

CERTIFICATE OF LAND

File No.

Date:

Certified that the land measuring 81186 Sqm (Area of land in Square meters) is owned by the SAVITRI BAI PHULE BALIKA INTER COLLEGE by way of (Sale Deed/Conveyance Deed/Gift Deed/Allotment Letter etc.) (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from 25-04-2011 to 25-04-2101).

It is further certified that owner of the land has leased the said land to SAVITRI BAI PHULE BALIKA INTER COLLEGE (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 90 years from 2011 to 2101.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	<u>PLOT No-IG-03, INSTITUTIONAL GREEN</u>
2.	Name of street/village, Sub Division, District and State	<u>KASNA, GREATER NOIDA (U.P)</u>

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that SBPBIC, KASNA GR. NOIDA (Name of the School with name of street, village, sub-division and district) run by name of NOIDA & GR. NOIDA EDU. SOCIETY (Society / Trust / Company under Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 81186 Sqm (area of land in square meters) situated in IG-03, Institutional Green KASNA [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at KASNA, GR. NOIDA (UP) (name of street/village, sub division, district and state) and bounded as follows:

North : AS PER AREA
 East : AS PER AREA
 West : AS PER AREA
 South : AS PER AREA

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

(Stamp and Signature of the land authority)

Principal (Name of Officer)

Savitri Bai Phule Balika Inter College
Kasna, Greater Noida (Name of District)

* The filled up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.

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

Telephone No.0120-2326150-55 Fax 2326334 website www.greaternoidaauthority.in

Ref. No.Prop/Inst./2011/50

Dated 21 April, 2011

To

M/s Noida Greater Noida Shiksha Samiti,
C/o Gautam Buddha University,
Yamuna Expressway,
Greater Noida

Sub: Letter of Allotment

Sir,

I have been directed to inform you that plot No.IG-03 Sector-Institutional Green, Greater Noida Area 81186 Sqm for establishment of Savitri Bai Fule Balika Inter College is being allotted to you on a token premium money of Rs. 1/-.

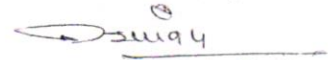
The formalities regarding registration/execution of lease deed are being mentioned below:-

- | | |
|---|---------------|
| 1. Area allotted | 81186.00Sqm. |
| 2. Actual area as per lease plan(Enclosed) | 81186.00 Sqm. |
| 3. Total Premium 81186 Sqm | Rs. 1/- |
| 4. Lease rent (annual) | Rs.1/- |
| 5. Stamp duty (please also clarify from Sub-Registrar)-Rs. 100/- | |
| 6. Resolution of the Noida Greater Noida Shiksha Samiti for execution/registration of lease deed and take possession of plot. | |
| 7. Four photographs of authorized person duly attested by a Gazetted Offier/Nationalized Bank. | |
| 8. Two specimen signature of authorized person duly attested by a Gazetted Offier/Nationalized Bank. | |

You are requested to get the lease deed executed at the earliest after completion of above formalities.

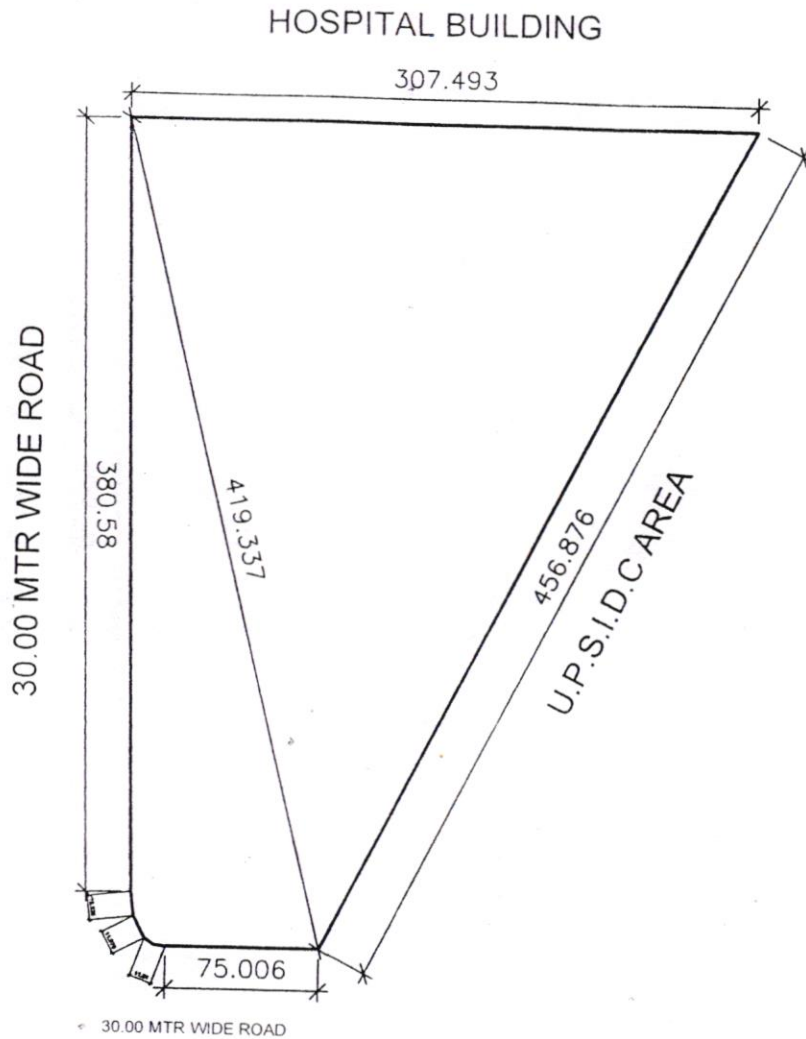
With best wishes,

Yours faithfully,


21.04.11

(Ravindra Singh)
General Manager (Institutional)

PLOT NO:- SAVITRI BAI PHOOLE
KANYA INTER COLLEGE



AREA = 81186.00 sqm.

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER



LEASE PLAN FOR
SAVITRI BAI
PHOOLE KANYA
INTER COLLEGE
GREATER NOIDA

PROJ. DEPTT.
LAND. DEPTT.
LAW. DEPTT.
PLNG. DEPTT.

[Signature]
ASSTT.MANAGER

[Signature]
MANAGER

SR.MANAGER

LEKH PAL

NAYAB TAHSEEL DAR

TAHSEEL DAR

ASSTT.MANAGER

MANAGER

SR. DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

Lease Deed

P- 7395/2011



उत्तर प्रदेश UTTAR PRADESH

AN 620547



Lease Deed Savitri
 Bai Bhule Balika Inter college
 Plot No. IG-03 Institutional
 Green.



H. B. Singh

Principal
 Savitri Bai Phule Balika Inter College
 Greater Noida

Sima Dey
 Principal

Savitri Bai Phule Balika Inter College
 Greater Noida

क्र. सं. 22 स्टाम्प विक्रय की तिथि 28/04/14

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पूरा पता

स्टाम्प की राशि/रकम 1000

मनोज कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर-115 शिवपुरी-31-3 2012

उप निबन्धक कार्यालय गीतम हनुमान नगर
MP2546

श्री 0 नौएडा गैर नौएडा 121/121
डा. श्री ~~...~~ सुभा
दिनांक 2



LEASE DEED

his Lease Deed made on the 25th day of April. in the year Two Thousand Eleven 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 Savitri Bai Phule Balika Inter College Govt of U.P. of behalf of M/s Noida Greater Noida Shiksha Samiti Through its Prancipal Smt. Reema Dey W/o Shri Pradip Kumar Dey R/o B-905, Shramdeep Apartment, Plot No B-9/1, Sector-62, NOIDA. Age 48 Years, 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 Savitri Bai Phule Balika Inter College according to the Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS:

That in consideration of the premium of Rs. 1/- (Rupees One Only) out of which Rs. 1/- (Rupees One Only hereby acknowledge) have been paid by the lessee to the lessor.

The Lessor both hereby demise and lease to the lessee, all that plots of land on as is where is basis mentioned as Plot No IG-03, Institutional Green, Greater Noida situated in Greater Noida Industrial Development Area District Gautam Budh Nagar, (UP) contained by admeasurement 81186 Sqm be the same, a little more, or less, and bounded.

Admeasurement - 81186 Sqm

ON THE NORTH BY -
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 Day of 25th, April, 2011 except and always reserving to the Lessor :

12/3/11
Manager (Inst.)
Greater Noida Ind. Dev. Authority
Greater Noida

Reema Dey
Principal
Savitri Bai Phule Balika Inter College
Greater Noida

पट्टा विलेख (90 वर्ष)

1.00 प्रतिफल 10.00 50 60.00 2,500

मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

सावित्री बाई फूले बा०इ०का०द्वारा रीमा डे प्रतिनिधि मै०नौएडा ग्रेटर नौ०

प्रदीप कुमार डे

Rima Dey



पत्नी श्री
पेशा नौकरी

निवासी स्थायी
अस्थायी पता

बी-905 श्रमदीप अपार्ट०प्लॉट नं०-बी-9/1 सै०-62 नौएडा

ने यह लेखपत्र इस कार्यालय में दिनांक 25/4/2011 समय 3:48PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Raj Bahadur Singh
(राजबहादुर सिंह)
उपनिबन्धक सदर

गौतमबुद्धनगर

25/4/2011

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

ग्रे०नो०औ०वि०प्रा०द्वारा दिगम्बर सिंह
(प्र०संस्थागत)

Digambar Singh



सावित्री बाई फूले बा०इ०का०द्वारा रीमा डे
प्रतिनिधि मै०नौएडा ग्रेटर नौ०शि०स० द्वारा रीमा डे

पत्नी श्री प्रदीप कुमार डे

पेशा नौकरी
निवासी बी-905 श्रमदीप अपार्ट०प्लॉट नं०-बी-9/1
सै०-62 नौएडा

Rima Dey



पेशा नौकरी
निवासी ग्रेटर नौएडा



Lessor reserves the rights and title to all mines, minerals, coals, washing gold, earth oils, in or under the plots and full right and power at any time to do all acts and things which be necessary or expedient for the purpose of searching for, working and obtaining, removing, 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. Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the **Day 25th April, 2011**, 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. 1/- (Rupee One Only)** 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 @ 20% per annum compounded every half yearly would be chargeable for the delayed period.

II. AND THE LESSEE BOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING;

a) The Total permissible FAR of -----shall be calculated on the plot area and ground coverage shall beas per the byelaws of the Authority.

b) That the lessee will pay to the lessor the balance of the premium in installments 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 notwithstanding and direction/request of the lessee to the contrary. If lessee makes default in payment of premium and interest for three consecutive installments the lessor shall have right to determine the lease and resume the possession.

c) That the lessee will obey and submit to all directions issued or regulations now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they effect the health, safety or inconvenience of the other inhabitants of the place

d) 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 authorised by the Lessor in that behalf in writing, a building for running a **Savitri Bai Phule Balika Inter College** 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.

e) 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.

12.12.2011

Manager (Unit)
Savitri Bai Phule Balika Inter College
Greater Noida

Rima Dey
Principal

Savitri Bai Phule Balika Inter College
Greater Noida

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री मनीष दयाल

पुत्र श्री आर0एस0दयाल

पेशा नौकरी

निवासी 2बी/224 वसुन्धरा गाजियाबाद

व श्री साबुद्दीन

पुत्र श्री अब्दुल रसीद

पेशा नौकरी

निवासी ई-11 अल्फा-1 ग्रेटर नौएडा

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



साबुद्दीन

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राजबहादुर सिंह)
उपनिबन्धक सदर
गौतमबुद्धनगर
25/4/2011



lessee shall do the internal development work of the demised premises according to the plans and regulations of the lessor.

The lessee shall construct the building at its own cost after getting the layout and building plan approved by the lessor as per the Regulations for the Lessor. The lessee shall submit layout and building plans for the approval from the lessor within two months from the date of execution of lease deed. The lessee shall obtain completion certificate from the lessor within eighteen months from the date of approval of plans.

h) The lessee shall start construction within six months from the date of approval of building plan by the Authority. 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.

i) Lessee shall obtain necessary recognition from the competent Authority for its academic courses in the Gautam Budh Balak Inter College in u.p. to run the school of the lessee. The lessor reserves the right of admission of minimum of ten students as he considers just or expedient. The lessee in consultation with Greater Noida shall make its admission policy and fee structure for local and staff of Greater Noida so that a certain percentage of the students find representation in various classes on merit.

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

k) That the lessee at his own expense will take permission for sewerage electricity, water connections from the concerned departments of the Authority or from the competent authority in this regard.

l) In case of non compliance of terms and directions of Authority, The authority shall have the right to impose such penalty as the CEO considers just or expedient.

m) In 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 the expenses incurred in carrying out such works will be borne by the allottees collectively or in parts. The decision of the authority will be final as regards to the expenses incurred in the maintenance work.

n) That the lessee shall use the demised premises only to run a Gautam Budh Balak Inter College 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 occupiers of other premises in the neighbourhood.

o) 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.

p) That the lessee will in no case assign or 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

12.12.2014

Rima Dey
Principal

Savitri Bai Phule Balika Inter College
Greater Noida

पट्टा दाता

Registration No.: 7395

Year : 2,011

Book No. : 1

0101 प्रे०नो०ओ०वि०प्रा०द्वारा दिगम्बर सिंह (प्र०संस्थागत)

ग्रेटर नौएडा

नीकरी



r authorized by him/her. The decrction of the lessor in the matter shall be conclusive and final. The lessee may however with the prior permission of the lessor and subject such conditions as it may impose mortgage the demised premises to any financial institutions/Bank/Govt. Organisation for seeking loan to complete the project.

q) The allottee/lessee shall not be entitled to transfer the plot before getting functional certificate from the lessor without 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.

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.

r) 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.

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.

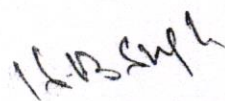
Provided further that lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the lessor of the unearned increase as aforesaid. The lessors right to recovery of the unearned increase and the pre-emptive right to purchase the property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

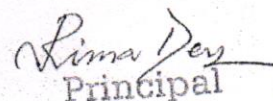
s) That the lessee will permit the members, officers and subordinates of the Lessor and workman and other employed by the lessor from time to time and at all reasonable time of the day, during the said term after three days previous notice to enter into and upon the demised premises and building to be 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.

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

u) 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.

v) 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.


Manager (Inst)
Greater Noida Ind. Dev. Authority
Greater Noida


Principal
Savitri Bai Phule Balika Inter College
Greater Noida

पट्टा गृहीता

Registration No. : 7395

Year : 2,011

Book No. : 1

0201 सावित्री बाई फूले बा०इ०का०द्वारा रीमा डे प्रतिनिधि मै०नौएडा
प्रदीप कुमार डे
बी-905 श्रमदीप अपार्ट०प्लाट नं०-बी-9/1 सै०-62 नौएडा
नौकरी



D-729/2011

) That the lessee shall endeavour to erect and complete the building on the leased land within the stipulated period of five years from the approval of building plan 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.

x) 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 circumstance extension can be allowed by the lessor or any officer authorized by him subject to the fulfillment of such conditions charges as he may imposed for the same.

y) If the lessee does not abide by the terms and conditions and building regulations or any other rules and regulation framed by the authority the lease may be terminated 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.

z) 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:

- 4- Allotment being obtained through misrepresentations/ suppression of material facts
- 5- Any violation of directions issued or rules and regulation framed by the pollution Control Board or by any other statutory body.
- 6- Default or 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.

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 not right to claim compensation thereof.

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

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

A) 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 **Savitri Bai Phule Balika Inter College** 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 if :-

- a) 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

Handwritten signature

Manager (Civil)
Greater Noida, Ind. Dev. Auth. (G.N.I.D.A.)

Signature of Rima Dey
Principal

Savitri Bai Phule Balika Inter College
Greater Noida