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17/8/17



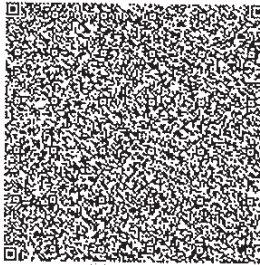
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP02826706706083P
Certificate Issued Date : 21-Jan-2017 12:14 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0103389119545578P
Purchased by : SUPERTECH TOWNSHIP PROJECT-LIMITED
Description of Document : Article 35 Lease
Property Description : PLOT NO. TS-05 SEC-22D YAMUNA EXPRESSWAY NOIDA
Consideration Price (Rs.) :
First Party : YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : SUPERTECH TOWNSHIP PROJECT LIMITED
Stamp Duty Paid By : SUPERTECH TOWNSHIP PROJECT LIMITED
Stamp Duty Amount(Rs.) : 90,07,000
(Ninety Lakh Seven Thousand only)



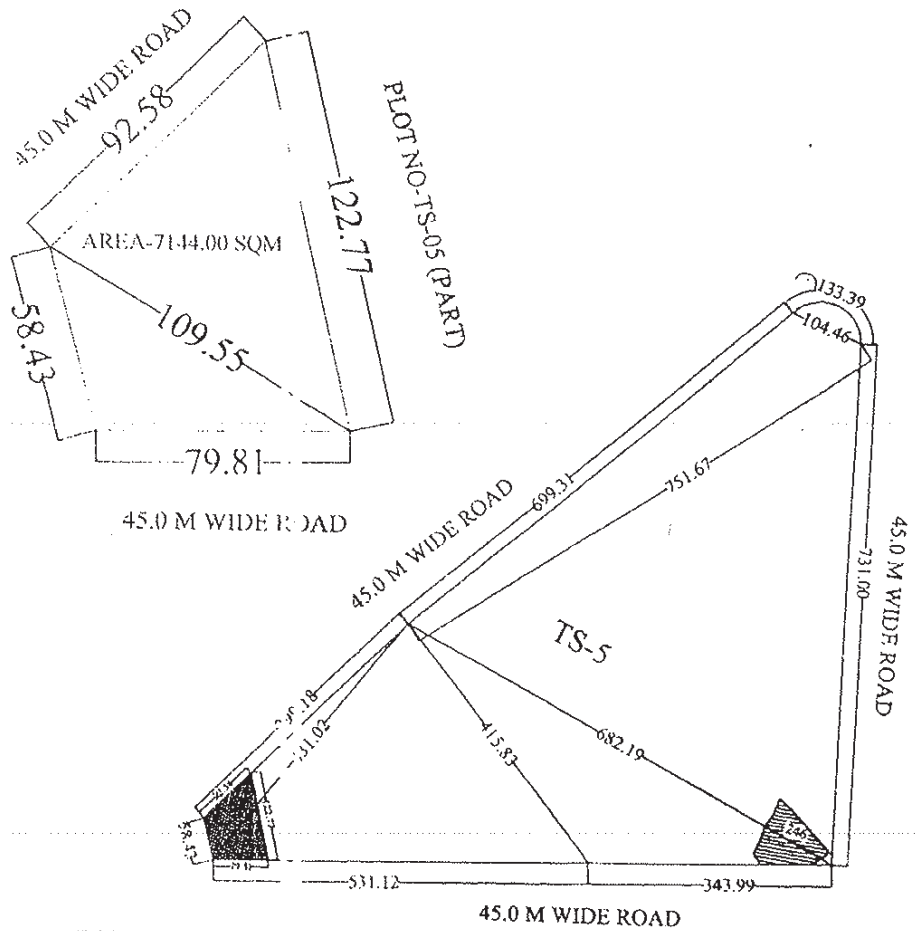
Please write or type below this line

बसी खान
प्रबन्धक-ग्रेड - II (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक प्राधिकरण
नोएडा

For Supertech Township Project Limited

Director/Authorised Signatory

0005578658



TOTAL AREA- 414185.00 SQM

AREA UNDER H.C STAY-5640.00 SQM

NET AREA INCLUDING INCREASED AREA(7144.00) = 408545 SQM

— PLOT BOUNDRY

NOTE-

Development work is in progress area plot may increase/decrease after completion site development.

<p>SIGN- of Superd. Townsh. Project</p> <p>POSSESSION TAKEN OVER</p> <p>Authorised Signatory</p>	<p>SIGN- वसी खाक</p> <p>प्रबन्धक-से 11 (समिति)</p> <p>सेक्टर नो 11</p> <p>POSSESSION HANDED OVER</p>			
	<p>PROJ. DEPTT.</p> <p>ASST. MANAGER</p>	<p>MANAGER</p>	<p>SR. MANAGER</p>	
	<p>LAND. DEPTT.</p> <p>LEKHPAL</p>	<p>NAYABTAHSEEL DAR</p>	<p>TAHSEEL DAR</p>	
	<p>LAW. DEPTT.</p> <p>A.L.O.</p>			
	<p>PLNG. DEPTT.</p> <p>SR. DRAFTSMAN</p>	<p>SR. EXECUTIVE</p>		



पत्रांक : वाई.ई.ए./बिल्डर्स/2017/391
दिनांक: 01 फरवरी, 2017

POSSESSION CERTIFICATE

Allotment No.: YEA/RT/112/2011
Date: 01.08.2011
Plot No.- TS-05
Sector-22D

Lease/Allottee's Name & Address:
M/s Supertech Township Projects Ltd
Through Mr. Diwakar Jha S/o Sh. Hari
Ram Jha
H/o- B-28-29, Sector-58, Noida

Status/ Boundaries of Plot Remarks	Dimensions	Area (In Sq.m.)
		(7144.00 Sq.m.)
North- East.....	As per Lease Plan	
South- West.....	As per Lease Plan	
South - East.....	As per Lease Plan	
North- West.....	As per Lease Plan	

Site plan of the plot is enclosed herewith.

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession Handed over by

Up
01/08/17

Manager - I (सिटी डेवलपर)

एन.ए.ई.डी.ए. - II (सम्पत्ति)

Copy to: एक्सप्रेसवे औद्योगिक प्राधिकरण

ग्रेटर नोएडा

1. Lessee M/s Supertech Township Projects Ltd
2. General Manager (Plng./Proj.)

Possession taken over by
For Supertech Township Project Limited

Signature of the Lessee
Director/Audit Signatory
11/2/2017

Manager - I (Builder)

YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY

1st Floor, Commercial Complex, Block (P-2) Sector-Omega-1, Greater Noida City.,
Ph.0120-2395201 Fax-0120-2395150

To,

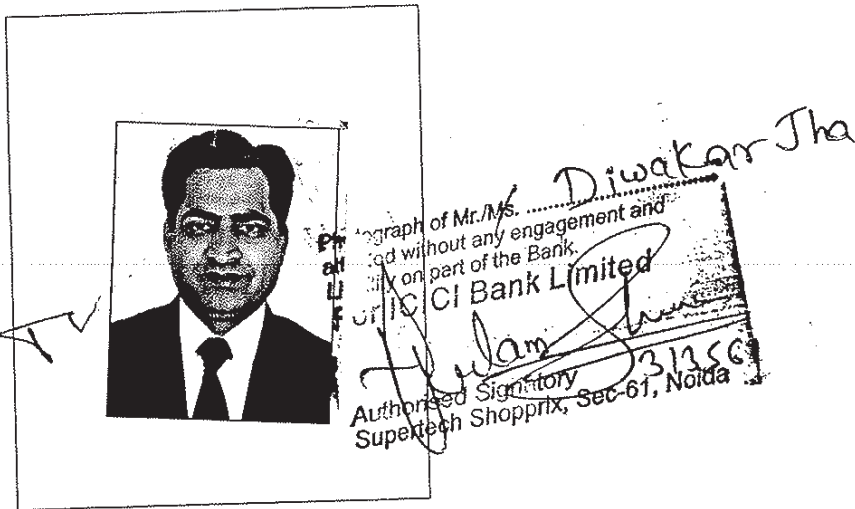
The Branch Manager

ICICI BANK

Subject: For Attested Photograph. 02SSD1506GP2

Dear Sir,

I requested to you kindly verify my photograph



Photograph of DIWAKAR JHA



To,

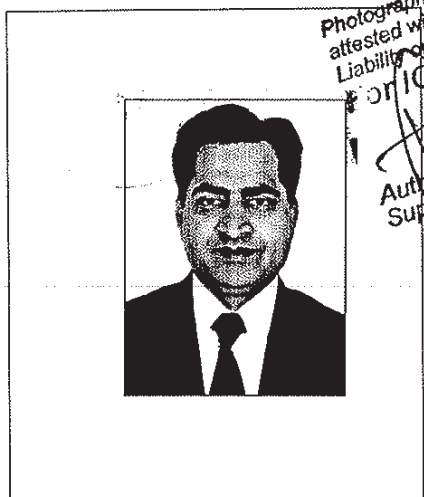
The Branch Manager

ICICI BANK

Subject: For Attested Photograph and my signature A/C No SB-025501506692

Dear Sir,

I requested to you kindly verify my signature and photograph



Photograph of Mr./Ms. Diwakar Jha
attested without any engagement and
Liability on part of the Bank.
ICICI Bank Limited
Authorised Signatory
Supertech Shoppix, Sec-61, Noida

Signature.....

Diwakar Jha

Photograph of DIWAKAR JHA

Signature of Mr./Ms. Diwakar Jha
verified as per our record without any risk
or responsibility on part of the bank or
the Office Signing It.
For ICICI Bank Limited
Authorised Signatory
Supertech Shoppix, Sec-61, Noida

Diwakar Jha
313561




CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS ("BOARD") OF SUPERTECH TOWNSHIP PROJECT LIMITED ("COMPANY") IN THEIR MEETING HELD IN THE FINANCIAL YEAR 2016-17 ON THURSDAY THE 5TH DAY OF JANUARY, 2017 STARTED AT 10.00 A.M. AND CONCLUDED AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1114, HEMKUNT CHAMBERS, 89, NEHRU PLACE, NEW DELHI-110019.

The Chairman informed the Board that "CORRECTION DEED/SUPPLEMENTARY DEED" with Yamuna Expressway Industrial Development Authority (YEIDA) was required to be executed in respect of land allotted by YEIDA to the Company, for which a person need to be authorized on behalf of the company to executed the said deed. The Board discussed the matter and thereafter passed the following resolution unanimously:

"RESOLVED THAT the company may execute a "CORRECTION DEED/SUPPLEMENTARY DEED" with Yamuna Expressway Industrial Development Authority (YEIDA) in respect of land allotted by YEIDA to the company vide letter YEA/Builders/2015/250 dated 29.05.2015."

"RESOLVED FURTHER THAT Mr. Diwakar Jha S/o Shri Hari Ram Jha be and is hereby authorized to negotiate, finalize and execute under his signature, the "CORRECTION DEED/SUPPLEMENTARY DEED" and allied documents on behalf of the Company and to do all such acts, matters, deeds and things and to take all steps and do all things as may be expedient or desirable for giving effect to the said "CORRECTION DEED/SUPPLEMENTARY DEED."


Certified True Copy
For Supertech Township Project Limited


R.K. Arora
Director


DIN- 00021491

Address: C-1/10, Sector-36, Noida

Date: 10.01.2017


.....
Specimen Signature of Mr. Diwakar Jha

Attested


R.K. Arora
Director
DIN- 00021491
Address: C-1/10, Sector-36, Noida

That the premium of the increased area 7144 sq. mtrs. shall be Rs. 115911400.00 (Rupees Eleven Crore Fifty Nine Lakh Eleven Thousand Four Hundred Only) and the lease Rent for 90 years if paid on time, would be Rs. 11591140.00 (Rupees One Crore Fifteen Lakh Ninety One Thousand One Hundred Forty Only). *which has been paid sum sum in one time*

North East : As per lease plan attached
South East : As per lease plan attached
North West : As per lease plan attached
South West : As per lease plan attached

And which said plot as clearly delineated and shown in the attached plan and there in marked red and the original lease deed will be leased to be amended accordingly.

Except as hereinafter varied/modified the original lease deed shall continue to have full force and effect. Nature of property is not changed.

In witness whereof, the parties, hereto, have signed this supplemental deed on the 27th day of January, 2017 first mentioned above.

Witness

1. *Prabhat Kumar Sharma Aes*

Gr Noida 21G74 CH212

2. *Sanjay Kumar Singh*

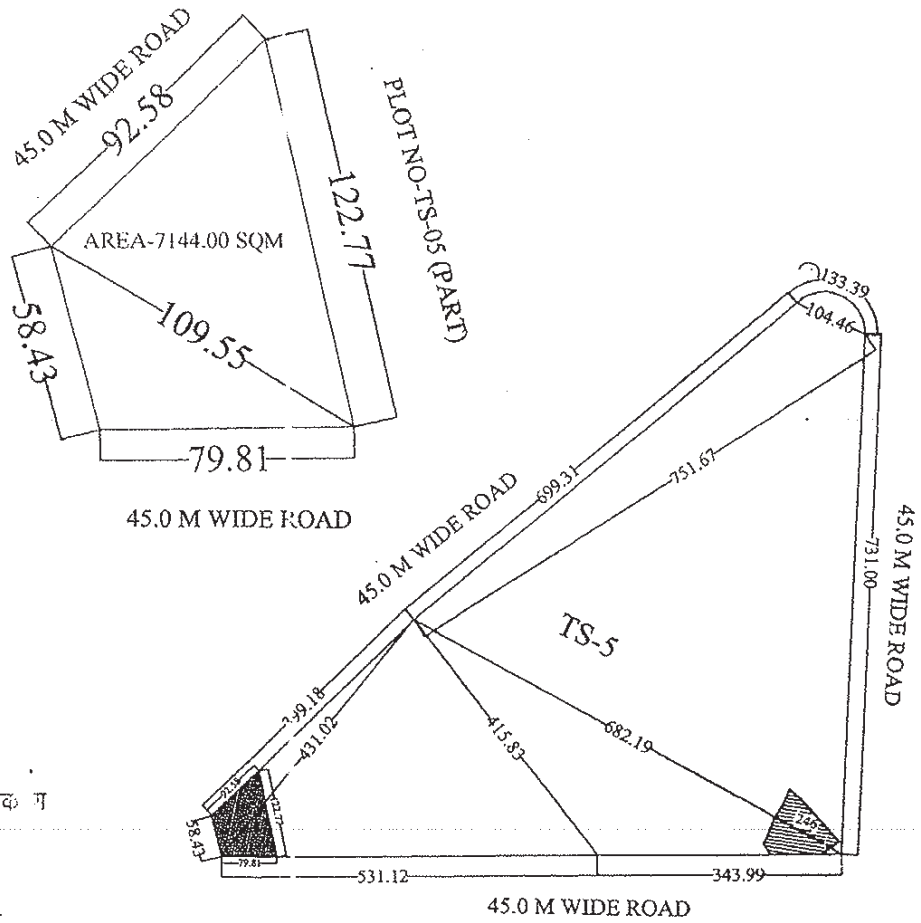
Rt. 156 Maliga Meerut

Yr
On behalf of lessor

For Supertech Township Project Limited

[Signature]
On behalf of lessee
Director/Authorized Signatory

[Stamp]
बिही खास
प्रबन्धक-गैड - II (सम्पत्ति)
समुना एक्सप्रेसवे औद्योगिक प्राधिकरण
ग्रेटर नोएडा



बसी आनि
 वावक-ग्रेड - II (सम्पत्ति)
 रेल एक्सप्रेसवे औद्योगिक प्राधिकरण
 गेटर नोएडा

TOTAL AREA- 414185.00 SQM

AREA UNDER H.C STAY-5640.00 SQM

NET AREA INCLUDING INCREASED AREA(7144.00) =408545 SQM

— PLOT BOUNDRY

NOTE-

Development work is in progress area plot may increase/decrease after completion site development.

SIGN-	SIGN-		
	POSSESSION TAKEN OVER	POSSESSION HANDED OVER	
LEASE PLAN FOR PLOT NO-TS-05, SEC.22(D)	PROJ.DEPTT. ASSTT.MANAGER	 MANAGER	 SR.MANAGER
	LAND.DEPTT. LEKHPAL	 NAYABTAHSEEL DAR	 TAHSEEL DAR
	LAW.DEPTT.	A.L.O.	
	PLNG.DEPTT. SR.DRAFTERMAN	 SR.EXECUTIVE	

SUPPLEMENTARY, LEASE DEED

This deed is made on the 27th day of January, 2017 Between Yamuna Expressway Industrial Development Authority a body corporate constituted under the Provisions of Uttar Pradesh Industrial Area Development Act 1976 and having its office 1st Floor, Commercial Complex, Block-P-2, Sector Omega-1, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh (hereinafter called the 'Lessor' which expression shall, unless the context mean and include its successors, assigns) of the one part.


And

M/s. Supertech Township Project Ltd, a company registered under the provisions of the India Companies Act, having its Registered Office at 1114, Hemkunt Chamber, 89, Nehru Place, New Delhi, Corporate Office at B-28, 29, Sector-58, Noida-201306 through its authorized signatory Mr. Diwakar Jha S/o Sh. Hari Ram Jha, duly authorized vide Resolution No. CIN-U70200DL2010PLC204121 passed by the said Company in its 10.01.2017 Meeting of the board of Director on 10.01.2017(hereinafter referred to as the 'Lessee' which expression shall, unless repugnant to the context does not so admit include its Successors, assigns) of the Second part.

Whereas the First Party i.e. , Yamuna Expressway Industrial Development Authority, had allotted 407041 sq. mtrs. Land to the second party i.e., Supertech Township Project Ltd., vide allotment letter letter no. YEA/RT/112/2011 dated 01.08.2011 and since 5640 sq. mtrs. Land was under High Court Stay , Lease Deed was executed as per Bahi No. 1 Jild No. 9920 Pages 329 to 368 Document No. 23795 on dated 13.12.2011 for 401401 sq. mtrs. Only. Now, the First Party is in a position to release further 7144 sq. mtrs. to the Second Party.

Accordingly, through this Supplementary Deed the parties hereto have agreed modify the original Lease Deed executed and registered as per Bahi No. 1 Jild No. 9920 Page 329 to 368 Document No. 23795 on dated 13.12.2011 between the parties in following manner :-

That with the increase of the area of 7144 sq.mtrs. the total area of Plot No. TS-05, Sector-22D; situated in Yamuna Expressway, Distt. Gautam Budhnagar (U.P.) shall be deemed as 408545 sq. mtrs. (100.95 acres) for all purposes


बस्ती खान
प्रबन्धक-ग्रेड -II (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
ग्रेटर नोएडा


For Supertech Township Project Limited


Director/Authorised Signatory