT/ ITES services.

(c) That the lessee of 20 acres of above, in such proposals 75% area of total FAR would be permitted for IT/ITES and rest 25% would be permitted for Institutional Facilities/ Residential/Commercial with the condition that not more than 10% of total FAR would be permitted for Residential use and commercial use also would not be permitted more than 10% of total FAR.

22. That lessee of IT/ITES would be allowed 200% FAR of area allotted.

23. The lessee of clause No. 21 would be allowed institutional facilities in the area of IT/ITES & STP/ITP services are as under:

1. Waiting and transit areas.
2. Areas designated for public utilities.
3. Travel Services.
4. Telephone Exchange
5. Electric sub- Station.
6. Water works.
7. Export related facilities.
8. Canteen/ Restaurant.
9. Crèche & Day Care Center
10. Operations and maintenance by specialized agencies.
11. Training center and library.
12. Health club and gym for users / residents of IT industries and IT Enabled Services.
13. Games/ Entertainment room for users/ residents of IT industries and it enables serves.
14. Banking and financial services.
15. Business and financial services.
16. Business Center/ conference facilities.
17. Shops
18. Open eating kiosks.

24. That if the lessee of IT/ITES usage setup IT/STP Park in their premises then in that event multiple renting may be permitted

राजस्थान शोध विभाग
संस्थानिक
नियमित

For JAM VISION TECH (P) LTD.
Digitally Autho ised Signatory
Anil



on payment of 10% of current premium for Ten Years. Number of tenants would be as per approval letter of STP/IT Park issued by Central Govt.

25. That the lessee will permit the member officers and sub ordinates of the lessor and workers and other persons employed by the lessor from time to time and at all reasonable time of the day, with prior intimation to enter into and upon the demised plot and building to be erected thereon in order to **inspect the same and carry on necessary works mentioned before and lessee will notice of the provisions of this sub clause to his/her/their/its tenants.**
26. That the lessee will not erect or permit to be erected on any part of the demised plot any stables sheds or other structure of descriptions whatsoever for keeping horse cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.
27. That the lessee shall not exercise its option of determining the lease nor hold the lessor responsible to the good the damages if any from fire, tempest, flood, army mob or any other irresistible force and material part of the demised plot is wholly, or partially destroyed or rendered substantially or permanently unfit for building purposes.

(A) That the lessee shall keep the lessor indemnified against any or all claims for damages which may be caused to any property belonging to lessee / others in consequence of the execution of the aforesaid works as specified below or otherwise and also against claims for damages of the lessee or his workman or representative.

- (i) Injures or destroys any building or part thereof or other structure continuous or adjacent to the demised premises.
- (ii) Keep the foundation, tunnels or other pits on the demised premises open or exposed to weather causing any injury to continuous or adjacent building or
- (iii) Digs any pits near the foundation of any building thereby causing any injury or damage to such building.
- (iv) The damages under sub - clause (a) above shall be assessed by the lessor whose decision as to the extent of

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Signature

For JAM VISION TECH (P) LTD.
Director/Authorised Signatory



injury or damage or the amount payable shall be final and binding on the lessee.

(v) The terms and conditions of allotment and building bye-laws shall be binding upon the lessee.

(B) If the lessee does not abide by the terms and conditions of the lease and building bye laws or any other rules framed or directions issued by the lessor the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor followed by forfeiture of deposits as per prevailing policy.

28. And it is hereby agreed and declared by and between the parties to these present as follows :

- i) Notwithstanding anything contained herein above, if in the opinion of the lessor (whose decision shall be final and binding) any breach or violation of terms and conditions of the registration / allotment / lease deed or non deposit of dues & any of the covenants / conditions herein before contained and is to be observed and performed and in particular and without prejudice to the generality of the sub clause if lessee transfer(s) assign(s) relinquish(s) or mortgage(s) the whole of the demised premises before construction of a building on its part as herein before provided within the period mentioned above or if the lessee or the persons in whom the right is hereby created are adjudged insolvent.
- ii) It shall be lawful for the LESSOR, without prejudice to any other action , to re-enter the demised plot or any part thereof and determine this lease and forfeit the amount as per rules and thereupon.
- iii) If at any time of re-entering the demised plot shall not have been occupied by nor any building constructed by LESSEE, the LESSOR may re- allot the demised plot and refund the payment if any after making adjustment as required without deducting arrears of lease / interest / extension / charges and other charges as per rules.
- iv) If at any time- entering the demised plot shall not have been occupied by any building constructed by the

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LESSEE, thereon, the LESSEE shall within a period of three months from the date of re-entry remove from the demised plot all erection or building fixtures and things which at any time and during the said terms shall be affixed or get upon the demised plot and leave the same in a good condition as it was on the date of demise, and default of the same shall become the property of the LESSOR without payment of any compensation to the LESSEE for the land and building structure and things therein within the LESSEE may be paid such amount as may work out in accordance with the principle given in the sub-clause (ii) above, provided that the LESSOR may at its option agree to purchase from the LESSEE his interest in the demised plot.

- v) Any loss suffered by the LESSOR on a fresh grant of the demised plot breaches of conditions as aforesaid on part of LESSEE for or any person claiming through or under him shall be recoverable by the LESSOR.
- vi) All notice order or other documents required under the terms of the lease or under U.P. Act, No 6 of 1976 or any rule or regulation made there under shall be deemed to be duly served as provided under section- 43, of U.P. Urban planning and development Act, 1973 as re - enacted and notified by U.P. Residents Act, 1974 (Act no. 30 of 1974) re - enacted with modification.
- vii) The provisions of U.P. Industrial Area Development Act, 1976 and as any rules and regulations framed under the act or any direction issued shall be binding on the LESSEE and his/her/ their successor.
- viii) All power exercised by the LESSOR under this lease may be exercised by chairman / CEO. The LESSOR may also authorise any of its officers to exercise all or any of the powers by it under this rule.
- ix) Any relaxation or concession granted by the LESSOR to LESSEE shall not in any way prejudice the legal rights of the LESSOR.

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सहायक
दैरपुणा

A photograph of a document page. It features a large, dark, circular fingerprint on the left. To the right of the fingerprint is a rectangular stamp with the text 'JAM VISION TECH (P) LTD.' in a stylized font. Below the stamp, a handwritten signature 'J. V. Tech' is written over the word 'Vision'. To the right of the signature is the number '12'. At the bottom of the stamp, the words 'Used Signature' are printed.



- x) Any disputes arising with regards to this deed shall be subjected to the jurisdiction of Civil Courts at Gautam Budh Nagar or High Court of Judicature at Allahabad.
- xi) The land is in peaceful possession of the LESSOR and is being handed over to the LESSEE free from any encroachment and obstruction.
- xii) The Chairman / CEO of the LESSOR reserves the right to make such amendments, additions alterations or modification, in terms and conditions of the lease from time to time as he may consider just and reasonable.
- xiii) Subject to the sub- clause (ix) in case of any clarification or interpretation regarding these terms and conditions of the lease deed, the decision of Chairman. CEO of the LESSOR will be final and binding on the LESSEE.
- xiv) The lessee shall complete the project within stipulated period as mentioned in clause No. 11 of lease deed. In case the lessee fails to comply with the terms and condition of allotment letter, lease deed brochure or not make the project functional within stipulated period as mentioned in clause 9 to 11 of lease deed. That action shall be taken as per rules and regulations of the Authority regarding cancellation.
- xv) The terms and conditions of brochure, allotment letter, lease, building bye - laws as amended from time to time shall be binding on LESSEE.
- xvi) Noida shall have the full right to take back the possession of any allotted property (partially/ fully) in public interest or for its own use. The allottee shall be refunded the amount, as calculated on rates applicable at the time of allotment. In these cases, the allottee shall also be eligible to receive amount against any construction on the concerned property after due assessment by NOIDA.
- xvii) **The allottee shall be bound to furnish details relating to the allotted property whenever asked by NOIDA.**


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 For JAM VISION TECH (P) LTD.
 Date: 13/01/2018
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 Director, Authorized Sign for



xviii) The interest payable till the date of execution of the deed on the allotted property is Rs **4,18,88,231.00** and the interest paid is Rs **4,18,88,231.00**

xix) It is certified that the possession letter of the said property has not been issued by the lessor to the lessee, nor has any proposal been initiated for this purpose till date **११.८.२०२२**

xx) The revised rate of interest as prescribed by the Authority from time to time shall be applicable, which shall be binding on the allottee.

IN TESTIMONY WHEREOF THE PARTIES HERE TO HAVE SET THEIR HANDS AND SEAL ON THE DAY AND MONTH AND IN THE YEAR HEREIN ABOVE WRITTEN.

WITNESSES :

1. Signature

Name : SUNNY CHAWLA
 S/o Shri Sh. M.P. CHAWLA
 R/o C - 443/19 NOIDA




THE LESSOR

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2. Signature

Name : DEEPAK CHAWLA
 S/o Shri Sh. M.P. CHAWLA
 R/o C - 443/19 NOIDA



For JAM VISION TECH (P) LTD.
 Minal's
 Director Authorised Signatory

THE LESSEE



आवेदन सं०: 202200743036708

बही संख्या 1 जिल्द संख्या 12837 के पृष्ठ 261 से 300 तक
क्रमांक 4251 पर दिनांक 03/06/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

03/06/2022

प्रिंट करें

