


## LEASE DEED

This Lease Deed is being executed between Noida and M/s Grandslam Developers Pvt. Ltd, for Plot No. 40, Block A, Sector 62, Noida, measuring 20000 square meters, situated at Noida under the Industrial Land Service Investment Policy 2004, of the State Government, for the purpose of establishment of information technology as mentioned in paragraph 4-2-3 of column 2 of the said schedule of notification No KN-5-305/11/2005-500 (136)/2005 Lucknow dated 19.01.2005., & amendments vide No.702/77-607-15-M-05 Dated 28/06/2007. This Lease Deed is exempted from paying stamp duty of aforesaid notification policy and Purpose. This immovable property allotted in the favour of the entrepreneur shall not be used for purpose other than the purpose described in the said Policy.

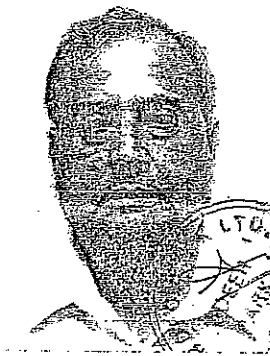
### Certificate:

It is certified that this Lease Deed is being executed in favour of Lessee under the Industrial and Service Sector Investment Policy-2004 of the State Government of U.P. The immovable property so leased out shall have to be used for a purpose for setting I.T and I.T. enabled unit only and not for any other purpose as described in the said policy and above-mentioned Notification dated 19.01.2005 & amendments vide No.702/77-607-15-M-05 Dated 28/06/2007.

For Grandslam Developers Pvt. Ltd  
Authorized Signatory

  
DISTRICT MAGISTRATE  
Gautam Budh Nagar  
(As Witness)

I2862



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## LEASE DEED

This lease deed made on this <sup>13<sup>th</sup></sup> day of August in the year **Two Thousand Eight** between New Okhla Industrial Development Authority a body corporate constituted under section 3 of the U.P. Industrial Area Development Act 1976 (U.P. Act No.6 of 1976) hereinafter called the **Lessor** which expression shall unless the context does not so admit include its successors of the **first part** and M/s **GRANDSLAM DEVELOPERS (P) LTD.**, a company within the meaning of company act 1956 having its registered office **D-5, LAJPATNAGAR-III, NEW DELHI - 110024**, through its Director **MR. RAJESH GUPTA S/O LATE SH. DIN DAYAL GUPTA R/O B-2/1B, SAFDARJUNG ENCLAVE, NEW DELHI**, hereinafter called **Lessee** which expression shall unless the context does not so admit includes its successors, administrators, representatives and permitted assignees of the **other part**.

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

For Grandslam Developers Pvt. Ltd.

Director

Grandslam Developers Pvt. Ltd.  
C. Gupta  
Manager  
Authorized Signatory

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

WHEREAS the lessor allotted **20,000 sq.mtrs.**, of land in Sector 62, Noida vide allotment letter No **NOIDA/INSTT./2008/2261 dt 28.03.2008** for Development of IT & IT Enabled Services on the detailed terms and conditions set out in the said allotment letter and the allottee is required to have lease deed of the allotted land signed and executed in their favour ;

AND WHEREAS the Government of U.P. vide G.O. No. KNO5-305/11-2005-500(136)2003 Dt. 19.01.2005, 3014/76-6-05/500(40)/2000 dated 19.12.2005, and 2168/78-2-2005/46 IT/2005 dated 30.12.2005 and as amended vide G.O. No. 702/77-6-07-15M-05 dt.28.06.07 under the Industrial and Services Sector Investment Policy 2004 has granted exemption from payment of Stamp Duty and Registration Charges payable on execution of lease of land inter-alia for setting up IT & IT subject to compliance of the norms and standards set up by the concern Department of Govt. of U.P. dealing with the project of IT & Electronics ;

AND WHEREAS the Department of IT & Electronics, Government of U.P., has issued on Order No. KNO5-305/11-2005-500(136)2003 Dt. 19.1.2005, 3014/76-6-05/500(40)/2000 dt. 19-12-05 & 2168/78-2-05/46 IT/2005 dated 30.12.05 and as amended vide G.O. No. 702/77-6-07-15M-05 dt. 28.06.07 and fixed the norms and standards for claiming exemption of Stamp Duty ;

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

For Grandslam Developers Pvt. Ltd.



Director

For Grandslam Developers Pvt. Ltd.

Authorised Signatory  
S. C. Gupta

**NOW THE LEASE DEED WITNESSES AS FOLLOWS :**

1. That in consideration of total premium of Rs 9,99,60,000/- (Rupees **NINE CRORE NINETY NINE LACS SIXTY THOUSAND ONLY**) towards the land premium calculated @ Rs 4,998/- per sq.mtrs out of which 30% i.e 2,99,88,000/- (Rupees **TWO CRORE NINETY NINE LACS EIGHTY EIGHT THOUSAND** only) has been paid by the lessee to the lessor the receipt where of the lessor hereby acknowledges and balance Rs 6,99,72,000/- (Rupees **SIX CRORE NINETY NINE LACS SEVENTY TWO THOUSAND** only) shall be paid to the lessor in sixteen half yearly equal installment alongwith interest @ 11% per annum compounded half yearly as per the following :

1 <sup>st</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.08
2 <sup>nd</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.09
3 <sup>rd</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.09
4 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.10
5 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.10
6 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.11
7 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.11
8 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.12
9 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.12
10 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.13
11 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.13
12 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.14
13 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.14
14 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.15
15 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.09.15
16 <sup>th</sup> instalment	Rs. 43,73,250/- + Interest on or before 27.03.16

If the lessee fails to deposit instalments with interest by the specified dates the interest on defaulted amount for delayed period shall be charged @ 14% per annum compounded every half yearly on the defaulted amount for the defaulted period.

2. The lessor hereby gives the demised premises and lease on to lessee the demised plot for a period of 90 years commencing from the due date or actual date of execution of lease deed wherever is earlier.

For Grandlam Developers Pvt. Ltd.

Director

For Grandlam Developers Pvt. Ltd.

S. C. Gupta  
Authorized Signatory

3. And also consideration of the lease rent paid by lessee and covenants provisions and agreements herein contained and to be performed by the lessee. The lessee and the lessor both hereby demise and lease unto lessee plot No. **40 Block A** Situated at Sector **62** in the New Okhla Industrial Development Area Distt. Gautam Budh Nagar U.P. contained by measurement of **20000** sq.mtrs bounded as follows :

ON THE NORTH

ON THE SOUTH

ON THE EAST

ON THE WEST

As per site

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

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

In addition to the premium of plot the lease rent for the lease period of 90 years each year in advance on 13th August @ 2.5% per annum of the total premium i.e. equivalent to of Rs **24,99,000/-** (Rupees **TWENTY FOUR LACS NINETY NINE THOUSAND** only)

to be paid by the lessee. In case of default of payment of lease rent interest @ 14% shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of lease rent enhanced would not be more than 50% of the amount last fixed. A supplementary deed will be executed by the lessee if the lease rent is revised.

For Grandslam Developers Pvt. Ltd.

Director

S. C. GUPTA

4. The lessee shall use the plot for the setting up of their **IT/ITES**
5. The lessee shall be liable to pay all the rates local taxes charges and assessment by whatever name called of every description in respect of the demised plot and/or building constructed thereon assessed or imposed from time to time by local or other Authority / State / Central Govt. / The Lessor.
6. That the lessee will obey and submit to all the directions or regulations made by the lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or the health, safety or effect the convenience of the other inhabitants of the surrounding area.
7. The lessee will at their own cost construct a building on the demised plot as per floor area ratio (FAR) as applicable in accordance with the prescribed bye laws plan and building regulation.

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

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

8. The lessee undertakes to abide by and fulfill the norms and standards set out by the Department of IT & Electronics, Government of U.P. for the setting up of the project of IT and IT enabled services as enumerated above.

For Grandlam Developers Pvt. Ltd.

Director

S. C. Gupta

Manager

IT/ITES

9. That the lessee will complete construction and obtain occupancy certificate from the building cell department within the validity period of the approved building plans and put the same in operation as per plans approved by the lessor and as per provision of clause No. 11 of this lease deed for allotment and cancellation of plot.
10. The lessee unequivocally agrees that in view of the fact that he/they are availing the benefit of exemption of payment of stamp duty and registration charges the period within which construction is to commence and be completed as stated in the lease deed shall stand confined to the period as set out in above clause in terms of the said G.O. No. KNO5-305/11-2005-500 (136) 2003 Dt. 19.01.2005, 3014/76-6-05/500(40)/2000 dated 19.12.2005, and 2168/78-2-2005/46 IT/2005 dated 30.12.2005 and as amended vide G.O. No. 702/77-6-07-15M-05 dated 28.06.2007.
- 11(A) The allottee / Lessee will complete construction and obtain occupancy certificate from the competent Authority of the Lessor within the validity period of the approved building plan. The Lessee / Allottee shall ensure the functioning on the allotted plot as per schedule give below.

**PLOT UP TO 1000 SQ. MTRS.**

Within two years from the actual date of possession

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

Within three years from the actual date of possession.

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

Within Four years from the actual date of possession.

**PLOT ABOVE 4000 SQ. MTS.**

With in five years from the actual date of possession.

For Grandslam Developers Pvt. Ltd.

Director



S. C. GUPTA  
Manager  
NCIDA

- B. In case of non adherent to the aforementioned schedule for functioning, the cancellation of allotment and / or determination of Lease Deed with forfeiture of money would be effected as per rules and the possession of the plot would be resumed by the lessor with structure thereof, if any and the allottee / lessee will have no right to claim compensation thereof. However, in exceptional circumstances, an extension may be allowed by the lessor on payment of such charges and subject to terms and conditions, as deemed fit by the lessor.
- C. In the event of an extension, extension charges @ 4% of the premium would be chargeable for grant of extension for each year on pro rata monthly basis. The rate of extension charges as mentioned above may be re viewed by the lessor. In the event of extension not being granted, cancellation may be exercised following with revocation of lease deed with forfeiture amount as per then prevailing policy of the lessor, in such an event the lessee will be at liberty to remove construction if any, in such eventuality. The rate of extension charges as mentioned above may be revised by the Lessor/ Chief Executive Officer without notice.

In is further classified that the provision of clause No. 9 of this lease deed shall not of applicable in respect of allotment and cancellation of plot as this clause No. 9 is applicable in cases of those lessee who one interested in availing exemption from stamp duty only.

12. That the lessee will keep the demised plot and the building therein at all time in a state of good and substantial repairs and in sanitary condition to the satisfaction of the lessor.
13. That the lessee shall not make or permit to make any alteration in or in addition to the said or their erections would be erected in terms of para 7 on the demised plot without the prior permission in writing of the lessor and except in accordance with terms of plan, approved by the lessor or any officer authorised by the lessor or if such authorised officer requiring it to correct such deviations as aforesaid shall correct it and if lessee shall neglect to correct such deviations within a period of a calendar month after the receipt of such notice to be corrected at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as decided by the lessor whose decision shall be final.

For Grandslam Developers Pvt. Ltd.



Director

S. C. GURJAN

Manager

N.L.A



14. (a) That the lessee shall not be permitted to transfer the demised plot before making the unit functional and building constructed thereupon. However at the discretion of CEO the transfer may be permitted after making the unit functional and building constructed thereupon and laying transfer charges as prevailing at that time of transfer such transfer charges shall be paid to the lessor. The decision of Chairman / Chief Executive Officer for all purpose will be final and binding on the lessee.
- (b) That the lessee may be permitted to sub-lease the part built up space for the same project in case of IT/ITES allotment of 20000 sq.mtr. or above after making the unit functional and completion of minimum of 75% of total permissible FAR subject to payment of prevailing pro-rata transfer charges and prior approval of lessor.
15. Notwithstanding anything contained in the Clause 18, the lessee may, with the previous permission of CEO mortgage the demised plot to any Government Organisation or any Government recognised institution for raising loans for purposes of construction of the building / functioning of the institution subject to such charges & terms and conditions as decided by the lessor at the time of granting the permission the first charges shall be of the lessor on the property.

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

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

For Grandlam Developers Pvt. Ltd.

Director

S. C. Gupta

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

16. That if the lessee obtain the demised plot by suppression of any fact or misrepresentation, mis-statement of fraud or if there is any breach of the condition of the lease or if the lessee does not abide by the terms & conditions of the building rules framed by the lessor or violate any terms of the lease deed the lease may be determined and the entire money paid lessee will be forfeited and the possession of the demised plot and the structure raised thereon, unless removed by the lessee within the time specified in the notice by the lessor may be taken over by the lessor and lessee will not be entitled to any compensation.
17. That the lessee shall use the demised plot only for the construction for the **IT/ITES** according to the plan approved by the lessor and in accordance with the building regulations and directions formulated under the provisioned of U.P. Industrial Area Development Act 1976 and for no other purpose without the consent of the Lessor and subject to such terms & conditions as the lessor may impose and the lessee will not do or suffer to be done on demised plot or any part thereof anything which not do or suffer to be done on demised plot or any part thereof anything which may create a nuisance, damage or cause annoyance or inconvenience to the lessor or the owner or occupier of the plot in the neighborhood provided that the part of the building so constructed may be used by the lessee for the normal watch and ward staff so however that such accommodation shall be commensurate with the need.
18. That the lessee will not assign, relinquish, sublet, transfer or part with the possession of any portion of the demised plot and building thereon or cause any sub division thereof. The lessee will have In-house vehicle parking within the premises.

For Grandslam Developers Pvt. Ltd.



Director

S. C. Gupta

19. Even if permission is granted by the lessor for transfer, assignment, mortgage or subletting of the whole of the demised plot or building or both shall be subject to and the transferee assignee or the sub lessee shall be bounded all covenants and conditions herein contained and be answerable to the lessor in all respect thereof.
20. Provided always that the lessee or transferee or permitted assignee, relinquish, mortgage, sublet or transfer the demised plot and building thereon as a whole the said terms after prior and written permission of the lessor and it will deliver at its own expense to the lessor or at the lessor's officer attested copy of the assignment, relinquishment, mortgage sub letting or transfer deed together with notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other law relating to the such registration and for the time being in force.
21. That the lessee will permit the member officers and sub ordinates of the lessor and workers and other persons employed by the lessor from time to time and at all reasonable time of the day, with prior intimation to enter into and upon the demised plot and building to be erected thereon in order to **inspect the same and carry on necessary works mentioned before and lessee will notice of the provisions of this sub clause to his/her/their/its tenants.**
22. That the lessee will not erect or permit to be erected on any part of the demised plot any stables sheds or other structure of descriptions whatsoever for keeping horse cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.
23. That the lessee shall not exercise its option of determining the lease nor hold the lessor responsible to the good the damages if any from fire, tempest, flood, army mob or any other irresistible force and material part of the demised plot is wholly, or partially destroyed or rendered substantially or permanently unfit for building purposes.

For Grandslam Developers Pvt. Ltd.



Director

S. C. GARG  
Manager

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- (A) That the lessee shall keep the lessor indemnified against any or all claims for damages which may be caused to any property belonging to lessee / others in consequence of the execution of the aforesaid works as specified below or otherwise and also against claims for damages of the lessee or his workman or representative.
- a) Injures or destroys any building or part thereof or other structure continuous or adjacent to the demised premises.
  - b) Keep the foundation, tunnels or other pits on the demised premises open or exposed to weather causing any injury to continuous or adjacent building or
  - c) Digs any pits near the foundation of any building thereby causing any injury or damage to such building.
  - d) The damages under sub - clause ( a ) above shall be assessed by the lessor whose decision as to the extent of injury or damage or the amount payable shall be final and binding on the lessee.
  - e) The terms and conditions of allotment and building bye-laws shall be binding upon the lessee.
- (B) If the lessee does not abide by the terms and conditions of the lease and building bye laws or any other rules framed or directions issued by the lessor the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor followed by forfeiture of deposits as per prevailing policy.

For Grandlam Developers Pvt. Ltd.

Director

S. C. Sharma

20/10/2018

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

- i) Notwithstanding anything contained herein above, if in the opinion of the lessor (whose decision shall be final and binding) any breach or violation of terms and conditions of the registration / allotment / lease deed or non deposit of dues & any of the covenants / conditions herein before contained and is to be observed and performed and in particular and without prejudice to the generality of the sub clause if lessee transfer(s) assign(s) relinquish(s) or mortgage(s) the whole of the demised premises before construction of a building on its part as herein before provided within the period mentioned above or if the lessee or the persons in whom the right is hereby created are adjudged insolvent.
- ii) It shall be lawful for the LESSOR, without prejudice to any other action, to re-enter the demised plot or any part thereof and determine this lease and forfeit the amount as per rules and thereupon.
- iii) If at any time of re- entering the demised plot shall not have been occupied by nor any building constructed by LESSEE, the LESSOR may re- allot the demised plot and refund the payment if any after making adjustment as required without deducting arrears of lease / interest / extension / charges and other charges as per rules.
- iv) If at any time- entering the demised plot shall not have been occupied by any building constructed by the LESSEE, thereon, the LESSEE shall with in a period of three months from the date of re-entry remove from the demised plot all erection or building fixtures and things which at any time and during the said terms shall be affixed or get upon the demised plot and leave the same in a good condition as it was on the date of demise, and default of the same shall become the property of the LESSOR without payment of any compensation to the LESSEE for the land and building structure and things therein within the LESSEE may be paid such amount as may work out in accordance with the principle given in the sub- clause (ii) above, provided that the LESSOR may at its option agree to purchase from the LESSEE his interest in the demised plot.

For Grandslam Developers Pvt. Ltd.

Director

S. C. Gupta

Director

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

For Grandslam Developers Pvt. Ltd.



Director

S. C. Singh  
 Director

- xii) The Chairman / CEO of the LESSOR reserves the right to make such amendments, additions alterations or modification, in terms and conditions of the lease from time to time as he may consider just and reasonable.
- xiii) Subject to the sub- clause (ix) in case of any clarification or interpretation regarding these terms and conditions of the lease deed, the decision of Chairman. CEO of the LESSOR will be final and binding on the LESSEE.
- xiv) The lessee shall complete the project within stipulated period as mentioned in clause No. 11 of lease deed. In case the lessee fails to comply with the terms and condition of allotment letter, lease deed brochure or not make the project functional within stipulated period as mentioned in clause 9 to 11 of lease deed. That action shall be taken as per rules and regulations of the Authority regarding cancellation.
- xv) The terms and conditions of brochure, allotment letter, lease, building bye - laws as amended from time to time shall be binding on LESSEE.

नोएडा द्वारा जनहित में अथवा अपने प्रयोगार्थ किसी भी आवंटित सम्पत्ति को आंशिक/पूर्ण वापिस लेने का पूर्ण अधिकार रहेगा तथा तत्समय की प्राधिकारण की दर से धनराशि दी जायेगी सम्बन्धित सम्पत्ति पर यदि निर्माण हुआ हो तो नोएडा द्वारा आकलन के अनुरूप धनराशि दी जायेगी।

नोएडा द्वारा सम्पत्ति से सम्बन्धित विवरण आदि कभी भी मांगा जा सकता है जिसे देने के लिए वे बाध्य होंगे।

For Grandslam Developers Pvt. Ltd.




Director

S. C. Gupta

Chairman

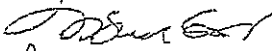
Noida

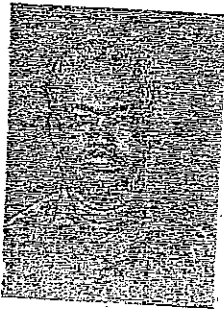
IN TESTIMONY WHEREOF THE PARTIES HERE TO HAVE SET THEIR HANDS AND SEAL ON THE DAY AND MONTH AND IN THE YEAR HEREIN ABOVE WRITTEN.

  
S. C. Gupta  
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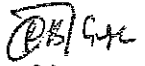
WITNESSES:

THE LESSOR

1. Signature:   
Name: P. SHANKAR  
Father Name: Late Sh. P. V. Swarup  
Address: Flat No: 218 BDA's FS  
Naharpur Dwarka.  
NEW DELHI - 45

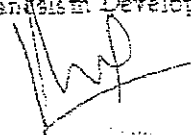


THE LESSEE  
For Grandisim Developers Pvt. Ltd.

2. Signature:   
Name: RAKESH KUMAR GUPTA  
Father Name: Late KANTI PARSHAD  
Address: Mansarovar  
Bilaspur  
Gujarat



(X)



Director



## 19. TERMS AND CONDITIONS FOR APPLYING FOR I.T. / ITES SERVICES.

1. Minimum area of 1000 sq. mt. would be required for establishment of IT / ITES units.
2. Applicant applying for 5 acre or more than 5 acres of land for establishing STP / I.T Park would be allowed to use 10% area of total FAR for institutional facilities and rest 90% be allowed for usage of IT / ITES services.
3. In case of private STP / IT parks where the area is 10 acres or more and investment proposed is more than Rs. 50 Crores, in such cases 10% of FAR would be permitted for residential use of regular employees and officers of unit / organization along with regular allied services, guest house / hostel watchward and staff quarters for chowkidars and peons subjects to the condition that the institutional and residential facilities should not exceed more than 15% of FAR and rest 85% FAR would be primarily used for IT / ITES services.
4. Applicant applying for 20 acres or above, in such proposals 75% area of total FAR would be permitted for IT / ITES and rest 25% would be permitted for Institutional Facilities / Residential / Commercial with the condition that not more than 10% of total FAR would be permitted for Residential use and Commercial use also would not be permitted more than 10% of total FAR.
5. The allottee may be allowed to rent out the space as per requirement of IT/ ITES for boosting the private STPs/IT park in the field of IT. But before doing so prior permission from Noida Authority shall be obtained by which the eligibility of tenant may be fixed.
6. For IT / ITES units the maximum FAR permitted would be 200% of the area allotted to the applicant.

## 20. INSTITUTIONAL FACILITIES PERMITTED IN THE AREA OF IT/ITES & STP / ITP SERVICES ARE AS FOLLOWS :-

1. Waiting and transit areas.
2. Areas designated for public utilities.
3. Travel services.
4. Telephone exchange.
5. Electric sub station.
6. Water works.
7. Export related facilities.
8. Canteen / restaurant.
9. Creche & day care centre
10. Operations and maintenance by specialized agencies.
11. Training centre and library.
12. Gymnasium for users / residents
13. Games / entertainment room for users / residents of IT industries and IT enabled services.
14. Banking and financial serves.

Suman Gambhir  
AIC-40-724327

For Crandellam Developers Pvt. Ltd.



Signature of Authorised signatory  
Stamp of applicant with name  
And status / designation  
Signature duly attested by Bank Manager

22/12/2018

15. Business and financial services.
16. Business centre / conference facilities.
17. Shops.
18. Open eating kiosks.

21. Period of Lease

The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of lease deed.

22. DECLARATION

We hereby declare that the information submitted with application form are true to the best of our knowledge. Nothing has been concealed and no part of it is false. We further declare that we have carefully read and understood the terms and conditions for allotment of institutional plot and do hereby abide by the same. Each page of the terms & conditions has been signed. We are aware, if allotment is obtained on the basis of false information, NOIDA may cancel our allotment at any stage.

For Grandlam Developers Pvt. Ltd.

Signature Verified of...

Suman Chaudhary  
atc no. 724327

*[Signature]*

Signature of Authorised signatory  
Stamp of applicant with name  
And status / designation

Signature duly attested by Bank Manager

*[Signature]*

# New Okhla Industrial Development Authority

Main Administrative Office, Sector-VI

NOIDA-201301

## INSTITUTIONAL DEPTT.

Provisional

Regd. No. OES-2008/23

No. NOIDA/Instt./2008/2261

Dated : 28.03.2008

To,

M/s Grandslam Developers Pvt. Ltd.  
D-5, Lajpat Nagar-III,  
New Delhi-24

Subject: Reservation Cum-Allotment Letter.

Sir,

This Authority is pleased to reserve and allot the plot measuring 20000 sq.mtr. for IT/ITES Unit on lease hold basis for 90 years.

(A)	Plot No.	A-40, Sector - 62
(B)	Total Area of Plot	20000 Sq.mtr.
(C)	Allotment Rate of Land	Rs. 4900/- per sq.mtr + 2% Location charges. i.e. Rs. 4998/-per.sq.mtr.
(D)	Total Premium of the Plot	Rs. 99960000/-
(E)	Registration Money Deposited	Rs. 9800000/-
(F)	One Year Advance Lease Rent	Rs. 2499000/-
(G)	Balance Allotment Money after adjusting registration money + One Year Lease Rent to be deposited within 30 days from issue of this letter in any bank authorized by Noida	Rs. 22687000/-
(H)	Balance 70% amount with interest @11% per annum will be payable in 16 half yearly	Rs. 69972000/-

In case of default on the part of the allottee for non-deposit of allotment Money, the allotment will be cancelled. Defaults in the payment of installments shall bear @ 14% interest on late payments till time the allotment is not cancelled due to default as per terms of allotment. The non-execution of the legal documents and/not taking over possession of the plot or delay in payment of lease rent, the allotment of the plot is liable to be cancelled.

No change in project can be made without the prior written permission of the Authority.

In case of any clarification about the allotment letter, you may meet the concerned officer in the office on any working day.

In case of any problem in implementation of the project with any State Govt. Deptt. or/and co-ordination is required please contact the Authority on any working day.

5. Allottee will obtain all necessary permissions and clearance etc. from the requisite Department/ Agency as if necessary according to Law, Rules and Regulation in force. This shall also apply in case of relevant amenities/ facilities that allottee may need for their project. However in case of any problem the allottee may approach this Authority, which will provide all feasible and available assistance to the allottee in procurement of the subject amenities/ facilities.
6. The allottee shall ensure full compliance with the conditions imposed in the No. Objection Certificate issued by the U.P. pollution Control Board and will work according to the pollution control laws in force.
7. The allottee will comply with all the terms & conditions pertaining to the supply of water and drainage/ sewerage facilities when provided by the Authority.
8. The plot is allotted on as where is basis.
9. The terms & conditions laid down for Software IT & ITES and the lease deed will be binding.
10. Permission to Rent out/ transfer shall be granted only after the unit is declared functional.
11. Allottee shall have to make sufficient provision of parking in the plot itself.


The other term & conditions of allotment shall remain the same as specified in the brochure of the scheme.


Copy to:-

CAP

AO(Institutional)

Project Engineer

  
Manager (Instt.)

  
Manager (Instt.)

पट्टा दाता

Registration No 2862

Year : 2008

Book No. 1

0101 नोएडा वि० प्रा० द्वारा एस.सी.गुप्ता, मैनेजर

सेक्टर 6 नोएडा  
नौकरी



पट्टा गृहीता

Registration No. 2862

Year : 2008

Book No. 1

0201 मै0 Grandslam Developers (P) Ltd. द्वारा राजेश गुप्ता

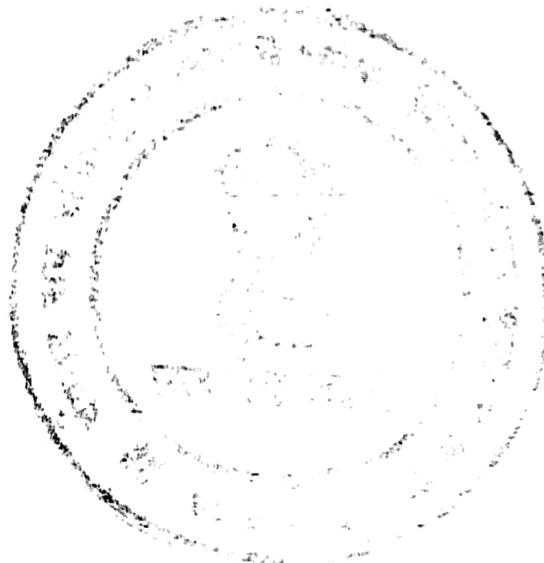
पुत्र स्व0 दीन दयाल गुप्ता

बी-2/1बी, सफदरजंग एन्क0, न.दिल्ली

व्यापार



*Handwritten signature*



आज दिनांक 21/08/2008 को

बही सं 1 जिल्द सं 1289

पृष्ठ सं. 79 से 122 पर क्रमांक 2862

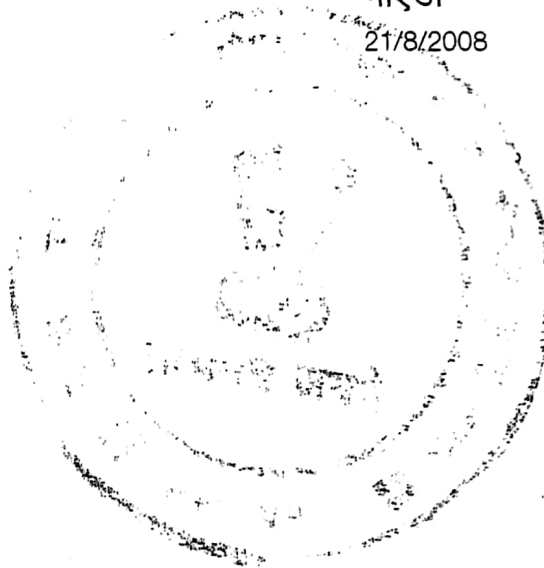
रजिस्ट्रीकृत किया गया ।

  
K.K.MISHRA

उप निबन्धक (प्रथम)

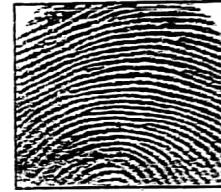
नोएडा

21/8/2008



पट्टा विलेख (90 वर्ष )  
99,960,000.00 5,000.00 80 5,080.00 4,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
श्री / श्रीमती नोएडा वि० प्रा० द्वारा एस.सी.गुप्ता, मैनेजर  
पुत्र / पत्नी श्री  
पेशा नौकरी  
निवासी स्थायी सैक्टर 6 नोएडा  
अस्थायी पता उक्त  
ने यह लेखपत्र इस कार्यालय दिनांक 21/8/2008 समय 1:23PM  
वजे निबन्धन हेतु पेश किया।



K.K.MISHRA

उप निबन्धक (प्रथम)

नोएडा

21/8/2008

निष्पादन लेखपत्र वाद सुनने व समझने गजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता  
श्री/श्रीमती नोएडा वि० प्रा० द्वारा एस.सी.गुप्ता,  
मैनेजर  
पुत्र/पत्नी श्री  
पेशा नौकरी  
निवासी सैक्टर 6 नोएडा



पट्टा गृहीता  
श्री/श्रीमती मे० Grandslam Developers (P) Ltd.  
द्वारा राजेश गुप्ता  
पुत्र/पत्नी श्री पुत्र स्व० दीन दयाल गुप्ता  
पेशा व्यापार  
निवासी बी-2/1बी, सफदरजंग एन्क०, न.दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री पी० शंकर  
पुत्र श्री पुत्र स्व० पी.वी.स्वरलू  
पेशा नौकरी

निवासी 218, डीडीए एसएफएस द्वारिका, न.दिल्ली-45

व श्री राजेश कुमार गुप्ता  
पुत्र श्री पुत्र कान्ति प्रसाद गुप्ता  
पेशा नौकरी  
निवासी मंडी गंज पिलुखवा, गा०बाद  
ने की।

प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



K.K.MISHRA

उप निबन्धक (प्रथम)

नोएडा

21/8/2008