

LEASE-DEED

Area

Tronica, City Loni Shezabad

Plot No.

Commercial

Plot No. C-1

Sec. Indl Area A-5th

THIS LEASE-DEED made on the

day of

in the year two thousand and

1928

corresponding to Saka Samvat

between U. P. State Industrial Development Corporation Limited, a Company within the meaning of the Companies Act, 1956 and having its registered office at A-1/4, Lakhanpur Kanpur (hereinafter called the Lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part, AND

Shri/Smt./Km.

s/o

r/o

proprietor of the single owner firm/Karta of Joint Hindu Family firm of

OR

1.

Shri/Smt./Km.

aged

years

S/o

R/o

2.

Shri/Smt./Km.

aged

years

S/o

R/o

3.

Shri/Smt./Km.

aged

years

S/o

R/o

4.

Shri/Smt./Km.

aged

years

S/o

R/o

5.

Shri/Smt./Km.

aged

years

S/o

R/o

Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Loni
GHAZIABAD

For Swarneem Real Estate (P) Ltd.,

Director.

(2)

.....aged.....years
R/o.....
.....registered partnership firm of.....
.....aged.....years
R/o.....
.....constituted attorney under the deed dated.....

OR

M/s. Swarnneem Real Estate Pvt. Ltd.
Company within the meaning of the Company Act, 1956 and having its registered office at
1/1 First floor Indira Vikas Mukherjee Nagar Delhi-7.
Through its managing Director/Secretary/duly constituted attorney Shri. Sangeen Kumar
S/o. Sh. Baidya Nath Prasad Choudhary
739, 11-2-1 floor Mukherjee Nagar Delhi-11007.

OR

~~.....society registered under the Co-operative Societies Act, hereinafter called the Lessee (which~~
~~session shall, unless the context does not so admit, include his heirs, executors, administrators,~~
~~representatives and permitted assigns/its successors and permitted assigns) of the other part.~~

WHEREAS the State of Uttar Pradesh has acquired land at Tronica City, Lon-Cherabai
under the Land Acquisition Act, 1894 and has handed over the same to U.P. State Industrial
Development Corporation Limited, Kanpur for the purpose of setting up an Industrial Area and
said Corporation has sub-divided the above land into plots for industrial units for leasing out
sub-divided plots to industrialists for erecting on each plots a factory according to the factory
plans and building plans approved by the Lessor and proper municipal and other competent
authorities.

AND WHEREAS the amount of premium mentioned in clause 1 hereinafter is provisional
and is hereby agreed that the Lessee shall pay as provided in clause (2) (a) and 2(b) the additional
premium as hereinafter mentioned.

AND WHEREAS the Lessee, has requested and the Lessor has agreed to grant lease,
for the period of licence notwithstanding the agreement cited above the plot of land hereinafter
leased area Tronica City, Lon-Cherabai Commercial Complex an industrial unit for manufacturing
(Shopping Complex) according to the design and building plan
approved by the Lessor and proper municipal or other competent authority.

HIS LEASE DEED WITNESSETH AS FOLLOWS:

In consideration of the payment by the Lessee of the provisional premium of
Rs. 60,000/- (Ninety eight lac five thousand only)

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Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Lon
CHAZIABAD

For Swarnneem Real Estate (P) Ltd.

Sangeen Kumar
Director

And whereas the Lessee has requested and the lessor has
agreed to grant lease the plot of land herein after described area
Tronica City (Commercial) a Shopping Complex as per GO No. 4218/
93-99-42/Misc/99 Dt. 14.12.2000 and as per guide lines & rules of
UPSIDC and if any change made there in time to time and Municipal
or Other Competent Authority).

The Allotment Letter No. 6933/SIDC/PO/TC Dt. 10.11.2006 will be
a part of Lease Deed.



Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Loni
GHAZIABAD

For Swarneem Real Estate (P) Ltd.



Director.

the members, directors, officers and subordinates or agents, workmen and other representatives of the Lessor shall have access to the plot of land and shall have the implied authority to enter upon the said plot or land and building to be erected thereon to view and progress of the work, to inspect the same and for all reasonable purpose at all times.

(l) That the Lessee will not make any excavation upon any part of the said land nor remove stone, sand, clay, earth or any other materials therefrom except so far as may be in the opinion of the Lessor, necessary for the purpose of forming the foundation of the building and compound and other necessary structure and executing the work authorised and for levelling and dressing the area covered by this Agreement.

(m) That the Lessee will not erect or permit to be erected at any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.

(n) That the Lessee will not exercise his option of determining the lease nor hold the Lessor responsible to make good the damage if by fire tempest, or violence of any army or a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.


(o) That the Lessee will not erect any building constructions or structures except compound walls and gates on any portions of the demised premises within.....meter boundaries on.....*land rear at side of a Rev RBE Act*.....sides thereof as marked in the attached plan.

(p) That the Lessee shall put the demised premises with the buildings constructed thereon *Commercial (Shopping Complex)* to the use and start the manufacturing and production herein before mentioned within.....*05 yrs*..... calendar months from the date of this deed or such extended period of time as may be allowed by the lessor in writing in its discretion, provided that the extension of time for putting the building to use under this clause shall not be admissible except where in the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee.

(q) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining building or other premises by the building or in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workmen or servants shall :-

- (i) injure or destroy any part of building or other structures contiguous or adjacent to the plot of land;
- (ii) keep the foundation, tunnels or other pits on the plot of land open or exposed to weather causing any injury to contiguous or adjacent buildings;
- (iii) dig any pits near the foundations of any building thereby causing any injury or damage to such buildings.

The damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount of damage payable thereof shall be final and binding on the Lessee.


Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Loni
GHAZIABAD

For Swarnem Real Estate (P) Ltd,


Director

That the Lessee is fully aware that the aforesaid premises had earlier been given

to Shri/Km./M/s.....

by the lease deed dated.....

registered at.....on.....

but the lease has been determined/surrendered and forfeited by the Lessor vide letter/notice

No.....
dated.....and as such has ceased absolutely.

(b) That it is hereby agreed between the parties to this deed that in case the Lessee is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior Lessee then, in that case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings as aforesaid at his own cost.

7. The lessee will mention in the postal address of their correspondence letter invariably the name of UPSIDC Industrial Area.


IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.

For and on behalf of

U.P. State Industrial Development Corporation Ltd

Signed by :

a. Witness:


Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Loni
GHAZIABAD


For and on behalf of the Lessee

For Swarnem Real Estate (P) Ltd.

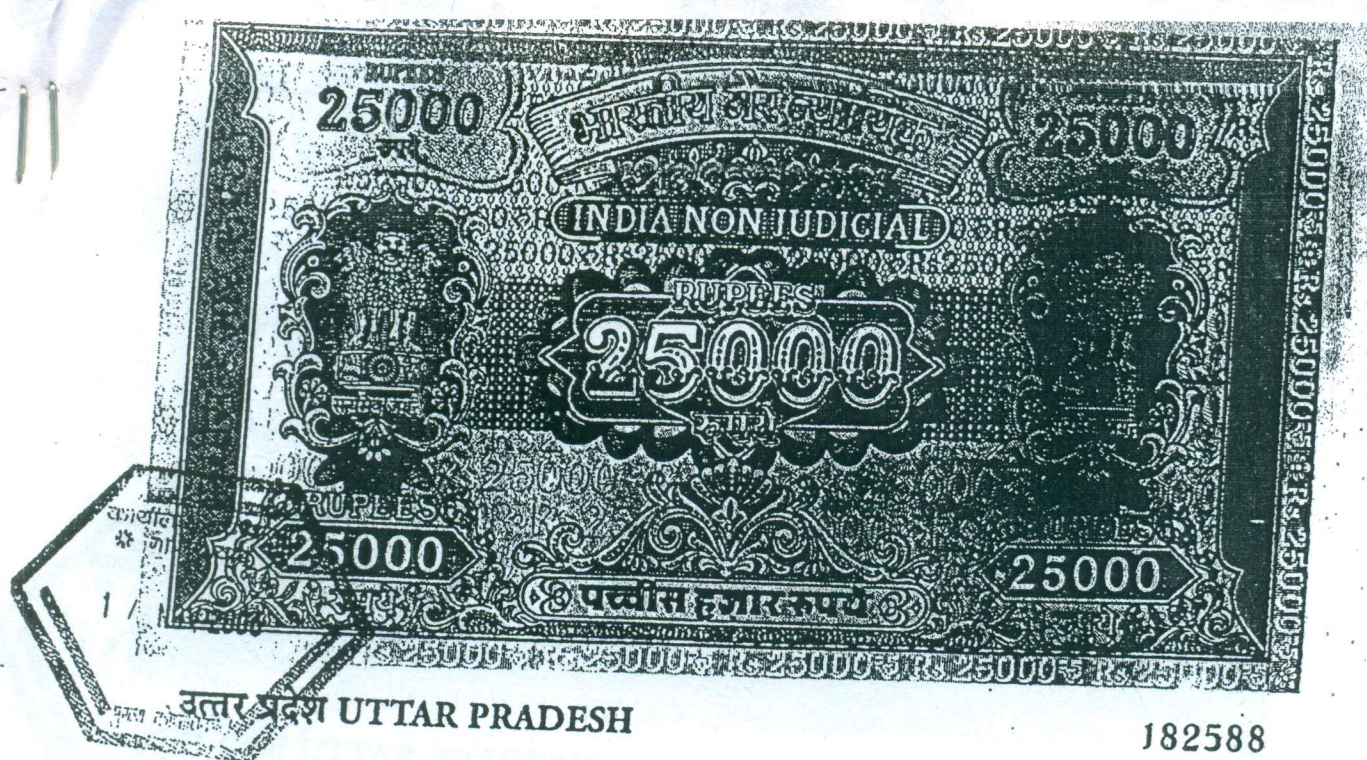

Director.

b. Witness.

L.D.(DTL)/06


J. K. ARORA
S/o S. N. ARORA
P/o 179255 West Rohini
NAZIM SHARMA
110072





182588

*This Stamp Sheet of Rs. 25000-00
is attached with the lease deed
executed between U.P. State Industrial
Development Corporation Ltd.
M/s Swarneem Real Estate (P) Ltd.
For 90 year at a rental Rs. 1329.40
For the first thirty Year Rs. 3323-50
For the Next thirty year Rs. 6647-00
For the Next thirty year & on an
average annual rent on Rs. 3767-00
with a premium of Rs. 39217300-00
regarding Commercial plot No. C-1-A 5&6 situated
Industrial Area, Tronica City, GZB.*

Lessor

Lessee

[Signature]
Project Officer
U. P. S. I. D. C. LTD.
Tronica City, Loni
GHAZIABAD

For Swarneem Real Estate (P) Ltd.,

[Signature]
Director.





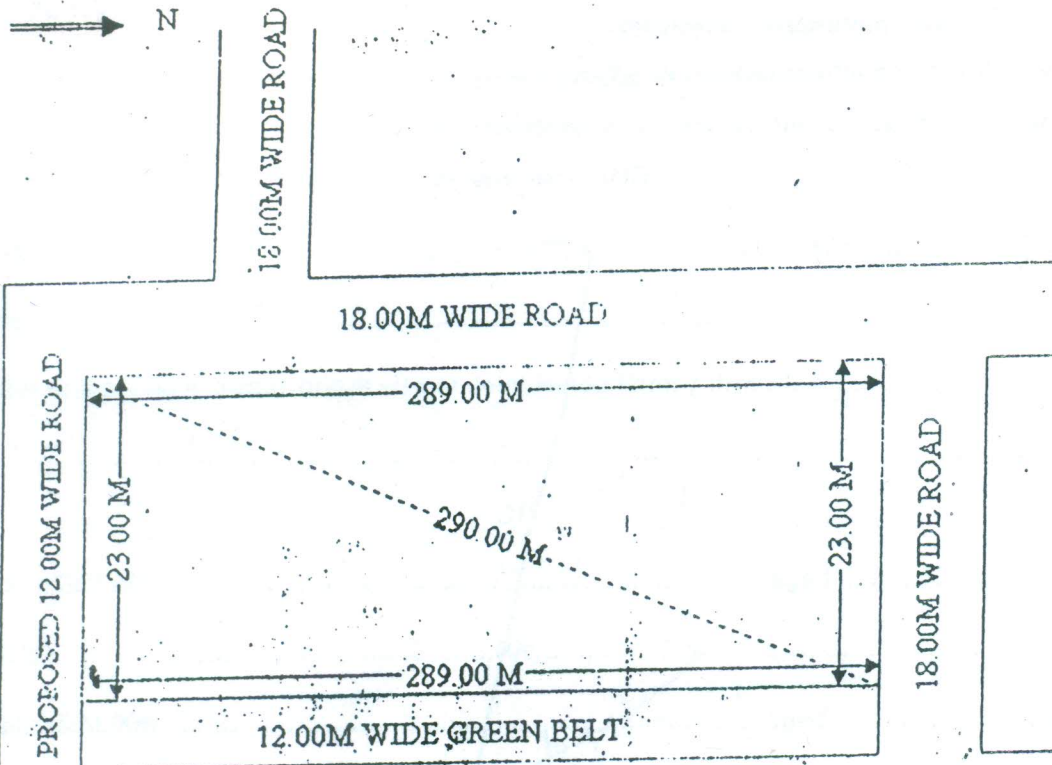
OFFICE OF THE EXECUTIVE ENGINEER
CONSTRUCTION DIVISION-III

STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD.

SITE PLAN OF COMMERCIAL C-1 IN SECTOR A-5/6 I.A. TRONICA CITY,
LONI, GHAZIABAD

SCALE:-
Not to Scale

INDEX:-
Total Area of COMMERCIAL-1 6647.00 Sqm.



45.00M WIDE CEMENT CONCRETE ROAD

BS
Project Officer
U.P.S.I.D.C. LTD,
Tronica City, Loni
GHAZIABAD

For Swarnem Real Estate (P) Ltd.

Swarnem
Director.

JUNIOR ENGINEER

Swarnem
ASSISTANT ENGINEER