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उत्तर प्रदेश UTTAR PRADESH

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THIS STAMP PAPER IS INTEGRAL PART
OF SUB LEASE DEED FOR SPORTS CITY
PLOT NO. SC - 02/A3, SECTOR - 150,
NOIDA, ADMEASURING 27,185.00 SQ.
MTRS.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wiztown Planners Private Limited




Director/Authorised Signatory

15 JUN 2016

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Wizdoms Planners

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SUB LEASE DEED

This Sub Lease Deed made on the 15th day of June, 2016 (Two thousand and sixteen)

BETWEEN

M/s Lotus Greens Constructions Private Limited (PAN NO. AACCL4789J), a Company, within the meaning of Companies Act 1956, having its registered office at D – 107, Panchsheel Enclave, New Delhi – 110017, through its authorized signatory **Mr. Vikas Anand, S/o Mr. Deepak Anand, R/o D – 1133, Sector – 49, Faridabad**, duly authorized by the Board of directors, hereinafter called the Lessee (which expression shall unless the context does not so admit, include administrators and permitted assigns) of the first part.

AND

M/s Wiztown Planners Private Limited (PAN NO. AABCW8000C), (100% owned subsidiary company of M/s Lotus Greens Constructions Private Limited), a Company within the meaning of Companies Act 1956, having its registered office at 7th Floor, Tower B, Plot No. 8, Sector-127, Noida - 201301, through its authorized signatory **Sh. Tapan Sangal, S/o Sh. Sudhir Mohan Sangal, R/o E – 118, Sector – 21, Noida**, duly authorized by the Board of Directors hereinafter called the Sub- Lessee (which expression shall unless the context does not so admit, include administrators and permitted assigns) of the second part.

Whereas the Noida Authority (hereinafter referred to as Lessor) has through a sealed two bid tender system awarded Sports City Plot No. SC-02, Sector – 150, Noida, admeasuring 12,00,000 sq. mtrs. to M/s Lotus Greens Constructions Private Limited (consortium leader) vide allotment cum reservation letter no. Noida/Commercial/2014/1498 dated 10th September, 2014, Allotment of land letter no Noida/Commercial/Sports City/2014/1703 dated 17th October, 2014 and additional formal land allotment letter no. Noida/Commercial/Sports City/2015/502 dated 16th March, 2015.

WHEREAS the lessee is the lessee and in possession of the sports city Plot No. SC-02/A, Sector – 150, Noida, part of the sports city Plot No. SC -02, Sector – 150, Noida admeasuring 6,47,600.00 sq. mtrs through lease deeds executed by Noida / lessor in favor of lessee at Book No 1 Volume No 6486 Page No 275 to 310 Document No. 11297 on dated 19/12/2014 for area 6,47,000 sq mtrs and Book No 1 Volume No 6710 Page No 1 to 36 Document No. 3716 on dated 11/05/2015 for area 7,600 sq mtrs, hereunto for 90 years commencing from 19th December, 2014.

WHEREAS at the request of lessee of the above said sub divided sports city Plot No SC-02/A, Sector – 150, lessor has allowed vide its approval letter no. Noida/Commercial/2016/471 dated 06/06/2016 to execute sub lease deed

For, LOTUS GREENS CONSTRUCTIONS PRIVATE LIMITED



Director/Authorised Signatory

For Wiztown Planners Private Limited



Director/Authorised Signatory

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 पुत्र श्री सुधीर मोहन संगल
 व्यवसाय अन्य
 निवासी ग्थायी ई-118 सैक्टर 21 नोएडा
 अग्यार्थी पता
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
 उप-निबन्धक द्वितीय
 नोएडा

17/6/2016

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

पट्टा गृहीता

श्री मै0 LOTUS GREENS
 CONSTRUCTIONS PVT LTD द्वारा विकास
 आनन्द AACCL4789J
 पुत्र श्री दीपक आनन्द
 पेशा अन्य
 निवासी डी-1133 सैक्टर 49 फरीदाबाद हरियाणा

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श्री मै0 WIZTOWN PLANNERS PVT LTD
 द्वारा तपन संगल पै नं0-AABCW8000C
 पुत्र श्री सुधीर मोहन संगल
 पेशा अन्य
 निवासी ई-118 सैक्टर 21 नोएडा

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as per the terms and conditions of the brochure for the development and marketing through its 100% subsidiary companies in respect of its further sub divided plot no. **SC-02/A3, Sector – 150, Noida admeasuring 27,185.00 sq. mtrs** and the lessee hereby transfers conveys and assigns all its rights title and interest in the demise sub divided sports city plot no. **SC-02/A3, Sector – 150, Noida** in favor of sub lessee and the lessee has handed over the actual physical vacant possession of the demised sports city **Plot No SC-02/A3, Sector – 150, Noida.**

The sub lessee / M/s Wiztown Planners Private Limited is 100% equity owned subsidiary company of M/s Lotus Greens Constructions Private Limited (lessee).

Whereas the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1984 and developed by the lessor for the purpose of setting up Industrial Township.

And whereas the lessee has agreed to demise and the sub lessee has agreed to take on sub lease the said plot for development of Sports City for recreational, commercial and residential including group housing, subject to the condition that the activities considered to be a public nuisance / hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water / chemical pollution, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (FAR). It shall entirely be the responsibility of the sub lessee to obtain all statutory clearances from the concerned Authorities for his functioning. Lessee shall not be responsible for any consequences arising out of failure of the sub lessee to receive any such statutory clearance.

The sub lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA.

LAND USE OF SPORTS CITY

The permissible broad break-up of the total area under SPORTS CITY for different land uses shall be as under :

- A. Recreational (Sports, Institutional & Other Facilities and open areas) not less than 70%
- B. Commercial not more than 0.5%
- C. Residential including Group Housing (1650 persons per hectare on residential / group housing area only) 29.5%

Considering the above land use pattern following planning norms shall be applicable-

- 1. Maximum permissible ground coverage of the entire land shall be 30%

For, LOTUS GREENS CONSTRUCTIONS PRIVATE LTD

Director/Authorised Signatory

For Wiztown Planners Private Limited


Director/Authorised Signatory

ने निष्पादन स्वीकार किया ।

जिनकी पहचान अंकुर शर्मा
पवन कुमार भारद्वाज

Aksharma

पेशा अन्य

निवासी 2ए/3 पटपड़गंज विलेज दिल्ली

व राज बहादुर शर्मा
छोटे लाल शर्मा

R.B. Sharma

पेशा अन्य

निवासी 472/2 चिस्ती चमन किशनगंज नई दिल्ली-07

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 कै0 सिंह)
उप-निबन्धक द्वितीय
नोएडा

17/6/2016



2. Maximum permissible FAR on total land shall be 2.00.
3. FAR & Ground Coverage in recreational land uses shall be as per prevailing bye-laws.
4. Permissible FAR for land use shall be allowed in the entire area within set back lines.
5. There shall not be any restrictions on the ground coverage and FAR in Residential including Group Housing and Commercial land use within the overall permissible limit of 30% ground coverage and 2.00 FAR on total land.
6. Ground coverage and FAR permissible for commercial use can be utilized for recreational and residential (group housing activities).
7. Unutilized portion of FAR on recreational component on completion of sports, institutional, other facilities and open areas can be utilized towards residential developments.
8. The open/green areas on the recreational component (i.e. sports activities such as Golf Course stadium etc, and open spaces) will be considered as open/green areas for entire land.

I. NOW THIS SUB LEASE DEED WITNESSTH AS FOLLOWS –

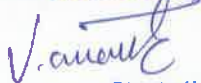
That in consideration of the premium of **Rs. 52,73,89,000/- (Rupees fifty two crore seventy three lac and eighty nine thousand only)** out of which **Rs. 10,54,77,800/- (Rupees ten crore fifty four lac seventy seven thousand and eight hundred only)** have been paid by lessee to the Lessor and the balance **Rs. 42,19,11,200/- (Rupees forty two crore nineteen lac eleven thousand two hundred only)** which will be directly paid by the sub-Lessee to the lessor.

No separate notices for deposit of the installment/ lease rent shall be issued by Authority. The SUB-LESSEE shall ensure that the due installments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.

In case of failure to deposit the due installment by the due date, the lessor may cancel the sub lease. However, in exceptional circumstances, an extension of time for payment of an installment can be permitted subject to payment of interest @ 14% p.a. (11% normal interest + 3% penal interest) compounded half yearly on the defaulted amount and for the defaulted period.

Provided further that Lessee shall accept all payments rendered otherwise by the Sub-Lessee but of the payments made by the Sub-Lessee shall first adjusted towards the interest due, if any, and thereafter, the balance shall be adjusted towards the lease rent payment along with the due interest and the balance, if any, shall be adjusted towards the due installments.

For, LOTUS GREENS CONSTRUCTIONS PVT LTD



Director/Authorised Signatory



For Wiztown Planners Private Limited



Director/Authorised Signatory

पट्टा दाता

Registration No.: 6345

Year : 2,016

Book No. : 1

0101 मै0 LOTUS GREENS CONSTRUCTIONS PVT LT

दीपक आनन्द

डी-1133 सैक्टर 49 फरीदाबाद हरियाणा

अन्य

V. Anand



And also in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained on the part of the Sub-Lessee to be respectively paid, observed and performed, the Lessee doth hereby demise on lease to the Sub-Lessee, all that plot of land numbered as Sports City **Plot No. SC - 02/A3** situated in **Sector -150**, New Okhla Industrial Development Area, District Gautam Budh Nagar contained by measurement **27,185.00 square meters** and bounded -

ON THE NORTH BY	:	As per site
ON THE SOUTH BY	:	As per site
ON THE EAST BY	:	As per site
ON THE WEST BY	:	As per site

To hold the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the sub-lessee to the term of Ninety years on "**AS IS WHERE IS BASIS**" commencing from **19th December, 2014** on the terms and conditions as given below :-

In addition to the premium of plot, the sub-lessee shall have to pay an yearly ground rent/ lease rent in the manner indicated below :-

- (i) The ground rent/ lease rent @ Re 1/- per sqm. per year for the first three years from the date of execution of the lease deed.
- (ii) Thereafter, the ground/lease rent shall be charges @ 2.5% p.a. of the total premium of the plot for next seven years of the first ten years. After ten years from the date of execution of the lease deed, the lease rent will be increased @ 50% and that rate will be applicable from the next ten years and this process will continue for future. Sub-Lessee can deposit one time lease rent equivalent to eleven time the lease rent calculated @ 2.5% per annum, subject to the clearance of the arrears of the lease rent, if any. Supplementary deed shall be executed after expiry of every 10 years.
- (iii) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 14% p.a. (11% normal interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
- (iv) For the purposes of this document, the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.
- (v) The Sub-Lessee shall have the option to pay 11 (eleven) years lease rent @ 2.5% per annum as one time lease rent or as per prevailing policy of the lessor at the time of deposit.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wigtown Planners Private Limited


Director/Authorised Signatory

पट्टा गृहीता

Registration No. : 6345

Year : 2,016

Book No. : 1

0201 मे0 WIZTOWN PLANNERS PVT LTD द्वारा तपन सं

सुधीर मोहन संगल

ई-118 सेक्टर 21 नोएडा

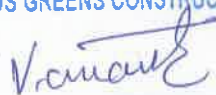
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I. **AND THE SUB LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSEE IN THE MANNER FOLLOWING -**

- (a) The lead member should be the single largest shareholder having at least 30% shares in the consortium. The percentage of shareholding of the lead member shall remain minimum 30% till the temporary occupancy / completion certificate of at least one phase of the project is obtained from the lessor.
- (b) THAT the Sub-Lessee will pay to the Lessor the balance of the premium in the installments mentioned in clause I above by the dates mentioned therein. If the Sub-Lessee shall fail to pay any installment by due date of payment thereof, he shall thereafter pay the same with interest as mentioned in clause (1) above on the installment in arrears from the due date till the date of payment provided that failure to pay three consecutive installments the Lessee may determine the lease with penalties and consequences thereof.
- (c) That the Sub-Lessee will pay unto the Lessor at its office on as otherwise directed the said yearly lease rent, clear of all deductions on the days and in the manner herein appointed for payment thereof and if the said yearly lease rent or part thereof remains in arrears, the Lessee shall be entitled to recover the same with 14% interest per annum compounded every half year. All arrears whatever shall be recoverable as arrears of land revenue.
- (d) The Sub-Lessee will bear, pay and discharge all rates, assessments of every descriptions which during the said term to be assessed, charged or imposed upon either on the occupier in respect of demised premises or the buildings to be erected there upon.
- (e) That Sub-Lessee will obey and submit to all direction issued or regulations made by the Lessor now existing or hereafter to exist so far as the same as incidental to the possession of immovable property so far as they affect the health, safety or convenience of the other inhabitants of the place.
- (f) The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Sub-lessee should have valid time period for construction as per terms of the lease deed/ sub - lease deed or have obtained valid extension of time for

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For Wiztown Planners Private Limited



Director/Authorised Signatory

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Registration No.: 6345

Year : 2016

Book No. : 1

W1 अंकुर शर्मा

A Sharma

पवन कुमार भारद्वाज

2ए/3 पटपड़गंज विलेज दिल्ली

अन्य



W2 राज बहादुर शर्मा

R B Sharma

छोटे लाल शर्मा

472/2 चिस्ती चमन किशनगंज नई दिल्ली-07

अन्य



construction and should have cleared upto date dues of the plot premium and lease rent.

The Sub-lessee will submit the following documents:

1. Sanction letter of the scheduled Bank/Govt. organization/financial institution approved by the Government of India.
2. Clearance of upto date dues of the NOIDA.

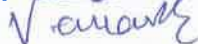
Lessor shall have the first charge on the plot towards payment of all dues of Sub Lessee.

Provided that in the event of sale or foreclosure of the Mortgaged/charged property, the Lessor shall be entitled to claim and recover such percentage, as decided by the Lessor, of the unearned increase in values of properties in respect of the market value of the 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.

The Lessor's 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 involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.

- (g) The construction of the building and development on the plot shall have to be done as per development norms, controls prescribed under the scheme/ building regulations & directions of the lessor and only after the prior approval of the building plans by the Lessor.
- a) All the infrastructural services shall have to be provided by the sub-lessee within the plot area only.
 - b) All clearances/approvals must be obtained by the sub-lessee from the respective competent statutory authorities prior to the commencement of the construction work.
 - c) Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory authority(ies).
 - d) All other provisions, not specified above, shall be in accordance with the Building Regulations and Directions of the LESSOR and the amendments made therein from time to time.
- (h) The Sub-Lessee shall be required to complete the construction of minimum 15% of the permissible area earmarked for sports, institutional & other facilities within a period of 3 years from the date

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For Wistown Planners Private Limited



Director/Authorised Signatory

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of execution of Lease Deed and shall complete the project in phases within 5 years. However, the residential and commercial development/ construction may be completed in phases within 7 years. Furthermore, the sub-lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by lessor, on payment of extension charges applicable as per prevailing policy at the time of granting such extension. Delays due to encroachment, force majeure, legal issues like stay orders etc. shall be considered for extension. The construction on the land shall have to be done as per the controls prescribed under these Terms and Conditions and the building regulations and directions of the lessor.

- (j) The sub-lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/ constructions, subsequent maintenance of the building and services, till such time as the alternate agency for such work is identified and legally appointed by the Sub-Lessee after prior written approval of the lessor. The project may be implemented by sub lessee through Special Purpose Company and / or through subsidiaries. The relationship between Special Purpose Company and its subsidiaries would be governed by the prevailing law, rules and regulations. However, mortgager permission can be accorded to Special Purpose Company for implementation of project as per prevailing rules & regulations of lessor.
- (j) The Sub-Lessee shall indemnify the Lessor against all disputes arising out of -
 - (i) The non-completion of the project.
 - (ii) The quality of development, construction and maintenance.
 - (iii) Any legal dispute arising out of allotment/lease to the final purchaser(s)
- (k) The sub-lessee can transfer the whole plot and the buildings constructed thereon with the prior permission of the Lessor, after payment of transfer charges as per the prevailing policy of the lessor. However, The lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.

In addition to the transfer charges as per prevailing policy of the lessor, the sub-lessee shall also pay an amount of Rs. 10,000/- towards the processing fees.

For, LOTUS GREENS CONSTRUCTIONS

Director/Authorised Signatory

For Wiztown Planners Private Limited

Director/Authorised Signatory

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All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the sub-lessee, as well as the transferee(s).

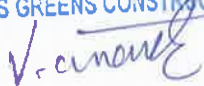
No transfer charges shall be payable in case of transfer between son, daughter, husband, wife, mother, father and vice-versa. However, processing fee of Rs.10,000/- will be payable on such transfer.

Change in Constitution will be permitted as per prevailing policy of the lessor and as per terms and conditions of the brochure of the scheme.

No transfer charges shall be applicable if built up space of commercial plot is transferred within two years from the date of issuing of the completion certificate by the lessor. Thereafter, the transfer charges shall be payable on a pro-rata basis as applicable. In addition to the transfer charges, an amount of Rs.10,000/- shall also be payable against the processing fee. The sub-lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions -

- i) The sub-lessee has made full payment of the plot premium along with interest thereon and the up-to-date lease rent along with interest, if any, due thereon.
- ii) The lease deed / sub lease deed as per rules has been duly executed.
- iii) The sub-lessee has obtained the building completion certificate from the lessor.
- iv) The sub-lessees undertake to put to use the premises for the original permissible use only and the premises being transferred are as per completion certificate and are not part of any common area.
- v) The sub-lessee shall also execute a sub-lease deed between lessor, sub-lessee and proposed sub-lessee. The sub-lessees shall also ensure adherence to the building regulations and directions. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessees as well.
- vi) The sub-lessees shall also be required to pay pro-rata lease rent as applicable. The sub-lessees shall be required to make the built-up space functional within one year from the date of sub-lease and submit sufficient documents to the Authority in proof thereof. Thereafter, extension charges, as applicable, shall be payable.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory



For Wistown Planners Private Limited





Director/Authorised Signatory

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For the Government of India

[Signature]
 Director, General Services

For the Government of India

[Signature]
 Director, General Services

- vii) All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the sub-lessee as well as all sub-lessees.
- viii) The sub-lessee are not eligible for any preferential allotment of the residential plot or house under various scheme of lessor.
- (l) The sub-lessee(s) shall not use the Sports City plot for any purpose other than for which the plot is allotted. In case of violation of any allotment condition, the allotment shall be liable to be cancelled and the possession of the premises along with the structures thereon, if any, shall be resumed by the Lessor.
- (m) The sub-lessee(s) will be liable to pay all rates, taxes, charges and assessment of every description imposed by any authority empowered in this behalf from time to time, in respect of the plot and the buildings constructed thereon.
- (n) If the sub-lessee(s) fail to deposit the due money/installment within the given time or such extended period as is allowed by the lessor or commit any breach of the terms and conditions as laid down in this brochure, allotment letter, lease deed, the allotment/lease may be cancelled/determined and 30% of the total premium of the plot or the premium/installments deposited till then along with lease rent, interest, extension charges etc. deposited, whichever is less, shall be forfeited in favour of the lessor. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest. Possession of the plot, along with the structures, if any, thereon, shall be resumed in favour of the Lessor as the case may be and the sub-lessee shall not be entitled to claim any compensation for the same.
- (o) The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the sub-lessee, the allotment of plot will be cancelled and/or lease will be determined, as the case may be. In addition, the entire money deposited by the sub-lessee and sub-lessee(s) shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
- (p) The lessor reserves the right to all mines, minerals, coals, washing golds, earth, oils, quarries, etc. in, over or under the allotted plot and full rights and powers at any time to do all the acts and things, which may be necessary or expedient for the purposes of searching, for working and obtaining removing and enjoying the same without providing or leaving any vertical support for the

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wiztown Planners Private Limited


Director/Authorised Signatory



surface of the allotted plot or for any building/structure standing thereon, provided always that the Authority shall make reasonable compensation to the sub-lessee for any damages directly occasioned by the exercise of the rights hereby reserved. The decision of the lessor on the amount of such compensation will be final and binding on the sub lessee and all the sub-lessee(s).

- (q) The sub-lessee shall make all such arrangements as are necessary for the maintenance of the buildings and common services on the allotted plot. If the buildings and common services are not maintained properly, the lessor shall have the right to get the maintenance done and recover the amount so spent from the sub-lessee. The sub-lessee(s) will be personally and severely liable for the payment of the maintenance amount. In case of any default in the payment of the maintenance amount, the dues will be recovered from the sub-lessee(s) as arrears of land revenue.
- (r) No objection will be entertained on the subject of amount spent on maintenance of the buildings and common services on the allotted plot and the decision of the lessor shall be final and binding on the lessee and all the sub-lessees.
- (s) The sub-lessee shall take all necessary permissions for sewerage, electricity, water connections etc. from the respective competent authorities at his own expenses.
- (t) The sub-lessee shall keep the demised premises and buildings; the available facilities and surroundings etc. in a state of good and substantial repairs, safe, neat & clean and in good and healthy sanitary conditions to the satisfaction of the Authority and to the convenience of the inhabitants/occupants of the place.
- (u) The sub-lessee shall abide by all the regulations, bye-laws, directions and guidelines of lessor framed/issued under the U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules, from time to time.
- (v) In case of non-compliance of these terms & conditions and any other directions of lessor, lessor shall have the right to impose such penalty as it may consider just and/or expedient.
- (w) The sub-lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings, except at a place specified for this purpose by Authority.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wistown Planners Private Limited


Director/Authorised Signatory

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(x) In addition to the other specific clauses relating to the cancellation of the lease deed, the lessor will be free to exercise its right of cancellation of lease/allotment in the following case-

- (1) If the allotment is obtained through misrepresentation, by suppression of material facts, mis-statement and/or fraud.
- (2) Any violation by the sub-lessee(s), of the directions issued or of the rules and regulations framed by lessor or by any other statutory body.
- (3) In case of default on the part of the sub-lessee or any breach/violation of the terms and conditions of the tender, allotment, lease deed and/or non-deposit of the allotment / premium amount / installments, lease rent etc.

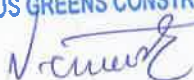
If the allotment is cancelled on the grounds mentioned in para (1) above, the entire amount deposited by the lessee and sub-lessee(s) till the date of cancellation, shall be forfeited by the lessor and no claim, whatsoever, shall be entertained in this regard.

If the allotment is cancelled on the grounds mentioned in paras (2) or (3) above, amount equivalent to 30% of the total premium of the plot shall be forfeited and the balance, if any shall be refunded without any interest and no separate notice to the sub-lessee(s) shall be given in this regard. After forfeiture of the amount as stated above, possession of the plot will be resumed by the lessor, along with the structures thereupon, if any, and the sub-lessee(s) will have no right to claim any compensation thereof.

II. AND IT IS MUTUALLY AGREED AND DECLARED BY IN BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING –

1. That the Sub-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, dogs, other animals except and in so far as may be allowed by the Lessor in writing.
2. That the Sub-Lessee shall not exercise his/her/their/its option for 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.
3. If the Sub-Lessee does not abide by the terms and conditions of the lease and building bye-laws or any other rules framed or directions

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For Wiztown Planners Private Limited



Director/Authorised Signatory

It is hereby certified that the above is a true and correct copy of the original as submitted to the undersigned by the applicant and that the same has been examined and found to be in conformity with the original.

IT IS HEREBY CERTIFIED AND ENCLOSED BY IN WITNESS THE
 PARTIES TO THIS INSTRUMENT AS FOLLOWS:-

1. That the Sub-Committee will not attend to any other business of the Commission except the business of the Commission as mentioned in the Constitution of the Commission.

2. That the Sub-Committee shall have the right to call for and examine any document or paper which may be required for the purpose of the Commission.

3. That the Sub-Committee shall have the right to summon any person who may be required for the purpose of the Commission.

4. That the Sub-Committee shall have the right to take evidence on oath.

5. That the Sub-Committee shall have the right to make recommendations to the Commission.



For National Commission for Women
 Director, National Commission for Women

For Joint Secretaries
 Joint Secretaries

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.

4. Notwithstanding anything contained hereinbefore if there shall have been in the opinion of the lessor (whose decision shall be final and binding) any breach by the Sub-Lessee or any person claiming through or under him/her/their/its, of any of the covenants or conditions hereinbefore contained and on his/her/their/its part to be observed

and performed and in particular and without prejudice to the generality of the sub-clause, if the Sub-Lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises it shall be lawful for the Lessor without prejudice to any other right or action of the Lessor in respect of any breach of agreement to re-enter the demised premises or any part thereof in the name of whole and determine this demise and thereupon if:

5. At the time of re-entry, if the demised premises has not been occupied by the Sub-Lessee by way of constructing a building thereon the Lessor may re-allot the demised premises and entire deposited amount shall stand forfeited in favour of the Lessor.
6. At the time of re-entry if the demised premises are occupied by any building constructed by the Sub-Lessee there on the Sub-Lessee shall within a period of three months from the date of re-entry remove from the demised premises all erection of building, fixtures and fittings which at any time and during the term 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 where of the same shall become the property of the Lessor without payment of any compensation to the Sub-Lessee for the land and building, fixtures, things before within the period herein specified the demised premises shall be re-allotted.

Provided that the Lessor may at its option to purchase the said erection buildings and fixtures upon the plot after making the payment to the Sub-Lessee in price thereof as may be mutually agreed upon.

7. Any losses suffered by the Lessor on a fresh grant of demised premises or breaches of conditions aforesaid on the part of the Sub-Lessee or any persons claiming through or under him shall be recoverable by the Lessor from the Sub-Lessee.
8. The Chief Executive Officer of the Authority may exercise all powers exercised by the Authority under this lease. The Authority may also authorize any of its other officers as he deems fit.

PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Office for time being or any other officer who is

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For WIZTOWN PLANNERS PRIVATE LIMITED


Director/Authorised Signatory



- entrusted by the Authority with the functions similar to those of Chief Executive Officer.
9. The entire legal expenses of execution of this Sub-Lease Deed including Stamp Duty and registration charges shall be borne by the sub-lessee, in case any dispute arises towards stamp duty, the sub lessee shall be liable for the same.
 10. Any relaxation, concession or indulgence granted by the Authority to the Sub-Lessee shall not in any way prejudice the legal right of the Authority.
 11. The Chief Executive Officer or the Authority reserve the right to make such additions and alterations or modifications in these terms and conditions as may be considered just or/and expedient.
 12. In the event of any dispute between Authority and the sub-lessee(s), the same shall be subject to the territorial jurisdiction of the Civil Court of District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Allahabad.
 13. If due to any "FORCE MAJEURE" or circumstances, beyond Lessors's control the Lessor is unable to deliver possession of allotted plot, entire registration money or the deposits depending on state of allotment will be refunded without interest.
 14. (a) In case of the clarification or interpretation regarding terms and Conditions of this sub-lease and brochure of the scheme which forms part of this sub-lease, the decision of the Authority shall be final and binding on all the sub-lessee(s).
(b) All conditions of Brochure of the scheme and allotment letter, even if not specifically mentioned in this sub lease deed, shall be treated as part of sub lease and binding upon the sub-lessee.
 15. If the sub-lessee commits any act of omission on the demised premises resulting in any nuisance, it shall be lawful for the Authority to ask the sub-lessee to remove the nuisance within a reasonable period, failing which the Authority shall itself get the nuisance removed at the sub-lessee's cost and charge the damages from the sub-lessee during the period of subsistence of the nuisance.
 16. The sub-lessee(s) shall be liable to pay all taxes, charges leviable from time to time by the Authority or any other statutory body duly empowered to levy to taxes/charges.
 17. All notices, orders and other documents required under the terms of allotment/lease etc. shall be govern by the provisions of the U.P. Industrial Area Development Act, 1976 and the Rules & Regulations made thereunder.
 18. All the arrears due from the sub-lessees to the Authority or any other statutory authority are recoverable as arrears.
 19. That the Lessor hereby covenant that sub-lessee(s) shall enjoy quiet possession of the demised premises without any disturbance by it or

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wigtown Planners Private Limited


Director/Authorised Signatory

1. The Commission has been constituted by the Government of India to inquire into the functioning of the various departments of the Government of India and to report thereon to the President of India.

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10. The Commission has been constituted by the Government of India to inquire into the functioning of the various departments of the Government of India and to report thereon to the President of India.



Secretary to the Government of India
 Ministry of Home Affairs
 New Delhi

its successors in the interest of any other person claiming title paramount thereto.

20. The sub-lessee shall not be allowed to assign or change his role in the project, in anyway, till the completion of the project, without the prior written permission of the Authority. In case of any violation of this, the sub lease shall be cancelled and entire money deposited shall be forfeited.
21. The Lessor, in the larger public interest, may take back the possession of the allotted plot and the buildings, if any, on it, by making payment at the prevailing rates and the decision of the Lessor in this regard, including the decision regarding the prevailing rates, shall be final and binding on the sub-lessees.
22. The sub-lessee shall abide by all the regulations, bye-laws, directions and guidelines of the Lessor framed/ issued under the brochure and U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules applicable from time to time.
23. The sub-lessee shall also not display or exhibit any advertisement or placed in any part of the exterior wall of the buildings, except at a place specified for this purpose by the Lessor.
24. In case of non-compliance of these terms and conditions, and any directions of the Lessor, the Lessor shall have the right to impose such penalty as it may consider just and/or expedient.
25. The sub-lessee shall plan development of SPORTS CITY by adhering to the land use percentages as mentioned in the brochure.
26. Composite Floor Area Ratio (**FAR**), of **2.00** on the total gross area of the allotted land will be permissible, which is fungible / transferable in different land use components as prescribed
27. The obligations of the developer with respect to the development of sports, institutional & other facilities are prescribed in this document.
28. Subject to provision of Master Plan and regulation of Lessor -
 - The sub-lessee shall be entitled to sub-lease the sports, other facilities and institutional activity, with prior approval of Lessor.
 - Commercial and residential area can be sub-leased without any approvals on tripartite agreement basis.
 - The transfer of whole plot and sub-lease of built up space shall be governed by the transfer policy prevailing at the time of such transfer or sub-lease of built up space.
 - Without obtaining the completion certificate the sub-lessee shall have the right to sub-divide the allotted plot into suitable smaller plot as per the planning norms of the Lessor only for the area available for residential & commercial use and to transfer the same to the interested parties, if any, with the prior approval of the Lessor on payment of transfer charges at the rate prevailing on the date of transfer. However, the area of each of such sub-divided plot should not be less than 8,000 sq. mtrs.
 - The allotment of land by the Lessor shall be on lease basis, however,

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.


Director/Authorised Signatory

For Wigtown Planners Private Limited

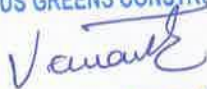

Director/Authorised Signatory



in future it can be converted in free hold as per the terms and conditions specified by the NOIDA.

- Multiple renting shall be admissible to the sub-lessee as per prevailing policy.
- The Sub-lessee shall make necessary arrangements of finances for development of SPORTS CITY to the satisfaction of NOIDA.
- The sub-lessee shall make necessary arrangements for designing, engineering, and construction of the Project in accordance with the provisions of the Master Plan and regulations of the NOIDA.
- The sub-lessee shall adhere to Government policies and relevant codes of BIS/IS relating to disaster management and energy conservation in land use planning and construction works.
- The sub-lessee shall obtain applicable permits/sanctions/approvals etc. from relevant Government agencies or local bodies or other authorities, as applicable. NOIDA shall assist and facilitate the sub-lessee to procure the sanction/approval/ license etc. expeditiously
- Various incentives/ concessions including waiver of stamp duty etc. shall be admissible to the sub-lessee as per the State Govt. policy from time to time.
- After the written approval of the Lessor, the sub-lessee can implement/develop the project through its multiple subsidiary companies in which the allottee/sub-lessee company shall have minimum 90% equity share holdings (such subsidiaries are exempted from stamp duty for transaction between parent company and subsidiary company under the provisions of Indian Stamp Act as per State Government notification).
- The sub-lessee/allottee who develop the project through its subsidiary company shall be entitled for sub leasing the portion of allotted/leased land/built-up area in favour of the subsidiary companies and the first transfer by such subsidiary company, of the said allotted/leased land/built-up area which is being developed or proposed to be developed by the subsidiary shall be without any transfer charges. However, for subsequent transfer/sub-lease, transfer charges as per prevailing policy (at the time of transfer) of the Lessor shall be payable.
- For the first transfer of land/built-up area through sub-lease no additional charges or transfer charges shall be payable by sub-lessee to Lessor or any other lessor.
- The subsidiary company(ies) in whose favour sub lease deed is permitted shall be entitled to mortgage the portion of land which is being developed by them, as per rules of the Lessor.
- Areas are tentative and can be increased or decreased at the time of handing over of possession. If any un-resumed land falls within the area on offer, efforts will be made to resume it or to shift elsewhere.
- The allottee/sub-lessee shall abide by the suggestions of State Government if any, in the master plan of NOIDA.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For Wiztown Planners Private Limited

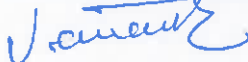


Director/Authorised Signatory



- Sub lease of land / built-up area shall be allowed on the basis of approved layout and building plans by NOIDA.
29. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
30. In case of any clarification or interpretation regarding these terms and conditions, the decision of the NOIDA shall be final and binding.
31. If due to any "Force Majure" or any circumstances beyond NOIDA's control, NOIDA is unable to make allotment or handover the possession of the allotted plot, entire earnest money and / or the deposits, as the case may be, will be refunded, as per the prevailing policies of NOIDA.
32. If the sub lessee commits any act of omission of the demised premises resulting in nuisance, it shall be lawful for the NOIDA to ask the sub lessees to remove the nuisance within a reasonable period failing which the NOIDA shall itself get the nuisance removed at the sub lessees cost and charge damages from the sub lessees during the period of existence of the nuisance.
33. Any dispute between the Lessor and sub lessees shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
34. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
35. The NOIDA will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
36. The sub lessees shall be liable to pay all taxes/ charges livable from time to time by the Lessor or any other lessor duly empowered to levy the tax/charges.
37. Commercial premises/ residential premises as per the plans of the allottee approved by NOIDA shall be used for commercial/residential purpose only. In case of default, the lease deed is liable to be cancelled and the Lessee/ Sub- lessee(s) will not be paid any compensation thereof.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For Wiztown Planners Private Limited



Director/Authorised Signatory



38. Other buildings earmarked for community facilities shall not be used for purposes other than community requirements.
39. All arrears due to the Lessor would be recoverable as arrears of land revenue.
40. The NOIDA in larger public interest may take back the possession of the land/building by paying a reasonable(s) compensation. The decision in this regard shall be final and binding on the sub-lessee(s).
41. In case the NOIDA is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee as per the prevailing policies of NOIDA.
42. This sub lease deed is exempted for payment of stamp duty vide Finance Department Notification No. M-599/X-501 dated March 25, 1942 issued by State Govt. in exercise of the powers conferred by clause(a) of section 9 of the Indian Stamp Act 1899 (II of 1899) as this deed is regarding transfer of property between the companies in which holding company M/s Lotus Greens Constructions Private Limited is beneficial owner of 100% of the issued share capital of the transferee company M/s Wigtown Planners Private Limited.
43. प्राधिकरण द्वारा स्पोर्ट सिटी योजना के लिए सैक्टर-150 में आबंटित भूमि पर स्पोर्ट सिटी योजना का नियोजन एवं क्रियान्वयन एकीकृत (Integrated) रूप में करने के लिए आबंटी संस्था द्वारा समस्त आबंटित भूमि पर (उप विभाजित भूखण्डों को भी एक साथ सम्मिलित करते हुए) एक साथ भूविन्यास मानचित्र प्राधिकरण से स्वीकृत कराना होगा। इस मानचित्र में भूमि के आबंटन की शर्तों के अनुसार विभिन्न क्रियाओं का नियोजन प्रस्तावित किया जायेगा।
44. प्राधिकरण द्वारा अनुमोदित भू-विन्यास मानचित्र के क्रम में ही आबंटी संस्था द्वारा योजना का क्रियान्वयन किया जायेगा। प्राधिकरण द्वारा भू-विन्यास मानचित्र स्वीकृत किये जाने तक आबंटी संस्था के सदस्य उप विभाजित भूखण्डों को किसी भी दशा में किसी अन्य को हस्तान्तरित नहीं करेंगे।

Components of facilities

Facility	Minimum amount to be spent (in Crore)
Golf Course (9 Hole)	40.00
Multipurpose Playfield	10.00
Tennis Centre	35.00
Swimming Centre	50.00

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.

[Signature]

Director/Authorised Signatory

For Wigtown Planners Private Limited

[Signature]

Director/Authorised Signatory



भारत सरकार

कारपोरेट कार्य मंत्रालय

कार्यालय कम्पनी रजिस्ट्रार,

उत्तर प्रदेश

37/17, वेस्टकाट बिल्डिंग, दि माल

कानपुर - 208001 (उ.प्र.)

वेबसाइट/Website : www.mca.gov.in

ई-मेल/E-mail : roc.kanpur@mca.gov.in



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

OFFICE OF REGISTRAR OF COMPANIES,
UTTAR PRADESH

37/17, Westcott Building, The Mall

Kanpur - 208001 (U.P.)

फोन/ Phone : 0512 - 2310443 / 2310434

No. ROC/Misc/holding subsidiary/ B Z C

Dated : 10/05/2016

M/s Wiztown Planners Private Limited,
7th Floor, Tower B, Plot No. 8, Sector-127,
Noida-201301.

Sub: Certificate of Subsidiary Holding relationship between M/s Wiztown Planners Private Limited & M/s. Lotus Greens Constructions Private Limited.

Sir,

With reference to your letter dated 03.05.2016 on the subject cited above, I am to state that M/s Lotus Greens Constructions Private Limited having its Registered Office at D-107, Panchsheel Enclave, New Delhi-110017 is holding 10,000 Equity Shares of Rs.10/- each totaling Rs.1,00,000/- (including 01 equity share of Rs 10/- each held through its nominee Shri Ravi Shankar Nanda) i.e. 100% shares in M/s Wiztown Planners Private Limited having its registered office at 7th Floor, Tower B, Plot No. 8, Sector-127, Noida-201301. The issued subscribed and paid up capital of M/s Wiztown Planners Private Limited is Rs. 1,00,000/- divided into 10,000 Equity Shares of Rs 10/- each and as such as on date M/s Wiztown Planners Private Limited is a wholly owned subsidiary company of M/s. Lotus Greens Constructions Private Limited.

The above certified information is based on the records available in MCA Portal and the affidavits filed by Shri Alok Jain, Director of M/s Wiztown Planners Private Limited & Shri Gautam Kalani, Director of M/s. Lotus Greens Constructions Private Limited and Certificate dated 02.05.2016 from M/s Ankush Jain & Co., Chartered Accountants.

In terms of the Provisions of Section 399 of the Companies Act, 2013, the required information/documents can also be accessed from the Ministry's website www.mca.gov.in or certified copy of the said documents can also be obtained on payment of the prescribed fee. Also refer to the provisions of Section 2(87) of the Companies Act, 2013 in the matter.

The above certified information is issued on the request of the company. In case, it is produced for the purpose of exemption from payment of revenue, the concerned department may take appropriate action on the merits of the case under the relevant laws, rules, regulations and due diligence without prejudice to the facts mentioned in it.



Yours faithfully,

(PUNEET KUMAR DUGGAL)
REGISTRAR OF COMPANIES,
UTTAR PRADESH,
KANPUR.

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.

Director/Authorised Signatory

For Wiztown Planners Private Limited

Director/Authorised Signatory



19. 10. 2013

10. 10. 2013

Pro-shops/food and beverage	30.00
IT centre/Administration/Media Centre	65.00
Indoor Multipurpose Sports Hall including – - Gymnastics - Badminton - Table Tennis - Squash - Basketball - Volley Ball - Rock climbing	30.00
Cricket Academy	50.00
Internal Roads & parks	25.00
Hospital / Senior Living / Medicine Centre	60.00
Circulation Spaces, Carpeting, Utilities etc.	15.00

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year first above mentioned in the presence of -

For, LOTUS GREENS CONSTRUCTIONS PVT. LTD.



Director/Authorised Signatory

For and on behalf of Lessee

For Wiztown Planners Private Limited

Director/Authorised Signatory

For and on behalf of Sub-Lessee

<u>Witness 1</u>	<u>Witness 2</u>
Signature 	Signature 
Name – Ankur Sharma	Name – Raj Bahadur Sharma
S/o – Sh. Pawan Kumar Bhardwaj	S/o – Sh. Chote Lal Sharma
Address 2A/3, Patparganj Village, Delhi - 110091	Address – 472/2, Chisti Chaman, Krishanganj, New Delhi - 110007

आज दिनांक 17/06/2016 को

वही सं. 1 जिल्द सं. 7882

पृष्ठ सं. 351 से 400 पर कमांक 6345

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

17/6/2016

