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उत्तर प्रदेश UTTAR PRADESH

202253

275400/-

LEASE DEED



पञ्जाब नेशनल बैंक

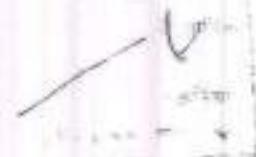
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पञ्जाब नेशनल बैंक

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Sunshine Educational And
Development Society

Bulandshahr

Thru Chairman Rajender Kaur

Sushy



कोषाधिकारी
अ.प्र.
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उत्तर प्रदेश UTTAR PRADESH

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उत्तर प्रदेश UTTAR PRADESH

202255

Lease

Secretary

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Management Society

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प्रबंधक (नैसर्गिक)

कोषाधिकार
६११७



उत्तर प्रदेश UTTAR PRADESH

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Deed

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[Signature]

प्रमाण (सामग्री)

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SEP 2006
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* विज्ञान संशोधन केंद्र *
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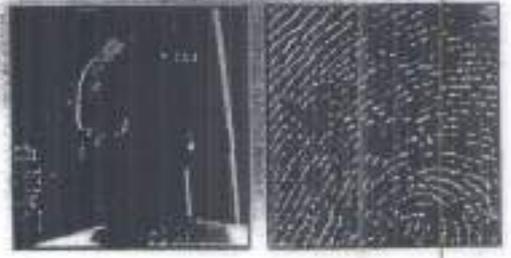
पदका गृहीता

Registration No. 11588

Year : 2006

Book No.

0201 सन0एल0 एन्ड डब0 एरोसपडी द्वारा राजेंद्र कुमार
बलक कन्द
गोविल विज्ञान निबन्ध नगर पालिका- बुधहर
व्यापार



LEASE DEED

This Lease Deed made on the 22nd day of September in the year Two thousand Six between the Greater Noida 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 successor, assigns) on the One Part and Sunshine Educational & Development Society having its office at Goel Building Infront of Nagar Palika Office, Bulandshahr (U.P.) through Shri Rajendra Kumar, Chairman S/o Shri Nanak Chand aged 57 years R/o Goel Building Infront of Nagar Palika Office, Bulandshahr (U.P.) (hereinafter called the "Lessee" which term shall unless repugnant to or inconsistent with the context mean and include its successors in interest and assigns) of the other part.

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

Whereas, the Lessor has agreed to demise and the Lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing a building for Educational Institute according to the Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS:

That in consideration of the premium of Rs. 2,69,97,243/- (Rupees Two Crores Sixty Nine Lacs Ninety Seven Thousand Two Hundred Forty Three only) out of which Rs.- 1,63,53,001/- (Rupees One Crore Sixty Three Lacs Fifty Three Thousand One Only) has been paid by the lessee to the lessor, (the receipt whereof the lessor doth hereby acknowledge) and balance amount to be paid by the lessee in installments indicated below alongwith interest @ 12% p.a. in case of default in payment of instalment interest @ 17% per annum compounded every half yearly would be chargeable for the delayed period.

1	Rs. 23,35,667/-	On or before 25.12.2006
2	Rs. 22,44,667/-	On or before 25.06.2007
3	Rs. 21,53,667/-	On or before 25.12.2007
4	Rs. 20,62,667/-	On or before 25.06.2008
5	Rs. 19,71,667/-	On or before 25.12.2008
6	Rs. 18,80,666/-	On or before 25.06.2009
7	Rs. 17,89,666/-	On or before 25.12.2009
8	Rs. 16,98,666/-	On or before 25.06.2010
9	Rs. 16,07,667/-	On or before 25.12.2010

And in consideration of Rs. (Rupees..... Only) paid on account of one time lease rent @ 27.5% of the premium of the plot to the lessor, and the said lease rent have been paid by the lessee (the receipt whereof the lessor doth acknowledge). The total lease rent being 27.5 % of the land cost which can be paid in lumpsum.

The Lessor doth hereby demise and lease to the lessee, all that plots of land on as is where is basis mentioned in KP-03 situated in Greater Noida Industrial Development Area District Gautam Budh Nagar, (U.P) contained by admeasurement 19778.20 sqm. be the same, a little more, or less, and bounded.

Admeasurement -19778.20 Sqm.

ON THE NORTH BY

(Signature)
01/05/2006

Sunshine Educational & Development Society

ON THE SOUTH BY -
ON THE NORTH EAST BY - As per lease plan attached
ON THE SOUTH WEST BY -
ON THE SOUTH EAST BY -
ON THE NORTH WEST BY -

and which said plot is more clearly delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as 'the demised premises) with their appurtenances unto the Lessee to the term of Ninety Years commencing from **22nd Day of August, 2006** except and always reserving to the Lessor:

a) Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the **22nd Day of September** in each year @ 2.5% of the total premium during the first ten years. The lessee shall pay unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis. The lease rent would be **Rs. 6,74,932/-** annually for the first ten years chargeable from the date of execution of lease deed. The lessee shall pay lease rent annually in advance without waiting for any demand notice or reminder thereof. The lease rent would be enhanced after every ten years from the date of execution of lease deed by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement and in such case a supplementary deed shall be executed by the allottee. In case of default in payment of lease rent interest @ 17% per annum compounded every half yearly would be chargeable for the delayed period.

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

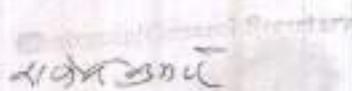
a) The lessor reserves the rights and title to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plots and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon provided always; that the lessor shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the applicant.

PAYMENT:

b) That the lessee will pay to the lessor the balance of the premium in instalments mentioned in the clause I above by the dates mentioned therein. If the lessee shall fail to pay any installment by the due date for payment thereof, he shall thereafter pay the same with interest as mentioned in clause - I above. The payment made by the lessee shall be first adjusted towards the interest due. If any and thereafter towards the premium, if any, and balance, if any shall be appropriated towards the lease rent not withstanding and direction/request of the lessee to the contrary.

MORTGAGE:

c) That the lessee will in no case assign, relinquish (except in favour of the Lessor), sublet, transfer or part with possession of the demised premises without prior permission of the Lessor. Such permission shall be at the sole discretion of the Chief Executive Officer of the Lessor or any officer organization by him/her. The discretion of the Lessor in the matter shall be conclusive, binding and final. The lessee may, however, with the prior permission of the Lessor and subject to such conditions as it may impose, mortgage the demised premises to any financial institutions/Bank/Govt. organization for seeking loan to complete the Project.



Chief Executive Officer
Karnataka State Housing Corporation

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Provided that in the event of 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 increase in the value of said land as first charge, having priority over the said mortgage charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on all the parties concerned. That the lessor shall have first charge upon the demised premises for the amount of unpaid balance charges, interest and other dues of Authority.

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

e) That the Lessor shall have the first charge upon the demised premises for the amount of unpaid balance, charges, interest and other dues of the Authority.

CONSTRUCTION:

f) The total permissible FAR shall be calculated on the plot area and ground coverage shall be as per the byelaws of the Authority.

g) The lessee shall construct the building at its own cost after getting the layout and building plans approved by the Lessor as per the Regulations of the Lessor. The lessee shall complete **within 2 years from the date of allotment** as per construction schedule annexed herewith.

h) In the event of failure to do so, the first six months shall be allowed as a grace period without any penalty, for the next six months penalty shall be 1% of the total premium of plot, for the second year penalty shall be leviable @ 1% per quarter for successive four quarters and thereafter 0.5% per month penalty shall be charged upto next three years. Thus total extension can be granted maximum upto five years with the penalty percentage mentioned above on the total premium of Plot.

i) In case the applicant fails to start/complete construction or commence the activity for which the land has been allotted, within the time period, or extended time period, decided for the purpose, the allotment/lease can be cancelled/determined. On such cancellation/determination 20% of the premium will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon with the lessee having no rights to claim compensation thereof. The balance amount shall be refunded without any interest.

j) That the Lessee will do the internal development work of the plot according to the specification, regulation and sub-regulations of the lessor at his own cost and erect on the demised premises in accordance with the Plan, elevation and design and in a position to be approved by the Lessor or any officer authorized by the Lessor in that behalf in writing, a building for running an **Educational Institute** only with all necessary sewers, drains and other appurtenances according to the directions issued or Regulations made in respect of buildings, drains, latrines and connection with sewers.

k) That the Lessee will not erect or permit to erect any building on the demised premises without the previous permission in writing of the Lessor. The plan should be approved by the appropriate authority or any officer authorised by the Lessor on that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the Lessor require him to correct such deviation as aforesaid and if the Lessee shall neglect to correct such deviation in the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation 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 the Lessor (whose decision shall be final) shall fix in that behalf.

Chairman/General Secretary

K. J. S. S. S. S.

Welfare Housing and Development Society

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4/11/2018

l) That the lessee will construct the building according to the architectural and elevation control as prescribed by the lessor and as per the building bye laws of the authority as permissible at the time subject to the changes as prescribed (if any) in the future.

m) That the lessee shall endeavor to erect and complete the building on the leased land within the stipulated period and become functional immediately thereafter, unless extension is allowed by the lessor in exceptional circumstances and on such terms and conditions as it may impose.

TRANSFER:

n) The allottee/lessee shall not be entitled to transfer the plot before or after the erection of the building without the prior permission of the lessor. In case of transfer, transfer charges as fixed by the Lessor shall be payable by the lessee to the lessor at the time of transfer. The said transfer shall only be executed after the prior permission in writing has been given by the Lessor. In case the transfer is taken without the prior permission in writing the action will be taken as breach of contract and the decision of the Chief Executive Officer/Lessor shall be binding on the two parties.

o) In case of transfer, transfer charges as fixed by the Lessor shall be payable by the lessee to the Lessor

MAINTENANCE:

p) That the lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned departments of the Authority or from the competent Authority in this regard and will keep the demised premises and buildings-

q) At all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor.

And the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.

r) That the lessee shall abide by all Regulations, Bye laws and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and the rules made therein.

s) If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and all the expenses in carrying out such work shall be borne by the lessee.

t) That the lessee shall not display or exhibit any posters, statues, other articles which are repugnant to the morals are indecent or immoral. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except which shall be constructed over the demised premises or at a place specified for the purpose by the lessor.

u) In case of non compliance of these terms and conditions, and any directions of the Authority, the Authority shall have the right to impose such penalty as the CEO may consider just and/or expedient.

v) The lessee will carry out all directions of authority in respect of the maintenance of building, plot and surrounding areas as well as with regard to the provisions of the urban services.

w) That the lessee will keep the demised premises and the buildings at all times in a state of good and substantial repairs and in a hygienic sanitary condition to the satisfaction of the lessor.

FOR HOSPITAL ONLY:

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The lessee of a Hospital shall arrange to provide a daily O.P.D. for at least two hours in the morning and two hours in the evening. The facility would be provided free of cost by the lessee hospital.

y) The lessee shall reserve at least 10% of the beds for the economically weaker section and the patient occupying these beds would not pay any charges for bed, consultation and O.T., in addition 15% beds would be reserved for economically weaker section of Greater Noida Area and they would be asked to pay only 50% of the normal charges of bed, consultancy and O.T.

z) The lessee would provide emergency facility of all nature, round the clock.

aa) The lessee would have the facility of adequate disposal of dressing and other waste material and the same would be done to the satisfaction of statutory bodies of Central/State Govt.

bb) The Lessee shall obtain necessary recognition from the competent Authority for its academic courses before the commencement of classes.

FOR NURSERY/SENIOR SECONDARY/HIGHER SECONDARY SCHOOL:-

cc) The Lessee shall ensure that ten students in the inception class shall be admitted on the basis of eligibility and nomination by the Chief Executive Officer of the Lessor. However this shall be subject to overall.

dd) Lessee shall ensure that two students in each section in each class but not less than five students if the number of sections is less than three, in the Senior Secondary School/Nursery School shall be admitted on the basis of eligibility and nomination by the Chief Executive Officer of the Lessor.

ee) The fee/charges structure of the school would be such so as to meet the aspirations of various sections of the society especially the poor/economically weaker.

ff) The lessee in consultation with the Lessor shall make its admission policy for locals so that a certain percentage of the students from the Lessor's area find representations in various classes on the basis of eligibility.

CANCELLATION:-

gg) That in case the lessee does not construct building within the time provided for above, this deed of lease will be void and his interest in the property will determine. However, in exceptional circumstances, extension can be allowed by the lessor or any officer authorised by him subject to the fulfilment of such conditions, charges as he may impose for the same.

hh) If the lessee does not abide by the terms and conditions and building Regulations or any other rules and regulations framed by the Authority, the lease may be determined by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

ii) If the lessee fails to achieve the objects for which land has been allotted, the same shall revert back to lessor on such terms & conditions as Chief Executive Officer of the Lessor may decide and the decision of the lessor is conclusive and binding on the lessee.

In addition to the other specific clause relating to cancellation the Authority/Lessor shall be free to exercise its rights of cancellation of lease/allotment in the case of:

21/09/2011

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21/09/2011

1. Allotment being obtained through misrepresentations/suppression of material facts.
2. Any violation of directions issued or rules and regulations framed by the Pollution Control Board or by any other statutory body.
3. Default on the part of the applicant/allottee/lessee for breach violation of terms and conditions of registration allotment/lease and/or non-deposit of allotment money.

(ii) If lessee makes default in payment of premium and interest for two consecutive installments the lessor shall have right to determine the lease and resume the possession.

In the event of cancellation, under sub-clause (1) above, the entire deposits till the date of cancellation shall be forfeited and possession of the plot will be resumed by the Authority/lessor with structure thereon, if any, and the allottee/lessee will have no right to claim compensation thereof.

In the event of cancellation, under sub-clause (2) & (3) above, the entire registration money shall be forfeited and balance shall be refunded without any interest.

OTHER CLAUSES:

jj) That the lessee will obey and submit to all directions issued or regulations made by the Lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.

kk) In case of default of any payment due to the Authority, either as lease rent or installment or otherwise, the Authority besides taking the steps for the recovery of the same as mentioned in the terms and conditions, may also request the concerned departments supplying water and electricity to the lessee, to disconnect such supply. The lessee shall not raise any objection to such request unless and until payment in this regard is made to the Authority. However in case of disconnection of electricity and water on the request of the Authority the same shall be restored immediately by the concerned department on production of proof of payment to the Authority of the amount due/No Objection certificate from the Authority.

ll) That the lessee shall use the demised premises only to run an **Educational Institute** only and no other purpose without the consent of the Lessor and subject to such terms and conditions as Lessor may impose and will not do or offer to be done on demised premises or any part thereof, any act or thing which may be or grow to be a nuisance, damage, annoyance, or inconvenience to the Lessor or the owners, occupants of other premises in the neighbourhood.

mm) that the lessor shall be a Corporate Member of the Social and Cultural Club. The lessor shall be entitled to nominate the maximum of ten tenure members at a time. The rates in respect of tenure members shall be fixed by the lessor in consultation with the lessee and the same shall be reviewed after every three years.

The lessor shall form a policy and guidelines for nomination of the tenure member. the tenure membership fee at present is fixed at Rs. 2500/- per member. The tenure member after fulfilling the criteria fixed by the lessor and after getting the names duly recommend can acquire the life membership of the Social and Cultural Club. However, the tenure members shall have to pay for the said purpose the balance life membership fee which may be fixed by the Lessor for its nominees from time to time in consultation with the Lessee. At present, the life membership fee for the nominated tenure members of the lessor is fixed as Rs. 2500/-.

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i) That the lessee will not assign, relinquish, mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any sub-division thereof by metes and bounds or otherwise.

oo) Provided always that if the lessee or transferee or permitted assignees, as the case may be, will assign, relinquish, mortgage sub-let or transfer the demised premises and building thereon on the said terms will deliver at its own expense to the Lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed duly registered under the Indian Registration Act or any other amending statute.

pp) That the lessee will permit the members, officers and subordinates of the Lessor and workman and other employed by the lessor from time to time and at all reasonable time of the day, during the said term after three days previous notice to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the Lessee will give notice of the provision of this sub-clause to his/her/their tenants.

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

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

ss) Notwithstanding anything hereinbefore contained if there shall have been of the opinion in the lessor (whose decision shall be final and binding) any breach by the lessee or any person claiming through or under its of any of the covenants or conditions hereinbefore contained and on its parts to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises before constructing building for **Educational Institute** on it as herein before provided within the period mentioned in Clause II it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof determine this demise and thereupon it :-

i) At the time of re-entry if the demised premises has not been occupied by any building constructed by the lessee thereon, the lessor may re-allot the demised premises and refund the payments already made without interest after deducting arrears of lease rent, if pending and 20% of the total premium payable (whether already paid or not) for the period upto the date of determination of this demise or surrender by the lessee as the case may be to a minimum deduction of (Rs. Ten Lacs) (Rs. 10,00,000/-)

ii) At the time of re-entry if the demised premises are occupied by any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry remove, from the demised premises all erection or buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and buildings, fixtures and things thereon, but upon the lessee removing the erections building fixtures and things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amount as may be determined by the lessor, provided that the lessor may at its option agree to purchase the said erection, buildings and fixtures upon

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payment to the lessee price therefor and for his interest in the premises as may be mutually agreed upon.

(t) If lessee is found to have obtained the allotment and the lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

III AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING:-

A. Any losses suffered by the lessor on a fresh grant of demised premises for breaches of condition aforesaid on the part of the lessee or any persons claiming through or under his shall be recoverable by the lessor.

B. All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any Rules or Regulations or Directions made thereunder shall be deemed to be duly served as provided u/s 43 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P. Act No. 30 of 1974).

C. All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The lessor may also authorise any of its other officers to exercise all or any of the power exercisable by it under this lease.

D. PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

E. All dues of the lessor shall be recoverable as arrears of land revenue.

F. The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.

G. Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.

H. The Chief Executive Officer or the lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.

I. In case of any clarification or interpretation regarding these terms and conditions the decision of the Chief Executive Officer of the Authority shall be final and binding.

J. That all General and Special terms and conditions as contained in the Brochure of the Authority shall form part of this lease deed. In case of any contradiction the clauses of the lease deed will prevail.

K. In the event of any dispute with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of District Court of Gautam Budh Nagar where the property is situated or the Hon'ble High Court of Judicature at Allahabad.

Chairman/General Manager

11/05/2011

Uttar Pradesh Industrial Area Development Society

ANNEXURE:

Construction Schedule

Completion of the project : Within two years from the date of allotment .

12/1/2016



IN WITNESS WHEREOF the parties hereto have set their hand on the day and in the year herein first above written.

IN THE PRESENCE OF

(1) Witness Santosh
Santosh Agarwal
S/o Mr. R. K. Agarwal
Address C-28, sec 14-F3
G. Noida

for and on behalf of lessor

LAIS SHIL

for and on behalf of the lessee

(2) Witness Hirdesh Choudhary
Hirdesh Choudhary
S/O Sri. Avdesh Choudhary
Address h/61 Gamma-2
G. R. Noida

Certified that this is a true and exact copy of the original in all respect.

LESSEE

Chairman General Secretary

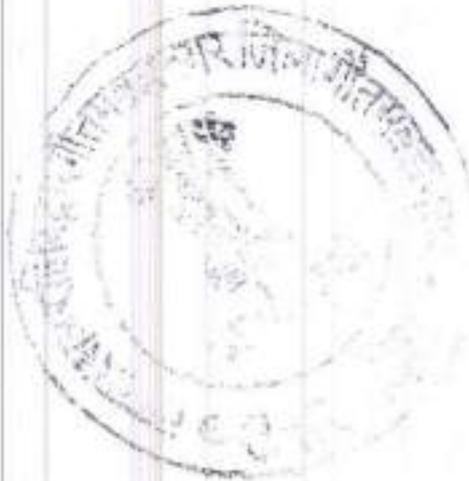
LAIS SHIL

Human Resource and Development Section

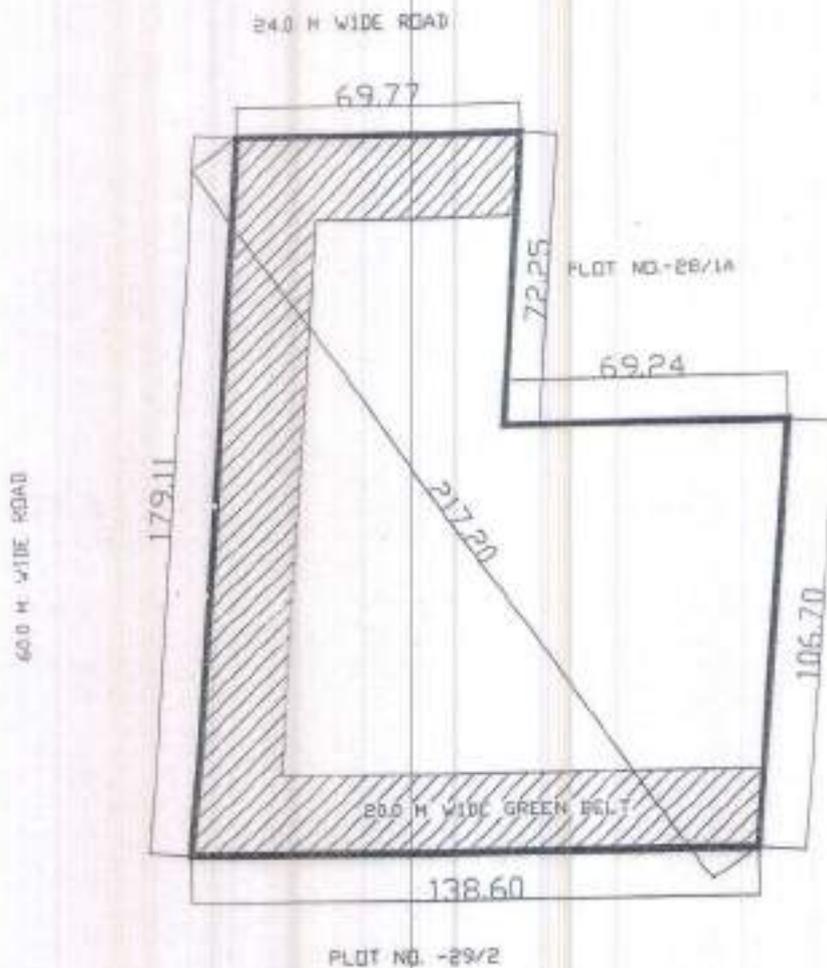
For and on behalf of the Lessor

आज दिनांक 22/09/2006 को
वही सं 1 जिल्द सं 1355
पृष्ठ सं 203 से 512 पर क्रमांक 11588
रजिस्ट्रीकृत किया गया।


जी०सी० त्रिपाठी
उप निबन्धक गौ०बुद्धनगर
सदर
22/9/2006



PLOT NO.-28/1



AREA=19778.20 SQM.

SIGN- POSSESSION TAKEN OVER ALLOTEE	SIGN- POSSESSION HANDED OVER ALLOTEE	
LEASE PLAN FOR PLOT NO.- 28/1 , AT K.P.-III, G.NOIDA	<i>M/S 10/10/10</i> ASST MGRINGGI	<i>M/S 10/10/10</i> MGRINGGI
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY	SMIENGGI	DRAFTSMAN

Signature

Authority

Greater Noida Industrial Development Authority
169, Chitvan Estate, Greater Noida.
Distt. Gautam Budh Nagar (U.P.)

Letter No. Prop/Inst/2004/1126
Dated: 24th Oct., 2004

To,

✓ Sunshine Educational & Development Society,
Goel Building, Infront of Nagar Palika,
Bulandshahr.

Sub: Letter of Allotment.

Sr,

We are in receipt of Reservation Money of Rs.25,50,000/- (Twenty Five Lacs Fifty Thousand only) as demanded vide our demand cum Acceptance letter No. Prop/Inst/2004/1126 dated 14th October, 2004 and do hereby acknowledge the same.

We hereby confirm the allotment of 20000 sqm. Land of Educational Institute @ 1300/- per sqm. The total consideration of plot shall be Rs2,60,00,000/- (Two Crores Sixty Lacs only). The next 20% of the total consideration of plot amounting Rs.52,00,000/- (Fifty Two Lacs only) shall be payable within 60 days from the date of issue of this letter as allotment money. The balance 70% shall be payable with interest @ 12% p.a. in the following manner:

S.No.	Number of Instalments	Due Date	Principal Amount	Installment of Principal	Interest Amount	Total amount of instalments
1.	Allotment money	25/12/04		5200000		5200000
2	Ist Inst.	25/6/05	18200000	1516667	1092000	2608667
3	IInd Inst.	25/12/05	16683333	1516667	1001000	2517667
4	IIIrd Inst.	25/6/06	15166666	1516667	901000	2426667
5	IVth Inst.	25/12/06	13649995	1516667	819000	2335667
6	Vth Inst.	25/6/07	12133326	1516667	728000	2244667
7	VIth Inst.	25/12/07	10616659	1516667	637000	2153667
8	VIIth Inst.	25/6/08	9099992	1516667	546000	2062667
9	VIIIth Inst.	25/12/08	7583325	1516667	455000	1971667
10	IXth Inst.	25/6/09	6066658	1516667	363999	1880666
11	Xth Inst.	25/12/09	4549991	1516667	272999	1789666
12	XIth Inst.	25/6/10	3033324	1516667	181999	1698666
13	XIIth Inst.	25/12/10	1516667	1516667	91000	1607667

The above installment can be deposited on or before the due dates through band draft/pay order drawn in favour of Greater Noida Industrial Development

Authority payable at New Delhi/Noida/Greater Noida by filling deposit challans in triplicate, directly in the following bank branches, with an intimation to this office.

S.No.	Name of Bank	Branch Address
1	Bank of Baroda	Extension Counter, Gamma-II Shopping Complex, Greater Noida
2	Vijaya Bank	A-5, Sector-19, Noida
3	P.N.B.	B-20/21, Sector-18, Noida.
4	O.B.C.	Sector-20, G-Block, Noida

The allottee is expected to obtain all statutory approval/recognition from the competent Authority before the Commencement of activities, failing which the allotment/lease, as the case may be, shall be liable for cancellation/determination as per clause-s of the terms and conditions of allotment supplied with the application form.

The allottee shall be required to complete construction as per the following schedule:

S.No.	Activities	Period of Completion
1	Completion of Construction	Within Two Year from the date of Allotment

The allottee is also expected to obtain information booklet containing useful and essential information to facilitate construction and maintenance of civil amenities from the GNIDA office at a cost of Rs. 250/-.

The general terms and condition published through open ended scheme for allotment of institutional property shall form part of this letter, except where there is an explicit contradiction with the terms imposed and/or Direction issued by the Authority from time to time shall be complied with by the allottee, failing which his/her allotment shall be liable for cancellation.

With be wishes,

Yours Faithfully,
Ravindra Singh
(Ravindra Singh) 26/10/04
Manager (Inst.)

Copy to:

- 1- G.M. (Finance)
- 2- D.G.M. (Pig.)

Manager (Inst.)

Greater Noida Industrial Development Authority
169, Chitvan Estate,
Greater Noida City

Letter No: Prop/Inst/2004/ 1126
Date: 30/10/2004

To,

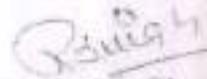
Sunshine Education
and Development Society
Gool Building
In front of Noida Palika
Bulandshahr

Sub: Plot Allocation Letter

Sir/Madam,

Kindly refer our reservation/allotment letter issued to you vide Letter No. Prop/Inst/2004/1126 dated 14/10/04 in this regard this is to inform you that have been allocated plot no. 23/1 of sector K.P. III of Greater Noida subject to change as per Planning/Engineering stipulation.

Your sincerely,


(Ravindra Singh)
Manager (Property)



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
 H-109 SECTOR-GAMMA, GREATER NOIDA CITY
 DISTT. GAUTAM BUDDH NAGAR (U.P.)
 PIN-201 308

POSSESSION CERTIFICATE

Letter No. CR Cell/2006/257
 Date 18/10/06

Plot Code
 Allotment No. 1MS03 26071
 Plot No. 28/1
 Block No. KP III

Lessee/Allottee's Name श्रीमान अशोक कुमार
 & Address अ-53, सारन रोड, गौतम बुद्ध नगर
जि. गा. वि. नं. 01, गौतम बुद्ध नगर
हरियाणा
पिन-151001

Plot Boundaries (m)	Dimensions	Area (in Sq. ft.)	Remarks
North		19778.20	
South			
East			
West			

BB Per Leaseholder

This is to certify that possession of the plot No. 28/1, Block No. KP III on 18/10/06

has been made in accordance with the plan No. 28/1, Block No. KP III on 18/10/06

and the plot is free from any encumbrance.

Received by the lessee on this 18/10/06 day of October 2006.

Signature of the lessee: अशोक कुमार
 Signature of the issuer: शशिभूषण
 Date: 18/10/06

शशिभूषण
 18/10/06
 Incharge Civil Cell
 Greater Noida Authority
 Assistant Manager (Civil)

I-1512



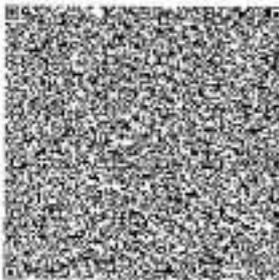
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

SHCIL
Jain Prakash

Certificate No.	: IN-UP00310962295771M
Certificate Issued Date	: 31-Mar-2014 05:09-PM
Account Reference	: SHCIL (FI) upshcil01/NOIDA/UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100364253516237M
Purchased by	: SUNSHINE EDUCATIONAL AND DEVELOPMENT SOCIETY
Description of Document	: Article 23 Conveyance
Property Description	: INSTT. PLOT NO. B-12, SECTOR-62, NOIDA
Consideration Price (Rs.)	: 13,11,00,000 (Thirteen Crore Eleven Lakh only)
First Party	: MBS IT INSTITUTE PVT LTD
Second Party	: SUNSHINE EDUCATIONAL AND DEVELOPMENT SOCIETY
Stamp Duty Paid By	: SUNSHINE EDUCATIONAL AND DEVELOPMENT SOCIETY
Stamp Duty Amount(Rs.)	: 1,25,00,000 (One Crore Twenty Five Lakh only)



4809

.....Please write or type below this line.....

For M.B.S. I.T. Institute Pvt. Ltd.

[Signature]
Director



Sunshine Educational And Development Society

Authorised Signatory

[Signature]

0000040939

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



TRANSFER DEED cum SALE DEED

TOTAL CONSIDERATION	: ₹ 13,11,00,000/-
STAMP DUTY @5%	: ₹ 1,25,00,000/-
PLOT AREA	: 5000 SQ. MTRS.
COVERED AREA	: VACANT PLOT
CIRCLE RATE	: ₹ 50,000/- PER SQ. MTRS.

(Ref.: The Stamp Duty is calculated on the basis of Circle Rate List w.e.f. 01.08.2013. The Circle Rate of Land has taken from Page No. 18, Part-2, Proforma-2, V.Code 0067 & Page No. 61, General Instruction, Part-Ka, Point No. 4(A).

This TRANSFER DEED cum SALE DEED made and executed at NOIDA on this the 02nd DAY OF APRIL, 2014 BETWEEN M/s. **MBS IT INSTITUTE PVT. LTD.**, (PAN: AAECM5838K) HAVING ITS REGD. OFFICE AT BB-9, GREATER KAILASH ENCLAVE-II, NEW DELHI-110049., THROUGH ITS DIRECTOR **SHRI MANGAL SAIN MITTAL** SON OF SHRI BANWARI LAL MITTAL RESIDENT OF B-62, NDSE-I, NEW DELHI-110049., (duly authorized vide Board Resolution Dated 05/02/2014) of the FIRST PART, hereinafter called the "TRANSFEROR".

for M.B.S. I.T. Institute Pvt. Ltd.

Director



Sunshine Educational And Development Society

Authorized Signatory



A N D

M/s. SUNSHINE EDUCATIONAL & DEVELOPMENT SOCIETY (P.A.N.: AAGTS3431F) HAVING ITS REGD. OFFICE AT C-42, SECTOR-2 NOIDA DISTT. GAUTAM BUDH NAGAR U.P., THROUGH ITS SECRETARY **MRS. KIRAN SAHNI** WIFE OF SHRI VIPIN SAHNI RESIDENT OF 259, SECTOR-15-A NOIDA DISTT. GAUTAM BUDH NAGAR U.P., (duly authorized vide Resolution Dated 29/03/2014)., of the SECOND PART, hereinafter called the "TRANSFEREE".

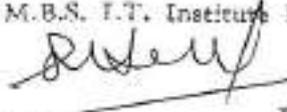
(The expression and words of the TRANSFEROR and the TRANSFEREE shall mean and include their legal heirs, successors, executors, assignees, administrators and legal representatives respectively).

WHEREAS the TRANSFEROR aforesaid is the **LAWFUL OWNER** and in **POSSESSION OF AN INSTITUTIONAL LEASE HOLD VACANT PLOT No. "12" AREA MEASURING "5000" Sq. Mtrs., SITUATED IN BLOCK- "B" SECTOR-"62", WITHIN NOIDA, DISTT. GAUTAM BUDH NAGAR U.P.,** duly allotted/transferred by the **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY.**, hereinafter referred to as the "**SAID PROPERTY**", and the same is bounded as under :-

ON THE NORTH BY : PLOT NO. B-7, SECTOR-62
ON THE SOUTH BY : 30 MTR. WIDE ROAD
ON THE EAST BY : PLOT NO. B-11, SECTOR-62
ON THE WEST BY : PLOT NO. B-12-A, SECTOR-62

Having been transferred in favour of the TRANSFEROR aforesaid by M/s. VOCATIONAL EDUCATION SOCIETY (ACTUAL ALLOTTEE) after the prior permission of the NOIDA AUTHORITY vide **TRANSFER DEED OF LEASE HOLD RIGHTS DATED 05/11/2007**, and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. I, Volume No. 1096, on pages 603 to 1082, Document No. 3478 Dated 05/11/2007.

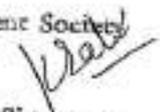
M/s. M.B.S. I.T. Institute Pvt. Ltd.



Director



Sunshine Educational And Development Society



Authorized Signatory



131,100,000.00

अंतरण पत्र

10,000.00 50 10,050.00 2,500
कीमत रजिस्ट्री कागज व पत्रि शुल्क योग उधम व्यापार

Wah!

श्रीमती श्रीमती 40 Sunshine Educational & Development Society द्वारा किरण साहनी
पत्नी श्री विपिन साहनी
व्यवसाय व्यापार



निवासी स्थान 259 सी0 15 ए नोएडा

अधिकांश पत्नी

ने वर लेखपत्र इन कार्यालय में दिनांक 2/4/2014 समय 10:34AM

उपरोक्त निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एल0 के0 के0

कि0 नि0 नोएडा-1 (प्रभारी) के0 के0 गर्ग
उप निबन्धक (प्रथम)

नोएडा

2/4/2014

निष्पादन लेखपत्र वाद सुनने व सुनाने मजमून व वापस धनगति में कुलमानुसार उक्त
पिकेला केला

Wah!

श्री 40 MBS IT INSTITUTE PVT Ltd द्वारा
मंगल सेन मिश्र
पुत्र श्री बनवारी लाल मिश्र
पेशा व्यापार
निवासी सी-62 एन सी एस ई-1 न्यू दिल्ली



श्रीमती श्री 40 Sunshine Educational & Development Soc ety द्वारा किरण साहनी
पत्नी श्री विपिन साहनी
पेशा व्यापार
निवासी 259 सी0 15 ए नोएडा



ने निष्पादन स्वीकार किया।

जिम्मेदार पत्रवाल श्री हरी कृष्ण बत्रा

पुत्र श्री एस एन बत्रा

पेशा व्यापार

निवासी सी-5 विशाल रोडवर सी0 18 नोएडा

प श्री दयानन्द शर्मा

पुत्र श्री एस सी शर्मा

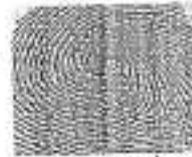
पेशा व्यापार

निवासी सी-91 सी0 15 नोएडा

ने श्री

अन्वयतः वर मासिकों के विधान अंगुठे निष्पादन हेतु पेश किया।

Wah!



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्रभारी) के0 के0 गर्ग
उप निबन्धक (प्रथम)
नोएडा

AND WHEREAS the above said Institutional Plot was allotted & leased in favour of the ACTUAL ALLOTTEE (M/s. VOCATIONAL EDUCATION SOCIETY) by the NOIDA AUTHORITY vide **LEASE DEED DATED 31/03/1999.**, and the same was registered with the Sub-Registrar, Noida vide Book No. 1, Volume No. 262, on pages 213 to 252 Document No. 1227 & Mussanna No. 1228 Dated 19/04/1999

AND WHEREAS the TRANSFEROR aforesaid is desirous to transfer and sell their lease hold rights and ownership rights in the said Institutional Plot for total consideration of ₹ 13,11,00,000/- (**RUPEES THIRTEEN CRORES & ELEVEN LACS ONLY**) approached the TRANSFEREE and the TRANSFEREE has also agreed to acquire the same for this consideration set forth.

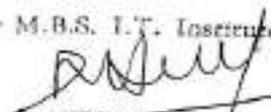
AND WHEREAS the TRANSFEROR aforesaid has already obtained the permission to transfer the said Institutional Plot in favour of the TRANSFEREE from the NOIDA AUTHORITY vide their **TRANSFER MEMORANDUM No. NOIDA/GM(INSTT.)/2014/ 323 Dated 24/03/2014.**

NOW THIS TRANSFER DEED cum SALE DEED WITNESSETH AS UNDER:

1. THAT the TRANSFEROR aforesaid has transferred by assignment their Lease hold rights and by sale their ownership rights in the said **INSTITUTIONAL LEASE HOLD VACANT PLOT No. "B-12" AREA MEASURING "5000" Sq. Mtrs.. SECTOR-"62" NOIDA, DISTT. GAUTAM BUDH NAGAR U.P.,** in favour of the TRANSFEREE for the total consideration of ₹ 13,11,00,000/- (**RUPEES THIRTEEN CRORES & ELEVEN LACS ONLY**).

2. THAT the TRANSFEROR aforesaid has received, confirmed & acknowledged a sum of ₹ 13,11,00,000/- (**RUPEES THIRTEEN CRORES & ELEVEN LACS ONLY**) as full & final payment of the sale consideration of said Institutional Plot from the TRANSFEREE, the receipt of which the TRANSFEROR aforesaid has already acknowledged and that the payment has been made in the following manner:

For M.B.S. I.T. Institute Pvt. Ltd.




Director

Sunshine Educational & Development Society


Authorized Signatory

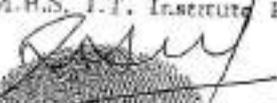
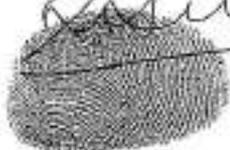


MODE OF PAYMENT	AMOUNT
Vide Cheque No. 542433 Dated 01.02.2014 Of Corporation Bank, Sector-18 Noida	₹ 2,00,00,000/-
Vide Cheque No. 542463 Dated 14.02.2014 Of Corporation Bank, Sector-18 Noida Directly paid to the Noida Authority on behalf of the TRANSFEROR aforesaid as Extension Charges	₹ 7,34,000/-
Vide Cheque No. 657991 Dated 30.03.2014 Of Corporation Bank, Sector-18 Noida	₹ 1,07,30,000/-
Vide Demand Draft No. 930940 Dated 31/03/2014	₹ 92,25,000/-
Vide Demand Draft No. 930941 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930942 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930943 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930944 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930945 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930946 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930947 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930948 Dated 31/03/2014	₹ 99,00,000/-
Vide Demand Draft No. 930949 Dated 31/03/2014 All of Canara Bank, Sector-1 Noida	₹ 99,00,000/-
T.D.S. deducted by the Transferee on behalf of the Transferor @1% of the sale consideration under section 194-IA	₹ 13,11,000/- =====
Total: -	₹ 13,11,00,000/- =====

3. THAT there is no balance due towards the TRANSFEREE to be paid to the TRANSFEROR regarding the said Institutional Plot.

4. THAT the TRANSFEROR aforesaid as LESSEE, hereby transfers to the TRANSFEREE all the said Institutional Plot described and comprised in the aforesaid lease TO HOLD the same to the TRANSFEREE for unexpired period of the said term of 90 years since from the date of execution of Lease Deed subject henceforth to the payment of the rent reserved by and the performance and observance of covenants and conditions on the part of the lessee contained in the aforesaid lease.

For M.R.S. I.T. Institute Pvt. Ltd.



Director

Sunshine Educational And Development Society



Authorised Signatory
Page | 5

5. THAT the rents, covenants and conditions by and in the said deed of lease reserved and contained have on the part of the TRANSFEROR been duly paid and observed and performed upto the date hereof and that the TRANSFEROR has done nothing to incur, forfeiture or to invalidate the Lease duly executed by the NOIDA AUTHORITY.
6. THAT the TRANSFEROR aforesaid has assured the TRANSFEREE that the said Institutional Plot is free from all sorts of encumbrances such as sale, gift, lien, mortgage, pledge, litigation, injunction, attachment and decree of any Court of Law, if proved otherwise the TRANSFEROR aforesaid shall be liable and responsible for the same and the TRANSFEREE shall have the right to recover all the cost & expenses from the other movable and immovable properties of the TRANSFEROR.
7. THAT the TRANSFEROR aforesaid has transferred and assigned ALL their lessee's rights in the said Property TO HOLD the same to the TRANSFEREE finally, absolutely and forever.
8. THAT the TRANSFEREE aforesaid may now get their name mutated in the records of NOIDA AUTHORITY or any other competent authority against the said Institutional Plot to which the TRANSFEROR shall have got no objection.
9. THAT the TRANSFEROR aforesaid has handed-over the actual Vacant, physical and peaceful possession of the said Institutional Plot to the TRANSFEREE on the spot along with all documents in original related to the said Institutional Plot.
10. THAT the TRANSFEREE is now fully entitled to make construction/alternation & additions in the said Institutional Plot according to the bye-laws of the NOIDA AUTHORITY without any interruption or disturbance by the TRANSFEROR or any person claiming through or in trust for him.
11. That the ONE TIME LEASE RENT has been paid as per N.D.C. of A.O. (INSTT.).

For M.R.S. I.T. Institute Pvt, Ltd.



Director



Sunshine Educational And Development Society

Authorised Signatory



12. THAT any other dues/arrears shall be recovered from the TRANSFEREE subject to interest applicable at the time to recovery of dues. In case of default in payment rate of interest is 14% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.

13. That the TRANSFEREE shall come into functional within one years from the date of transfer Memorandum. In case of breach of terms & conditions the lease/transfer deed will be determined/revoked & the possession shall be resumed by the Authority.

14. THAT the TRANSFEREE shall be bound by the terms and conditions of Lease Deed executed between the Lessee and NOIDA on 31/03/1999 subject to the changes mentioned in the Transfer Memorandum and otherwise, from time to time.

15. THAT the TRANSFEREE automatically would inherit all the assets and liabilities connected with the above Property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.

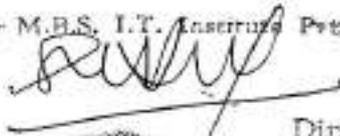
16. THAT the TRANSFEREE shall be liable to use the Plot/building for the purpose of INSTITUTE TO RUN: BA LLB, MBA, BBA, BJMC and OTHER HIGHER EDUCATION COURSES. subject to adherence of the relevant condition(s). No Change in use is permitted under any circumstances.

17. That no permission for change of Project will be considered.

18. That the Transferee would comply with all the rules & regulations of State/Central Govt. Statutory requirement as applicable from time to time.

19. That the Transferee would obtain the NOC/Consent from U.P. Pollution Board. The Project would only function when the mandatory pollutions control plant and equipment are totally/fully in operation.

For M.B.S. I.T. Institute Pvt. Ltd.



Director



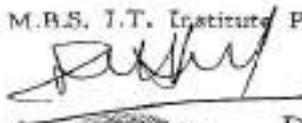
Sunshine Educational And Development Society


Authorised Signatory



20. THAT the TRANSFEREE shall not rent out/sublet the premises (Partly/fully) without prior permission of the Authority.
21. THAT the TRANSFEREE shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms and conditions framed by NOIDA in this regard from time to time.
22. That in case Transferor is bonafide lessee then he shall execute transfer deed with the transferee within 90 days from the date of issue of this Transfer Memorandum. In case of default, Penalty shall be @ Rs.50/- per day upto 200 Sq. Mtr. plot area, @ Rs. 100/- per day upto plot area of 800 Sq. Mtrs. and @ Rs. 200/- per day for plot are above 800 Sq. Mtrs. and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same with the Sub-Registrar, NOIDA. The Transfer Memorandum shall be the part of transfer deed executed between the Transferor and Transferee.
- 23 THAT if the TRANSFEROR/TRANSFEREE does not abide by the terms and conditions of Allotment/Lease and Building regulation and directions or any other rules framed by the Authority, the lease may be determined by the Lessor and the possession of the demised premises may be taken over by the Lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
24. THAT the TRANSFEREE will not implement the project before execution of Transfer Deed.
25. THAT the TRANSFEREE shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of NOIDA area.
26. THAT the transfer is approved subject to submission of NO Objection Certificate from PE (JAL)/UPSEB and A.O. (Instt.), NOIDA.
27. THAT the TRANSFEREE shall be bound by the terms of allotment/lease deed/transfer deed/as they stand amended from time to time and shall also bound by all the rules and regulation framed by the Authority in this regard.

For M.B.S. I.T. Institute Pvt. Ltd.



Director



Sunshine Educational and Development Society

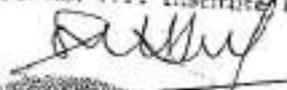


Authorized Signatory



28. THAT the TRANSFEREE shall be governed by provisions of U.P. Industrial Area Development Act, 1976.
29. THAT the TRANSFEREE shall not mortgage the property to any financial institutional including banks without prior written permission from the Authority.
30. THAT in the event of any dispute legal jurisdiction shall be district Court of Gautam budh Nagar and Hon'ble High Court of Allahabad.
31. THAT It shall be exclusive responsibility and liability of the transferee to indemnify NOIDA against all claims and damages made by any Financial/ Institutions /Bank/U.P.S.E.B /Trade Tax Deptt./NOIDA (Instt. Area Accounts & Jal Deptt) lessee/Transferor/Transferee and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.
32. That Transferor/Transferee completely indemnified the NOIDA against all class compensation damages etc. which may arise due to any court of law or any other competent Authority. The transfer letter is being issued without the prejudice to any order passed/may passed by any competent court.
33. That Transfer Deed should be executed through only original TRANSFEROR and TRANSFEREE if transfer deed is executed through power of attorney, the charges shall be levied as per rules of the Authority.
34. That Transfer would have to make inhouse parking provision as per building bye-laws.
35. That the Transferor & the Transferee have gone through the contents of this Transfer Deed cum Sale Deed & after having fully understood the contents thereof have put their respective hands, voluntarily out of their sweet will & without any undue influence, coercion or pressure from any corner whatsoever.

For M.B.S. I.T. Institute Pvt. Ltd.


Director



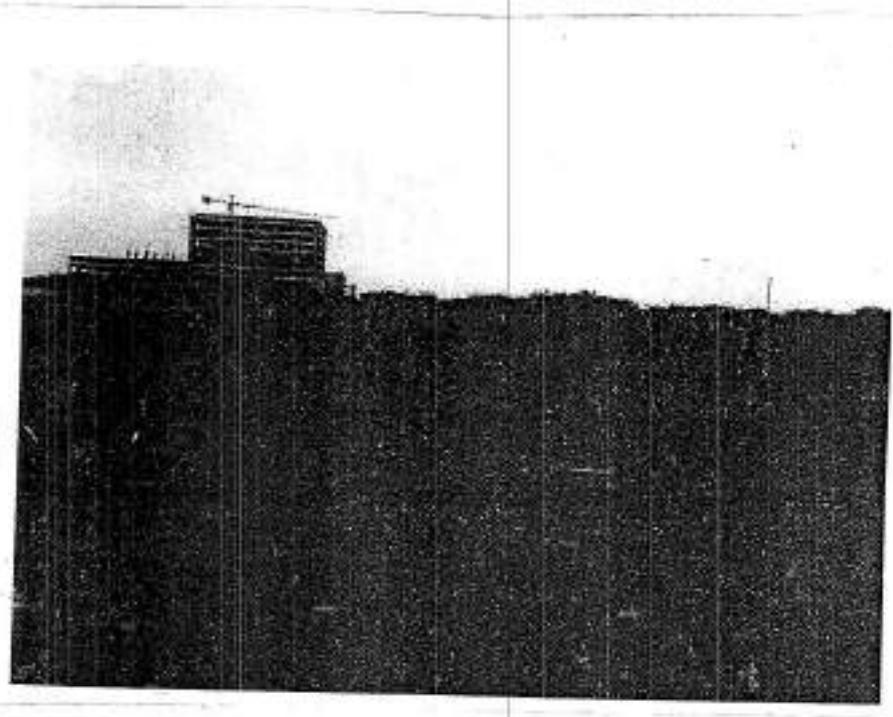
Sunshine Educational Aid Development Society


Authorized Signatory

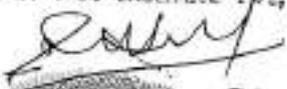


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THIS PHOTOGRAPH IS ATTACHED HERewith TRANSFER DEED cum SALE DEED IN RESPECT OF AN INSTITUTIONAL LEASE HOLD VACANT PLOT No. "12" AREA MEASURING "5000.0" Sq. Mtrs., SITUATED IN BLOCK- "B" SECTOR-"62", WITHIN NOIDA, DISTT. GAUTAM BUDH NAGAR U.P.,



For M.B.S. I.T. Institute Pvt, Ltd.


Director


Sunshine Educational & Development Society


Authorized Signatory


आज दिनांक 02/04/2014 को

वही सं. 1 जिल्द सं. 4092

पृष्ठ सं. 297 से 318 पर क्रमांक 1512

रजिस्ट्रीकृत किया गया।

मतिप्रकरण अधिकाय के उपाध्यक्ष


(प्रभारी) के० के० गर्ग

उप निवन्धक (प्रथम)

नोएडा

24/3/14