

**TRIPARTITE SUB-LEASE DEED**

**Govt. Value** : Rs. 7,85,25,000/-  
**Sale Consideration** : Rs. 14,00,00,000/-  
**Stamp Value** : Rs. 70,00,000/-  
**Plot No.** : CS-03/GH-01, Sector-04, Greater Noida  
**Area** : 2000 sq.mt.

*(The Building Plan over the said plot has been sanctioned by Greater Noida Industrial Development Authority vide sanction letter no. PLG/(BP)BP-3202/CPA5202 dated 08.08.2013 and about 13800 sq.ft. raft of foundation and column has been casted over the said plot. The valuation of said construction and map sanctioned etc. is assessed about Rs. 1,47,58,000/-, the stamp duty has been paid over the total sale consideration of Rs. 14,00,00,000/-)*

This Sub-Lease Deed is made at Greater Noida on this ...<sup>6<sup>th</sup></sup>... Day of ...<sup>Dec</sup>... 2017

**Between**

Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the "Lessor") of the First Party.

**And**

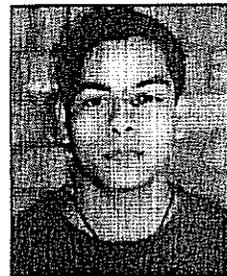
**M/s Gaursons Hi-tech Infrastructure Pvt. Ltd.** a Company duly incorporated under the Companies Act, 1956 and having its Registered Office at D-25, Vivek Vihar, Delhi-110095 through its Authorized Signatory **Mr. Shailendra Raghav S/o Sh. L.S. Raghav R/o Gaur Biz Park, Plot No.1, Abhay Khand-2, Indirapuram, Ghaziabad, U.P.** duly authorized by the Board of Directors vide resolution dated 20.06.2017, (hereinafter referred to as the "Lessee" which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors, liquidators and assigns) of the Second Part; (PAN No. **AACCG8097J**).

M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd.

For SURDEEP INFRA PROJECTS PRIVATE LIMITED

*(Signature)*

*(Signature)*  

And

**M/s Surdeep Infra Projects Pvt. Ltd.** a Company duly incorporated under the Companies Act, 2013 and having its Reg. Office at D-25, Vivek Vihar, Delhi-110095 through Authorized Signatory **Mr. Vikash Bhagat, S/o Sh. D.N. Bhagat R/o C-142, Sector-44, Noida, U.P.** duly authorized by the Board of Directors vide resolution dated 30-10-2017, (hereinafter referred to as "Sub-Lessee", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns) of the Third Part; (**PAN- AAYCS9799K**).

Whereas:

- A. Greater Noida Industrial Development Authority ("Lessor") invited bids under their Scheme No RTS-01/2010(I) of the year 2010 for allotment of Residential Township situated in GH-01, Sec-4, Greater Noida, District Gautam Budh Nagar, U.P.
- B. M/S Gaursons Hi-tech Infrastructure Pvt. Ltd. Developer herein was the successful bidder for Plot No. GH-01, Sec-4, Greater Noida, District Gautam Budh Nagar, U.P. admeasuring 503216 sq.mtr. (hereinafter referred to as the "Said Land") .
- C. The said land was allotted to Developer vide Authority's Letter bearing No. Builder/2010/1419 dated 19.03.2010 for development of Residential Township & Marketing of Built-up & developed Plots/houses/flats/commercial spaces/facilities plots to the individuals/Company as its Allottees on the terms and conditions contained in the said letter of allotment.
- D. The Developers exercised the option of getting the Lease Deed (hereinafter referred to as "The Lease/Lease Deed") of the said Land executed in their favour from the Authority. The Authority as a lessor vide Lease Deed dated 05.05.2010 Duly registered with the Sub-Registrar, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, Registered as Document No. 8016 in Book No. 1, Vol. No. 6110, Pages 371 to 400, demised the said land in favour of the Developers as Lessee on certain terms and conditions, inter-alia to transfer the developed Plot/Flat/Dwelling Units/Shops and other saleable spaces in favour of its allottees for the un-expired period Deed dated 05.05.2010 of Lease in favour of the Developers.
- E. The Developers/Lessee has developed and set up a Residential Township on the said Land and has carrying out internal development work as per norms fixed by the Authority and obtained sanctions dated 20.05.2013 of the building plans for development and construction of the plot/flat/dwelling units/shops and other saleable spaces on the said land in accordance with the terms and conditions contained in the aforesaid Lease Deed. The said Residential Township comprising of Flatted/Dwelling

For M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd.

For SURDEEP INFRA PROJECTS PRIVATE LIMITED





उप पट्टा चिन्नेय

प्रतिफल - 1400000000	स्टाम्प शुल्क - 7000000	धाजारी मूल्य - 0
पंजीकरण शुल्क - 20000	प्रतिनिधिकरण शुल्क - 100	योग 30000

श्री गैससे सुरदीप इन्फ्रा प्रोजेक्ट्स प्रा० लि०

द्वारा

विकास भगत(अधिकृत पदाधिकारी: प्रतिनिधि)

पुत्र श्री श्री०एन० भगत

टपकराय : नौकरी

नियामी: सी-142, सेक्टर-14, नोएडा, उ०प०



श्री गैससे सुरदीप इन्फ्रा प्रोजेक्ट्स प्रा० लि०

द्वारा विकास भगत(अधिकृत पदाधिकारी: प्रतिनिधि)

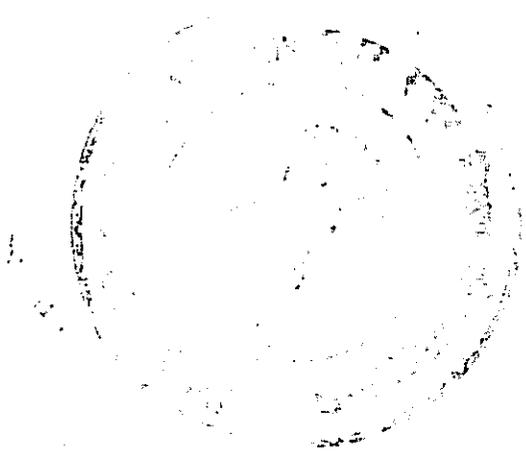
रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

ने यह लेखपत्र इस कार्यालय में  
दिनांक  
निबंधन हेतु पेश किया।

07/12/2017 एवं 05:00:05 PM बजे

रमेश श्रीवास्तव

उप निबंधक : सटर गेट नोएडा



Units/Commercial/Institutional/Facilities/Convenient Shopping shall hereafter be referred to and named as the "GAUR CITY".

F. **M/s Surdeep Infra Projects Pvt. Ltd.** a company incorporated under Companies Act 2013 has applied for allotment of plot and Lessee/Developer has allotted plot admeasuring 2000.00 sq.mtr. for the purpose of development, construction and marketing of convenient shopping space in the said township situated at Gaur City, Plot no. CS-03/GH-01, Sector-4, Greater Noida, District Gautam Budh Nagar, U.P. (hereinafter referred as Plot.)

G. In terms of the lease deed dated 05.05.2010 Executed by the Lessor in favour of the Lessee, the Sub-Lessee is desirous of execution of Sub-Lease Deed of the said plot in their favour and the Lessor has agreed to confirm the Sub-Lease for the unexpired period of 90 years of the lease deed dt. 05.05.2010 on the terms and conditions, hereinafter set out.

**NOW THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:**

1. That the mode of payment of the consideration amount of **Rs. 14,00,00,000/- (Rupees Fourteen Crore Only)** which is being paid as per below:-

(A) That in consideration of the amount of **Rs. 1,79,00,000/- (Rupees One Crore Seventy Nine Lakh Only)** (including 1% TDS on total consideration amount) paid by the Allottee/s/Sub-Lessee(s) to the Lessee, as per the payment details given below:-

Sr. No.	Cheque No./UTR No.	Date	Amount
1	702936	1-11-2017	1,15,00,000/-
2	UTR No. INDBR22017 110200843173	02-11-2017	50,00,000/-
3	TDS		14,00,000/-
<b>Total</b>			<b>1,79,00,000/-</b>

the receipt whereof the Developers/Lessee hereby admits and acknowledges.

(B) That the balance consideration amount **Rs 12,21,00,000/-** shall be paid by the sub-lessee(s) to the Lessee as per the schedule mentioned below:-

Sr. No.	Date	Amount
1	16-12-2017	3,00,00,000/-
2	16-02-2018	2,00,00,000/-
3	16-04-2018	2,00,00,000/-
4	16-06-2018	2,00,00,000/-
5	16-08-2018	2,00,00,000/-
6	16-10-2018	1,21,00,000/-
<b>Total</b>		<b>12,21,00,000/-</b>

To: Surdeep Infra Projects Pvt. Ltd.

*[Signature]*

For SURDEEP INFRA PROJECTS PRIVATE LTD.

निष्पादन लेखपत्र वाट सुनने व समझने मजमुन व पास धनराशि र पसेचानुसार उक्त पट्टा दाता।

श्री गे०नो०ओ०वि०पा० द्वारा धवंधक अरविन्द मोहन

द्वारा



श्री संजीव शर्मा (पमाणीकृत मुख्तार)

पुत्र श्री रघु० श्री रामशरण शर्मा

व्यवसाय नौकरी

नियारी गे०नो०ओ०वि०पा०

पट्टा दाता 2

श्री मेसरो गौडसन्स हार्टेक इन्फ्रास्ट्रक्चर प्रा० लि०

द्वारा



श्री शैलेंद्र राघव (अधिकृत पटाधिकारी प्रतिनिधि)

पुत्र श्री एल०एस० राघव

व्यवसाय नौकरी

नियारी गौड विज पार्क, प्लॉट नं- 1, अमय खण्ड-2, इन्दिरापुरम, गाजियाबाद, उ०प०

पट्टा गृहीता।

श्री मेसरो सुरदीप इन्फ्रा प्रोजेक्ट्स प्रा० लि०

द्वारा



श्री विमल भगत (अधिकृत पटाधिकारी प्रतिनिधि)

पुत्र श्री डी०एन० भगत

व्यवसाय नौकरी

नियारी सी-142, सेक्टर-44, लोएडा, उ०प०

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता।

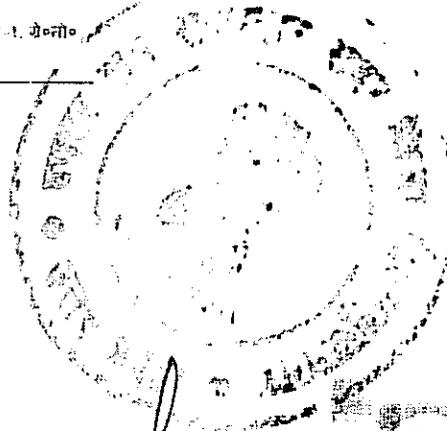
श्री डिल्ली राम

पुत्र श्री तारके प्रसाद

व्यवसाय नौकरी

नियारी सी- 47, वीटा-1, गे०नो०

पहचानकर्ता 2



श्री रोहित

पुत्र श्री मनोज कुमार

व्यवसाय नौकरी

नियारी एच- 18-4, गामा-2, गे०नो०



the Sub-Lessee agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions herein contained and as contained in the Allotment Letter, the Lease Deed, executed between the Authority and the Lessee, Developers/Lessee doth hereby sub-lease and the Lessor hereby confirm sub-lease of the said plot unto the Allottee/Sub-Lessee together with all rights, easements and appurtenances whatsoever to the said plot belonging or appertaining thereto TO HOLD the said plot hereby sub-leased unto the Sub-Lessee for unexpired period of 90 years, reckoned from 05.05.2010.

2. The vacant and peaceful possession of the said plot has been delivered to the Sub-Lessee and the Sub-Lessee confirms the taking over of the possession of the said plot after satisfying himself/herself/themselves as to the area of the said plot.
3. That the Lessee hereby covenant with the Sub-Lessee that the absolute interest which they prefer to transfer/demise by way of sub-lease subsists and that they have good right, full power and authority to grant sub-lease of the said plot.
4. The Sub-Lessee shall execute an indemnity bond, indemnifying the lessor/lessee against all disputes arising out of:
  - (a). Non-Completion of the Project
  - (b). Quality of construction
5. The allottee/Sub-Lessee shall have to make the plot for development of convenient shopping space and related services functional & also obtain completion certificate within period as stipulated in sanction plan vide sanction letter no. PLG/(BP)BP-3202/CPA5202 dated 08.08.2013. Completion of the building to be taken by allottee/sub-lessee from the lessor as per their applicable bye-laws, rules & regulations without any cost or liability on the Lessee and copy to be provided to the lessee within stipulated time period.
6. The Sub-Lessee shall commence the construction of sanctioned F.A.R. within 18 months from the date of sanction and shall be required to complete the construction of area as per approved layout plan and get the occupancy certificate/completion certificate issued from the building cell of the Greater Noida Development Authority within a period of 5 years from the date of execution of this Sub-Lease Deed.
7. The Sub-Lessee undertakes to put to use the said plot for the purpose of Convenient Shopping and related services only as per building bye-laws of the Lessor. In case of default, the sub-lessee has to pay the penalty as may be imposed by the Lessor. Use of the said plot for a purpose other than that

sons Hi-Tech Infra Structures Pvt. Ltd.

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*[Handwritten Signature]*  
 AUTHORIZED REPRESENTATIVE





mentioned above will render sub-lessee liable for cancellation and the Allottee/Sub-Lessee will be paid no compensation thereof.

8. The Lessor reserves the right to all mine and minerals, coals, washing gold, earth, oils, queries, in over or under the said plot and full right and power at any time to do all 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 surface of the said Land or for any building for the time being standing thereon provided always the Authority shall make reasonable compensation to Sub-Lessee for all costs incurred, loss of profits and damages directly or indirectly occasioned by the exercise of such rights. To decide the amount of the reasonable compensation, the decision of the Lessor will be final and binding on the Sub-Lessee.
9. The Lessor is receiving lease rent as per the schedule mentioned in the Lease Deed dated 05.05.2010 in respect of the said land in which the said plot is located by the Lessee and as such Lessee hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the said plot during the period of the Sub-Lease.
10. The Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in the Allotment Letter dated 19.03.2010 lease deed dated 05.05.2010 & scheme brochure conditions, as applicable and pertaining to the said plot, hereby sub-leased and all relevant terms thereof shall be deemed to be incorporated in this Sub-Lease Deed. The Sub-Lessee confirms that they have received and read a photocopy of the lease deed dated 05.05.2010.
11. The Sub-Lessee shall not sell, transfer or assign the whole or part of the said plot to anyone except with the previous consent in writing of the Lessor and on such terms and conditions including the transfer charges/fee as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by Lessor in respect of Lease-hold properties.
12. Whenever the title of Sub-Lessee in the said plot is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in the Lease Deed, Sub-Lease Deed and Allotment letter dated 19.03.2010 and the Maintenance Agreement referred to elsewhere in this Sub-Lease and he/she/they be answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the said plot.
13. a) The sub-lessee shall have the right to sub-lease the developed plot(s) and built up space as per layout and building plans approved by the

For SURDEEP INFRA PROJECTS PRIVATE LIMITED







FOR FURTHER INFORMATION

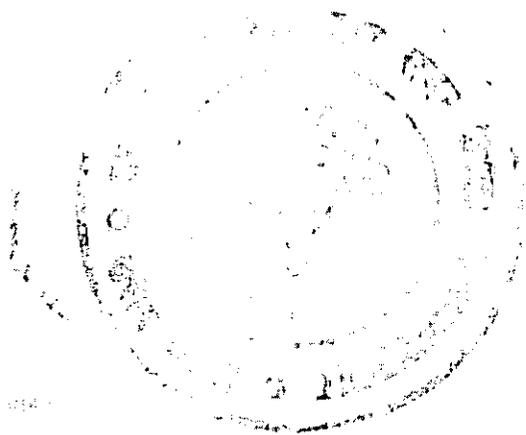
Greater Noida Industrial Development Authority at its own price on the standard lease agreements approved by the Greater Noida Industrial Development Authority.

- b) No transfer charges shall be applicable in case of first sub-lease of the developed plot(s) and/or built up space including the built up space(s) on the subdivided plot(s) as described in the lease deed, within two years after the date of completion. However, for subsequent sales, the transfer charges as prevalent at the time of transfer, or as may be decided by the lessor/Greater Noida Industrial Development Authority shall be payable.
14. a) That whenever the title of the said plot is intended to be transferred in any manner whatsoever, the transferor and proposed transferee shall give notice of such transfer in writing to the Lessor, to the Lessee and to the Township Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other Township charges payable to the Township Maintenance Agency before effecting the transfer of the said Plot failing which the transferee shall have to pay the outstanding dues of the Township Maintenance Agency before occupying the said Plot.
- b) In the event of death of the Sub-Lessee, the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the Lessor, Lessee and the Township Maintenance Agency. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Township Maintenance Agency, Statutory Authority and or any other Government Agency.
- c) The persons on whom the title devolve or his/her transferee, as the case may be, shall supply to the Lessor, Lessee and to the Township Maintenance Company certified copies of document(s) evidencing the transfer or devolution.
15. The Sub-Lessee may mortgage the said plot in favour of the Banks/Approval Financial Institutions/Govt. organisation etc., for raising loans with the prior permission of lessor in writing. Provided that in the event of sale or fore closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value of the Plot as first charge having priority over the said mortgage/charge. The decision of the Lessor in respect of the market value shall be final and binding on all the parties concerned. Provided further the Authority shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Authority of the

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unearned increased as aforesaid. The Lessor's right to the recovery of the unearned increase and pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to involuntary sale or transfer, be it by or through execution of decree or insolvency/Court.

16. The Lessor and/or Lessee and/or Township Maintenance Agency and their employees have the right to enter into and upon the Plot and/or building constructed thereon in order to inspect, carry out repair work from time to time and at all reasonable times of the day during the term of the Sub-Lease and the Sub-Lease will give notice of the provisions of this clause to his/her/their tenants.
17. The Sub-Lessee shall from time to time and at all times pay directly to the local Government/Central Govt./Local Authority or Lessor, all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the validity of this Deed be assessed, charged or imposed upon the said Plot and building constructed thereon, hereby sub-leased from the date of allotment of the said plot by the Lessee.
18. The Sub-Lessee shall also be liable to pay to the Lessee the charges, pro-rata as may be determined by the Lessee or its nominated Township Maintenance Agency, for maintaining various services and facilities in the said Residential Township where the said Plot is situated until the same are handed over to a local Body/Authority for maintenance. All such charges shall be payable and be paid by the Sub-Lessee to the Lessee/Township Maintenance Agency periodically as and when demanded by the Lessee/Township Maintenance Agency. The pro-rata share so determined by the Lessee/Township Maintenance Agency shall be final and binding on the Allottee/Sub-Lessee.
19. The Sub-Lessee has further agreed and undertaken to pay any amount demanded or expenses incurred by the Lessee for providing external development works not provided by the Authority at its own cost as per the terms and conditions of the said Lease Deed.
20. The Sub-Lessee shall not sub-divide or amalgamate the said Plot with any other Plot in Township without taking prior approval of the Lessor.
21. (a). The Sub-Lessee will not carry on, or permit to be carried on, in the said Plot any trade or business whatsoever or use the same or permit the same to be used for any purpose other than for Convenient Shopping and related services or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Lessor and/or Lessee may be a nuisance, annoyance or disturbance to the other owners of the said Residential Township/Complex and persons living in the neighbourhood.

SI-Teck Infrastructure Pvt. Ltd.

For SURDEEP INFRA PROJECTS







- (b). The Sub-Lessee will obey and submit to all directions, issues and regulations made by the Authority now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as affect the health, safety or convenience of other inhabitants of the Residential Township/Complex.
22. The Sub-Lessee shall on the determination of the Sub-Lease of his/her/their Plot of Land, peaceably yield up the said Plot of land, as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the said Plot of land
23. In case of any breach of the terms and conditions of the Lease Deed, executed between the Lessor and the Lessee and terms and conditions of this Sub-Lease executed between Sub-Lessee, the Lessor have the right to re-enter the said Plot after determining the lease hold rights in respect thereof, On Re-entry of the demised Plot, if it is occupied by any structure built un-authorizedly by the Sub-Lessee, the lessor will remove the same at the expenses and cost of the Sub-Lessee. In the event of re-entry the Lessor may re-allot the said Plot to any person. Before exercising the right of re-entry, due notice to the Sub-Lessee and the lessee shall be given by the Lessor to rectify the breaches within a period stipulated by the Lessor.
24. Any default on the part of such sub-lessee to fully implement the terms & conditions of the lease deed or scheme shall not be automatically considered as fault of lessee. The Lessor shall be entitled to take any action against the sub-lessee as has been mentioned in the scheme brochure including cancellation of the sub-lease deed and forfeiture of the paid premium as per the terms and conditions of the scheme brochure.
25. Multiple renting shall be admissible to the lessee and for the sub-lessee.
26. All arrears due to the Lessor would be recoverable as arrears of land revenue.
27. Stamp duty, registration fee and all other incidental charges required for execution and registration of this deed have been borne by the Sub-Lessee. The Sub-Lessee shall also be liable for due compliance of the provisions of Indian Stamp Act, 1899 as applicable to the State of Uttar Pradesh and shall be liable to pay the deficiency in the amount of Stamp Duty and Penalties, if any, as may be levied by the concerned authority.
28. All notices, orders and other documents required under the terms of the Lease Deed and/or this Sub-Lease Deed or under the Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) or any rules or regulations made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act. 1973, as re-enacted and modified by the Uttar

Tech Infrastructure Pvt. Ltd

For SURDEE INFRA PROJECTS

1. —

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60.0 MT. WD. ROAD

C.S.-2

36603

44569

CONVENIENT SHOP NO - 3  
AREA = 2000 Sq.M.

64119

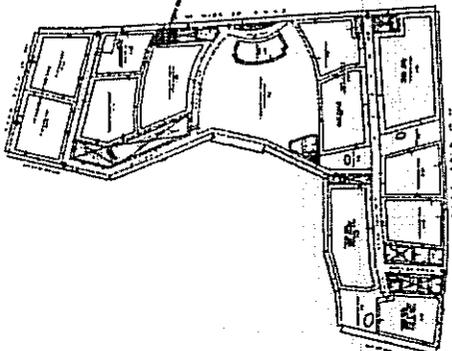
GC - 7

IST-1

OFFICE AREA  
(WITH PETROL PUMP-PP1 &  
POLICE CHOWKI-PC2)

41470

PLOT - CONVENIENT SHOP NO - 3 (CS-3) AT "GAURCITY" GH-01, SECTOR 4, GREATER NOIDA



KEY PLAN



DRW. TITLE : :

LEASE PLAN

PLOT - CONVENIENT SHOP NO - 3 (CS-3) AT "GAURCITY"  
SECTOR 4, GREATER NOIDA

LESSOR

ARCHITECT SIGN

LESSEE

SUB-LESSEE

DATE

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
PRINTED

6.12.20



UNIVERSITY OF TORONTO





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED ("COMPANY") AT THEIR MEETING HELD ON TUESDAY 20<sup>TH</sup> JUNE, 2017 FROM 9.30 A.M. TO 9.45 A.M. AT THE CORPORATE OFFICE OF THE COMPANY AT GAUR BIZ PARK, PLOT NO-01, ABHAYKHAND-2, INDRAPURAM, GHAZIABAD-201010

"RESOLVED THAT Mr. Shailendra Raghav, Authorised Signatory of the Company be and is hereby authorized to sign execute and register the "Sub-Lease Deed" of Plot, CS-3/GH-01, Sector-4, Greater Noida, Dist- Gautam Budh Nagar, UP."

Resolved further that Mr. Shailendra Raghav, Authorised Signatory of the company be and is hereby authorize to sign all the documents, papers, deeds, related with the above mention purpose.

RESOLVED FURTHER THAT Mr. Shailendra Raghav, Authorised Signatory of the company be and is hereby separately authorized to do all such acts and things as may be necessary and expedient for giving effect to the above resolution."

Certified true copy

For Gaursons Hi-tech infrastructure Pvt. Ltd



Murari Lal Gaur  
Director  
Din-06438669  
Add-K-107, Pratap Vihar  
Ghaziabad

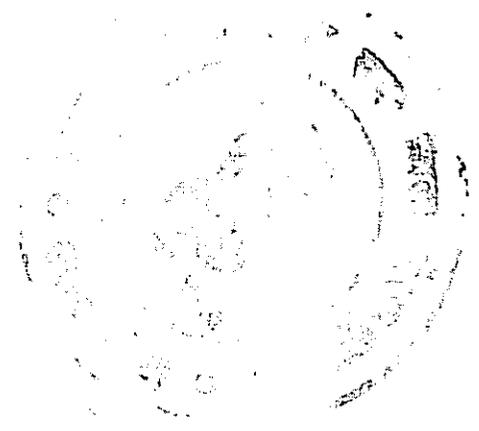


(Signed & accepted)  
(Shailendra Raghav)



(Signed & attested)  
(Murari Lal Gaur)

11



# **SURDEEP INFRA PROJECTS PVT LTD**

Registered Address: D-25 VIVEK VIHAR NEW DELHI 110095

CIN-U70109DL2017PTC321030

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SURDEEP INFRA PROJECTS PVT LTD HELD ON MONDAY 30TH OCTOBER 2017 FROM 10.00 A.M. TO 10.10 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT D-25 VIVEK VIHAR NEW DELHI 110095

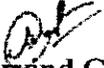
“RESOLVED THAT Mr. Vikash Bhagat, Authorised Signatory of the Company be and is hereby authorized to sign execute and register the “Sub-Lease Deed” of Plot No- CS-03, at GH-01, Sector-4, Greater Noida, District Gautam Budh Nagar, Up admeasuring 2,000 sq mtr on behalf of the company.”

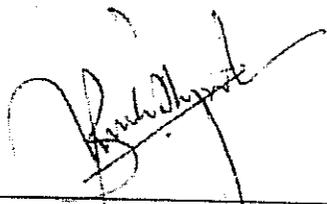
Resolved further that Mr. Vikash Bhagat, Authorised Signatory of the company be and is hereby authorize to sign all the documents, papers, deeds, related with the above mention purpose.

RESOLVED FURTHER THAT Mr. Vikash Bhagat, Authorised Signatory of the company be and is hereby separately authorized to do all such acts and things as may be necessary and expedient for giving effect to the above resolution.”

Certified true copy

For Surdeep Infra Projects Pvt. Ltd

  
Arvind Gaur  
Director  
Din-07692369  
Add-K-107, Pratap Vihar  
Ghaziabad

  
\_\_\_\_\_  
(Signed & accepted)  
(Vikash Bhagat)

  
\_\_\_\_\_  
(Signed & attested)  
(Arvind Gaur)





भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: देव नारायण भगत,  
जी - 102, अलखनन्दा  
अपार्टमेंट, रामपुरी, चंदर  
नगर, गाजियाबाद,  
उत्तर प्रदेश - 201011

Address:

S/O. Dev Narayan Bhagat, G -  
102, Alakhnanda Appartment,  
Rampuri, Chander Nagar,  
Ghaziabad,  
Uttar Pradesh - 201011

5880 7439 3034

MERA AADHAAR, MERI PEHACHAN



भारत सरकार  
GOVERNMENT OF INDIA

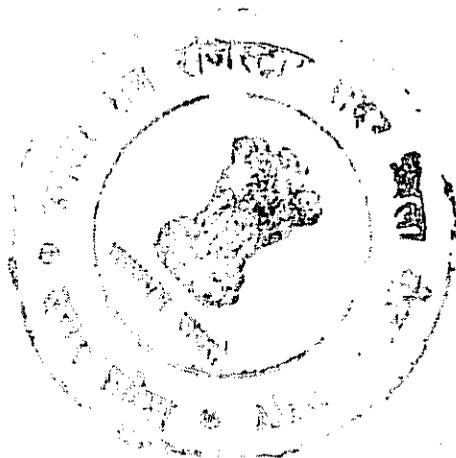


विकश भगत  
Vikash Bhagat  
जन्म तिथि/DOB: 19/10/1981  
पुरुष / MALE



5880 7439 3034

मेरा आधार, मेरी पहचान



Pradesh President's Act (Re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).

29. All powers exercisable by the Lessor under the Deed may be exercised by the Chief Executive Officer/Chairman of the Authority. The C.E.O./Chairman may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chief Executive Officer/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the Authority with the functions similar to those of the Chief Executive Officer/Chairman.

**SCHEDULE OF PLOT**

All the rights, title and interest of the Lessor and the Lessee into and upon that piece and parcel of land being Plot for **Convenient Shopping**, admeasuring 2000 sq.mtr. in the Residential Township known as GAUR CITY Situated at Plot No.CS-03/GH-01, Sector-4, Greater Noida, District Gautam Budh Nagar, U.P. hereby sub-leased.

Bank Loan :- NILL

In Witness whereof the parties have here to set their hands on the day , month and year first above written.

**WITNESSES:**

1. Dilli Ransh. Tula Bross  
C-4/1. Beta-1 Greater Noida
2. Rohit Singh Mang'Kumar  
Rashedan Park Plot No.

*[Signature]*  
Authorised Signatory

**LESSOR**

6/12/17

For SURDEEP INFRA PROJECTS PRIVATE LIMITED

**LESSEE**

AUTHORISED SIGNATORY

**SUB-LESSEE**



For SURDEEP INFRA PROJECTS PRIVATE LIMITED

For Surdeep Hi-Tech Infrastructure Pvt. Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*  
Authorised Signatory



आज दिनांक 07/12/2017 को यही सख्य ।

एय जिन्द संख्या 25957 पूछ संख्या । से

34 पर 36006 रजिस्ट्रीकृत किया गया ।  
कमांक

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



5प सिविल सडर गेटर तीएडा

गीतम धूर गणर

