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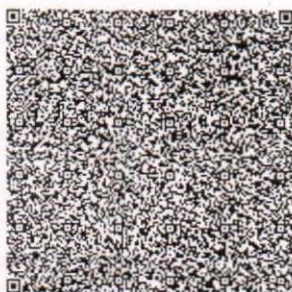
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

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| Certificate No. | : IN-UP00150501236627L | CERTIFICATE LOCKED |
| Certificate Issued Date | : 14-Oct-2013 03:03 PM | |
| Account Reference | : NONACC (BK)/ upbobbk02/ GREATER NOIDA1/ UP-GBN | |
| Unique Doc. Reference | : SUBIN-UPUPBOBBK0200162200712717L | |
| Purchased by | : YASHODA HOSPITAL AND RESEARCH CENTRE LTD | |
| Description of Document | : Article 35 Lease | |
| Property Description | : PLOT NO -01, SECTOR -07, TECHZONE, GREATER NOIDA G B NAGAR U P AREA 40470 SQM | |
| Consideration Price (Rs.) | : 2,30,67,900 (Two Crore Thirty Lakh Sixty Seven Thousand Nine Hundred only) | |
| First Party | : GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY | |
| Second Party | : YASHODA HOSPITAL AND RESEARCH CENTRE LTD | |
| Stamp Duty Paid By | : YASHODA HOSPITAL AND RESEARCH CENTRE LTD | |
| Stamp Duty Amount(Rs.) | : 7,67,100 (Seven Lakh Sixty Seven Thousand One Hundred only) | |



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LEASE DEED

This Lease deed Made On The 26th Sep day of September in the year Two Thousand Thirteen between the Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the "Lessor") which expression shall, unless the context does not so admit include its successors, assigns of the one part and **M/s Yashoda Hospital & Research Centre Ltd.** a company incorporated under the Companies Act, 1956 (No. 1 of 1956) and having its **registered office at 124 Ground floor World trade Centre Barakhamba Road New Delhi** represented hereby through its **Authorized Signatory Sh. Sourabh Jain S/o Sh. Vinay Kumar Jain** (hereinafter called the "Lessee") which term shall, unless, repugnant to or inconsistent with the context mean and include its successors in interest and assigns of the other part.

WHEREAS the plot hereinafter described forms part of the land acquired and developed by the lessor for the purpose of setting up an urban and industrial township.

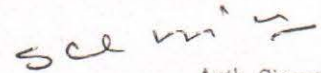
WHEREAS the Lessor is desirous to facilitate development of BioTech Park and IT / IT enabled Services in Greater Noida in the **private/joint venture sector**. "**IT Industries and Call Centers**" referred to hereinafter as "**the project and facilities**", which is an integrated, self contained development of international standard that would refer to high quality, ready to use office space and land and social infrastructure to ensure high quality of life. The elements of IT Industries and Call Centers ("**the project and facilities**") shall include, but not be limited to, the broad elements as listed in **SCHEDULE-I** of this deed.


And whereas the lessor vide letter **dated 15.01.2013** allotted 40470 **sqm. (As per lease plan 40470 sqm.)** of land in Sector -Techzone 7 Greater Noida to the lessee for Development of IT & IT Enabled Services on the detailed term and condition set out in the said allotment letter.

And whereas the Government of U.P. vide its notification no. KN-5-305/ 11-2005-500 (136) - 2003 dated 19th Jan 2005 1547/77-06-09-15(M)/05 dated 21.08.2009 passed in consonance with the Industrial and Services Sector Investment Policy, 2004 has granted 100% exemption from payment of Stamp Duty and registration charges payable on execution of first written transaction of lease deed only, inter-alia for setting up of IT Industries and Call Centers subject to compliance of the norms, standards and procedures set up by the concern department of Govt. of U.P. dealing with the project of IT Industries and Call Centers. Whereas the Department of IT and Electronics, Govt. of U.P. has issued a G.O. no. 2168 / 78-2-2005-46 IT / 2005 , dated 30th December 2005 and has fixed the norms, standard and procedures for 100% exemption from stamp duty and the GO 1547/77-06-09-15(M)/05 dated 21.08.2009 and GO K.N.7-79/11-2012-312(98)/2012 dated 05.12.2012 amending the GO dated 19-01-2005 and to IT Industries and Call Centers in accordance with the para 10.2 of Industrial and

Services Sector Investment Policy, 2004.

For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory


स्नेह लता
प्रबन्धक (आई०टी०)
ग्रेटर नोएडा प्राधिकरण

See m's

322,174,000.00 पट्टा विलेख (90 वर्ष) 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मैथिलीशोदा हास्पिटल एण्ड रिसर्च सेन्टर लि० द्वारा सौरभ जैन
पुत्र श्री विनय कुमार जैन



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह वादव)
उपनिबन्धक सदर

गौतमबुद्धनगर

14/10/2013

व्यवसाय
निवासी स्थायी 124 ग्राउण्ड फ्लोर वर्ड ट्रेड सेन्टर बारहखम्बा रोड नई दिल्ली
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 14/10/2013 समय 4:07AM
बजे निबन्धन हेतु पेश किया।

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

पट्टा गृहीता

श्री संजीव शर्मा
प्रतिनिधि ग्रे०नो०ओ०वि०प्रा०द्वारा स्नेहलता प्र०स०
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



श्री मैथिलीशोदा हास्पिटल एण्ड रिसर्च सेन्टर लि० द्वारा
सौरभ जैन
पुत्र श्री विनय कुमार जैन
पेशा
निवासी 124 ग्राउण्ड फ्लोर वर्ड ट्रेड सेन्टर बारहखम्बा
रोड नई दिल्ली



Vinod Kumar

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

And whereas the Lessor considering all the above facts has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereafter appearing for the purpose of setting up "the project and facilities" according to the layout and building plan to be approved by the Lessor.

III) **NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the premium of Rs.23067900/- (Two crore thirty lacs Sixty seven Thousand nine hundred) out of which Rs 64,20,380,/ (One crore sixty five thousand forty two thousand seven hundred sixty five) have been paid by the lessee to the lessor, (the receipt whereof the lessor doth hereby acknowledges) and balance amount to be paid in the manner hereinafter provided :-

Towards balance premium of 1,66,47,520- is to be paid in installments along with interest @ 12% p.a. on outstanding balances on the dates mentioned hereinafter :-

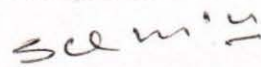
| Inst. | Due date | Amount | Status |
|-------|------------|------------|--------|
| 1 | 14.10.2003 | 1937704.00 | Paid |
| 2 | 13.04.2004 | 1937704.00 | Paid |
| 3 | 14.10.2004 | 1937704.00 | Paid |
| 4 | 13.04.2005 | 1937704.00 | Paid |
| 5 | 14.10.2005 | 1937704.00 | Paid |
| 6 | 13.04.2006 | 1937704.00 | Paid |
| 7 | 14.10.2006 | 1937704.00 | Paid |
| 8 | 13.04.2007 | 1937704.00 | Paid |
| 9 | 14.10.2007 | 1937704.00 | Paid |
| 10 | 13.04.2008 | 1937704.00 | Paid |
| 11 | 14.10.2008 | 1937704.00 | Paid |
| 74 | 13.04.2009 | 1937704.00 | Paid |

And in consideration of Rs.63,43,673/- (Rs Sixty three Thousand forty three Thousand Six Hundred Seventy three Five only) which the lessee agrees to pay as per One time lease rent determinable @ 27.5% of the premium of the plot to the lessor.

The lessor doth hereby demise and lease to the lessee, all that plot of land on as is where is basis, mentioned as Plot No.1 at Sector -Techzone -7 area situated in Greater Noida Industrial Development Area District, Gautam Budh Nagar


[Signature]
[Name]
[Address]

For Vashoda Hospital & Research Centre Ltd.



Auth. Signatory

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सुनील

पुत्र श्री जगदीश

पेशा

निवासी घिटहेडा जिला जी बी नगर

व श्री विनोद कुमार

पुत्र श्री जमनाप्रसाद

पेशा


निवासी रामनगर गा0बाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
14/10/2013

contained by admeasurement 40470 Sqm.' Be the same, a little more, or less, and bounded by:

Admeasurement- 40470 Sqm.

ON THE NORTH BY - As per lease plan

ON THE SOUTH BY —do-

ON THE EAST BY —do-

ON THE WEST BY —do-

And which said plot is more clearly delineated and shown in the attached plan and therein marked **red**.

For all practical purposes and for this lease deed, the date of execution of lease deed shall be the date for handing over possession of the plot.

TO HOLD the said plot (hereinafter referred to as "the demised premises) with their appurtenances unto the Lessee to the term of Ninety Years Commencing from Sep 2013 except and always reserving to the Lessor :-

- (g) The rights and title to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plots and full right and power and any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same, without providing or leaving any vertical support for the surface of the plot(s) /flats or for the structure time being standing thereon, provided always, that the lessor shall make reasonable compensation to the lessee for all damages directly occasioned by exercise of these rights hereby reserved. The decision of the CEO of the lessor on the amount of such compensation will be final and binding on the lessee.
- (h) A right to lay water mains, drains, sewers or electric wires under or above the demised premises, in developing the area.

II) **AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:**

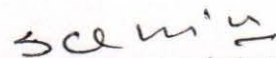
- ee) That the lessee shall pay to the lessor the balance premium in the installments, with interest @ 12% p.a. on the balance premium as mentioned in Clause I above by the dates mentioned therein.
- ff) All Payments should be remitted by the due dates. In case the due date is a bank holiday then the lessee shall ensure remittance on the next working day. In exceptional circumstances the time of deposit for the payment of amount due may



स्नेह लता

प्रबन्धक (आई०टी०)
मेट्रो नौरडा प्राधिकरण

For Yashoda Hospital & Research Centre Ltd.



Auth. Signatory

पट्टा दाता

Registration No.: 25428

Year : 2,013

Book No. : 1

0101 संजीव शर्मा प्रतिनिधि ग्रेड 0 नो 0 ओ 0 वि 0 प्रा 0 द्वारा स्नेहलता प्र 0 स

नौकरी



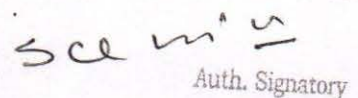
be extended by the Chief Executive Officer of the Lessor or his/her authorized representative at his/her discretion. However in such cases of time extension, an interest @ 15% per annum compounded quarterly, will be charged on the amount payable to the lessor, for such extended period. Such extension, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three such extensions during the entire payment schedule. The above provision does not apply in case of deposit of registration money, reservation money and allotment money.

- gg) All payments should be made through a demand draft drawn in favour of **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY** and payable at any nationalized bank located in Greater Noida.
- hh) The payment made by lessee shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the instalment due and then lease rent payable.
- ii) That failure to pay any instalment amount as mentioned in Clause I above **or an amount arising out, due to clerical error in calculation, if any**, along with interest due thereon and/or lease rent continuously for six months, the lessor may determine the lease with penalties and consequences given in Clause III hereinafter.
- jj) That the Lessee shall bear, pay and discharge all rates, assessments of every description including beneficitation levy which during the said term be assessed, charged or imposed upon either on the lessee or on its tenant or on the occupier, jointly or severally, in respect of demised premises or on the buildings to be erected thereupon.
- kk) That the lessee shall obey and submit to all directions issued or regulations made by the Lessor now existing or hereafter to exist.
- ll) That the Lessee shall at his own cost develop and erect building on the demised premises in accordance with the plan, elevation, and design to be approved by the Lessor or any officer authorized by the Lessor in that behalf in writing and **shall ensure that the broad elements as listed in SCHEDULE-I are provided in "the project and facilities"** in a substantial workman-like manner, with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of **buildings, drains, latrines and connection with sewers etc.**
- mm) The lessee shall be responsible to carry out internal development works comprising of site clearance and leveling, construction of roads and footpaths, drains, culverts, electrification and street lighting, water supply, sewerage and road side arboricultural, development of parks, adequate provision of parking



स्नेह लता
प्रबन्धक (आई० टी०)
ग्रेटर नोएडा प्राधिकरण

For Yashoda Hospital & Research Centre Ltd.



Auth. Signatory

पट्टा गृहीता

Registration No. : 25428

Year : 2,013

Book No. : 1


0201 मै0यशोदां होस्पिटल एण्ड रिसर्च सेन्टर लि0 द्वारा सौरभ जैन
विनय कुमार जैन
124 ग्राउण्ड फ्लोर वर्ड ट्रेड सेन्टर बारहखम्बा रोड नई दिल्ली




space and any other item as may be desired by the lessor according to norms and specifications prescribed from time to time.

- nn) All the peripheral/ external development work as may be required to be carried out up to allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the lessor at its own cost. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the lessee .
- oo) The lessee shall also bear the proportionate/full installation expenses (as the case may be) of the requisite size of transformers etc., for power connection to the demised premises from Noida Power Company Ltd.
- pp) That the lessee shall not make, or permit to be made, any alteration in or additions to the layout of the “**the project and facilities**” or other erections for the time being on the demised premises.
- qq) That the lessee shall not erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the terms of such permission, in writing of the plan if any, approved by the Lessor or any officer authorized by Lessor in that behalf and in case of any deviation from such terms of plan, lessee will immediately upon receipt of notice from the lessor or such officer requiring him so to do, correct such deviation as aforesaid and if the lessee shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be corrected at the expenses of the lessee which expenses of the lessor the lessee hereby agrees to reimburse by paying to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf.
- rr) That the lessee shall have to invest a minimum of **Rs. 40 crores**, excluding the land cost, in the project from the date of execution of this lease deed (100% of the minimum acceptable investment as defined in the following clause).
- ss) Minimum acceptable investment for the project shall be calculated as Rs.4.00 crores per acre (excluding land cost).


As a proof of investment the lessee shall submit the Certificate of Chartered Accountant and Approved Valuer of the same to the lessor on yearly basis excluding land cost. Such certificate should be submitted within one month of the completion of each year.


स्मिता लता
प्रबन्धक (आई० टी०)
प्रैटर नोएडा प्राधिकरण


For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory

- 18) The lessee shall maintain all services in good order and in good shape for a minimum period of one year or the extended period as may be necessitated after the date of completion of internal development works at its own cost and thereafter develop a system by which the long term maintenance of the area, services, building shall be ensured to the satisfaction of the lessor.
- ii) The lessee undertakes to abide by the following conditions within the meaning of UPIT-2004 :-
1. The lessee undertakes to abide by and fulfill the norms and standards set up by the Department of IT & Electronics, Govt. of U.P. for the setting up the project of IT Industries and Call Centers as enumerated above to claim exemption in Stamp Duty on this first instrument i.e. lease deed with GNIDA.
 2. The Lessee has to obtain approval of the Development and Building Plan within 18 months from the date of registration for allotment of land from lessor.
 3. The Lessee has to construct 40% of the total permissible covered area on the allotted plot within 3 years from the date of possession of plot and also has to complete remaining construction within 5 years from the date of possession of plot.
 4. The lessee unequivocally agrees that in view of the fact that he/she is availing the benefit of 100% exemption of payment of Stamp Duty chargeable in respect of this instrument (i.e. Lease Deed) executed with the lessor and the period of construction will commence and complete as stated in this instrument as set out in clauses II (dd) 2 and 3 above within the meaning of the said G.O. KN-5-305 / 11-2005-500 (136) – 2003 dated 19th jan 2005, No. 2168/78-2-2005 48 I.T./dated 30-12-2005 & GO 1547/77-06-09-15(M)/05 dated 21.08.2009, and GO K.N.7-79/11-2012-312(98)/2012 dated 05.12.2012.
 5. The Payment of the amount of Stamp Duty to lessor shall be secured by execution of a Bank Guarantee of the Nationalized Bank in favour of Inspector General Stamp & Registration U.P. as per the Performa annexed to this agreement
 6. The lessee has submitted a **Bank Guarantee of Rs.1,53,41,600/- (one crore Fifty three lacs forty one thousand six hundred) from e, is equivalent to Stamp Duty** being claimed while executing this instrument and is valid upto **22.09.2018** and he will continue to get it renewed and submitted to the Inspector General Stamp & Registration U.P. after expiry of every year if the project/unit is not complete and functional and also if completion certificate is not issued by lessor.
 7. The Lessee unequivocally agrees that in the event of any breach of the norms and standards set out by the Department of I.T and Electronics, Govt. of U.P.in mentioned G.O. dated 30.12.2005 for the setting up of the project and non/adherence to make it functional, they shall be liable to pay to Lessor the amount equivalent to the Stamp Duty as set out in clause -5 of this instrument



स्नेह लता
प्रबन्धक (आई०टी०)
ग्रेंटर नौएडा प्राधिकरण

For Yashoda Hospital & Research Centre Ltd.

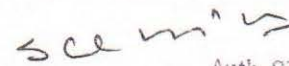

Auth. Signatory

keeping horse, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.

- xx) That the lessee shall not exercise his/her/their/its option of determining the lease nor hold the lessor responsible to make good the damage if, caused by fire, tempest, flood or violence of army or of a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
- yy) **That the lessee will be required to get the detailed building plan approved from the Lessor within eighteen months from the date of registration of plot with lessor and will be required to complete construction of first phase i.e. 40% of the total allowed covered area within three years from the date of possession of plot.**
- jj) **The lessee shall have to complete the construction of the whole "the project and facilities" within five years from the date of taking over possession of plot.**
- kk) **Maintenance**
- 13) That the Lessee at his own expense will take permission for sewerage, electricity, and water connections etc. from the concerned departments of the Lessor or from the competent Authority in this regard.
- 14) That the lessee will keep the demised premises and the buildings:
v) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor;
vi) and the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
- 15) That the lessee shall abide by all Regulations, by-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and rules made therein.
- 16) In case of non-compliance of terms and directions of lessor, the lessor shall have the right to impose such penalty as the lessor may consider just or expedient.
- 17) If the maintenance work of any area is not found satisfactory as per the lessor's guidelines, then the required maintenance work will be carried out by the lessor and the expenses incurred in carrying out such works will be borne by the lessee / sub-lessee collectively or in parts. The decision of the lessor will be final as to the expenses incurred in the maintenance work.


नेल लता
प्रबन्धक (आई० सी०)
ग्रेटर नोएडा प्राधिकरण

For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory

been allotted and no other purpose without the consent of the lessor and subject to such terms and conditions as lessor may impose and will not do or suffer to be done on demised premises or any part thereof, any act or thing which may or grow to be a nuisance, damage, annoyance or inconvenience to the lessor or the owners, occupier of other premises in the neighborhood.

qq) That the lessee will in no case (except as mentioned above) assign, relinquish (except in favour of the Lessor) "**the project and facilities**" without prior permission of the Lessor. The transfer of plot to lessee's legal heir will be allowed with prior permission of the CEO of the Lessor or an officer authorised by him/her in this regard.

rr) The lessee may with the prior permission of the lessor and subject to such conditions as it may impose, mortgage the demised premises to any Government/Semi Government organisation /Financial Institution/ Individuals /Firms/ Body Corporate /Banks for the purpose of securing loan for acquiring the plot/ carrying on construction.

That the lessor shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of the lessor.

ss) That every transfer, assignment, relinquishment, mortgage, subletting of any part/whole of **the project and facilities** shall be subject to the terms of the lease deed and the transferee, assignee or sub-lessee shall be bound by all covenants and conditions herein contained and be answerable to the lessor in all respect therefor.

Provided always that if the lessee or his/her/their/its transferee or permitted assignees as the case may be, will assign, relinquish, mortgage, sub-let or transfer the demised premises and building thereon as a whole or residue on the said terms he/she/its will deliver at his/her/its/their own expense to the lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other amending statute.

tt) That the lessee will permit the members, officers and subordinates of the lessor and workmen and other employed by the lessor from time to time and at all reasonable time of the day, to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the lessee will give notice of the provisi


uu) ons of this sub-clause to his/her/their/its tenants/sub-lessee.

vv) That the lessee will develop "**the project and facilities**" and construct all the buildings according to the layout, architectural and elevation controls as prescribed by the lessor/competent authority.

ww) That the lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of description whatsoever for


लता
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For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory


nn) That the lessee shall develop the “**the project and facilities**” on the demised premises and meet the following norms of development.

1. Maximum ground Coverage of 30 % and FAR OF 125
2. Maximum of 15% of the total allowed area /FAR can be allocated for residential purpose as per Schdule –II,
Maximum of 15% of the total allowed area /FAR can be allocated for Commercial purpose as per Schdule –II,
Minimum 50 % of the total Allowed Area/ FAR for use Biotechpark/I.T and I.T.E.S and the rest FAR can be utilized for other facalities as per schedule –II
- 3 Residential/Commercial/Institutional facilities allowed in IT/ITES/STP are mentioned in Schedule-II.
4. Apart from the built-up space, the lessee shall be allowed to sell (transfer) developed land to clients for their captive use. However, a minimum of 75% of the total allowed FAR of IT Industries and IT Enabled Services would have to be developed as built-up space. The remaining could be sold as FAR in the developed plots.
5. The allottee shall sell (transfer) the Commercial and Residential FAR in proportion to the sale (transfer) of FAR of IT Industries and IT Enabled Service areas.
However on the sale/tripartite sub-lease deed no exemption on payment of stamp duty are granted, it shall be payable as per the provisions of the Stamp Act.

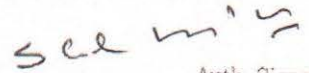
oo) The lessee shall have the right to sell (Transfer) the developed plot of land and/or the built-up space as per the limitations of the sub-clause (p) above, at its own price. The lessee shall have to sell (transfer) the permissible residential developed plot and/or built-up space to the owners of the I T unit. No transfer charges shall be levied by the lessor for the first sale of developed plot/(s) and/or built-up space. The lessee shall provide the list of its bonafide users from time to time. **This transfer shall be subject to execution of a Tripartite sub lease deed on the Performa approved by the lessor.**

pp) However, for **subsequent sales** the lessee shall take permission from the lessor, which will not be unreasonably withheld if such sale also conforms to the provisions of sub-clauses (p & q) above. Transfer charges as prevalent at the time of the transfer, or as may be decided by the CEO, will be payable on such subsequent sales. Apart from that, the lessee shall have to take the approval of the lessor on the draft **Tripartite sub-lease deed** to be executed between the **lessor**, lessee and sub-lessee.

That the lessee/sub lessee shall use the demised premises for the purpose for which it has


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For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory

along with interest thereon @ 18% per annum upto the date of payment for which they are claiming exemption in terms of the G.O. NO. 3014/77-6-05-500(40)/2000 dated 19.12.2005 and 2168/78-2-2005-48 IT/2005 dated 30-12-2005 and GO K.N.7-79/11-2012-312(98)/2012 dated 05.12.2012. The lessee is also agreed that in case he fails to deposit the said amount, the bank guarantee be invoked and encashed by lessor and be deposited in treasury.

8. The lessee shall be liable to make payment of an amount equivalent to Stamp Duty levy able on this document along with interest immediately on demand and without demur upon a mere notice from lessor, on the non fulfillment of the norms and standard set out by the Department of IT & Electronics, Govt. of U.P. as enumerated above or has delayed the implementation of the project within the stipulated period . Lessor shall be sole judge of the genuineness of the demand so made and the default/ breach committed by the allottee.

mm) **Cancellation**


In addition to the other specific clauses relating to cancellation the Lessor shall be free to exercise its rights of cancellation of lease/allotment in case of:

- 7) Allotment being obtained through misrepresentations/suppression of material facts.
- 8) Any violation of directions issued or rules and regulations framed by the Pollution Control Board or by any other statutory body.
- 9) Default on the part of the applicant/lessee for breach, violation of terms and conditions of registration, allotment/lease and /or non deposit of allotment money and/or breach of rules/ regulations / provisions of the Act.

In such cases of cancellation the lessor may determine the lease with penalties and consequences given in Clause III hereinafter.

V) **AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING;**

- Y. Notwithstanding anything hereinbefore contained if there shall have been in the opinion of the lessor (whose decision shall be final and binding) any breach by the lessee or any person claiming through or under him/her/them/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 lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises before constructing a building on it **otherwise than it is expressly permitted/allowed in clause II as hereinbefore and fails to complete construction** within the period mentioned in clause II (**n & dd**) it shall be lawful for the lessor, without prejudice to any other right of the lessor in respect of any breach of agreement, to re-enter the demised premises or any part there of and determine this lease and **20% of the total premium and Bank Guarantee** shall stand forfeited in favour of the lessor and thereupon if:


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ग्रैंट नीएल प्राधिकरण

For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory

- v) At the time of re-entry, if the demised premises has not been occupied by the lessee by way of constructing a building thereon the lessor may re-allot the demised premises.
- vi) At the time of re-entry :-
- g) If the demised premises are occupied by any building constructed by the Lessee thereon the lessee shall within a period of three months from the date of re-entry remove from the demised premises all erections or buildings, fixtures and things which at any time and during the terms 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 whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and the buildings, fixture and things thereon.
- h) After the re-entry, the lessor shall be entitled to re-allot the land within the time stipulated above. However, provisions will be made to provide reasonable security at the cost of lessee for the building, fixture and fitting of lessee till time period of three months mentioned above is lapsed.
- i) The lessor may at its option agree to purchase the said erection, buildings and fixtures upon payment to the lessee of the price therefor and for his interest in the premises as may be mutually agreed upon.


Z. If lessee is found to have obtained the allotment and the lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor alongwith forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

AA. If the lessee commits any act or omission on the demised premises resulting in nuisance, it shall be lawful for the lessor to ask the lessee to remove the nuisance within a reasonable period failing which the lessor shall itself get the nuisance removed at lessee's cost and charge damages from the lessee during the period of subsistence of nuisance.

BB. Any losses suffered by the lessor on a fresh grant of demised premises for breaches of condition aforesaid on the part of the lessee or any persons claiming through or under him shall be recoverable by the Lessor.

Other Clauses

CC. All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) or any Rules or Regulations or Directions made thereunder shall be deemed to be duly served as provided u/s 43 of the U.P. Urban Planning and Development Act,


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For Yashoda Hospital & Research Centre Ltd.


Auth. Signatory

1973 as re-annexed by the Uttar Pradesh President's Act (Re-enactment with modification, 1974 (U.P.Act.No.30 of 1974).

DD. All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The lessor may also authorise any of its other officers to exercise all or Any of the powers exercisable by it under this lease. PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other Officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

EE. The entire legal expenses of execution of the Lease Deed including stamp duty and registration charges shall be born by the lessee.

FF. Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.

GG. All arrears payable to lessor shall be recoverable as arrears of land revenue.

HH. The Chief Executive Officer of the Lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and/or expedient.

II. In the event of any dispute with regard to the terms and conditions of the lease deed, the same shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property is situated) or the High Court of judicature at Allahabad.

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

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

IN WITNESS WHEREOF THE parties hereto have set their hands on the day and in the year hereinfirst above written.

In the presence:

1. Witness ^{Vinod Kumar} Vinod Kumar For & on behalf of Lessor

2. Witness Praveen Kumar For & on behalf of the Lessee

SCHEDULE—I

Elements of I.T. industries and I.T. enabled services (Project and facilities).

- High quality "ready to move" aesthetic work space.
- Un-interrupted power supply
- High speed data communication services including leased line connectivity and optic fiber back bone network.

For Yashoda Hospital & Research Centre Ltd.

Roh
प्रबन्धक (आई.टी.ई.)
ग्रेटर नोएडा प्राधिकरण

scm
Auth. Signatory

- Centralised Air-conditioning.
- Ample parking.
- Export facilitation I.T. infrastructure.

SCHEDULE-II

Definition of commercial and non-commercial covered space in the context of an I.T. Industries and I T enabled services.

Commercial areas:

Any space that is utilised for the following purposes would be considered as commercial space:

- Shops
- Areas for storage, display and sale of merchandise
- Cinema Halls
- Hotels
- Restaurants
- Open eating kiosks


Residential areas:

Any space that is utilized for the following purpose would be considered as residential space:

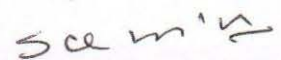
- Residential uses
- Hostel
- Guest House
- Staff Quarter

Institutional Facilities:

- 1- Waiting and transit areas
- 2- Hospitals/Clinics
- 3- Travel Services
- 4- Telephone exchange
- 5- Electric sub station.
- 6- Water works.
- 7- Export related facilities.
8. Canteen.
9. Shop restaurant (Maximum 2% of FAR)
10. Creche & day care centre.
11. Operations and maintenance by specialized agencies.
12. Training center and library.



स्नेह सेवा
प्रबन्धक (आईटी) सेंटर

For Yashoda Hospital & Research Centre Ltd.

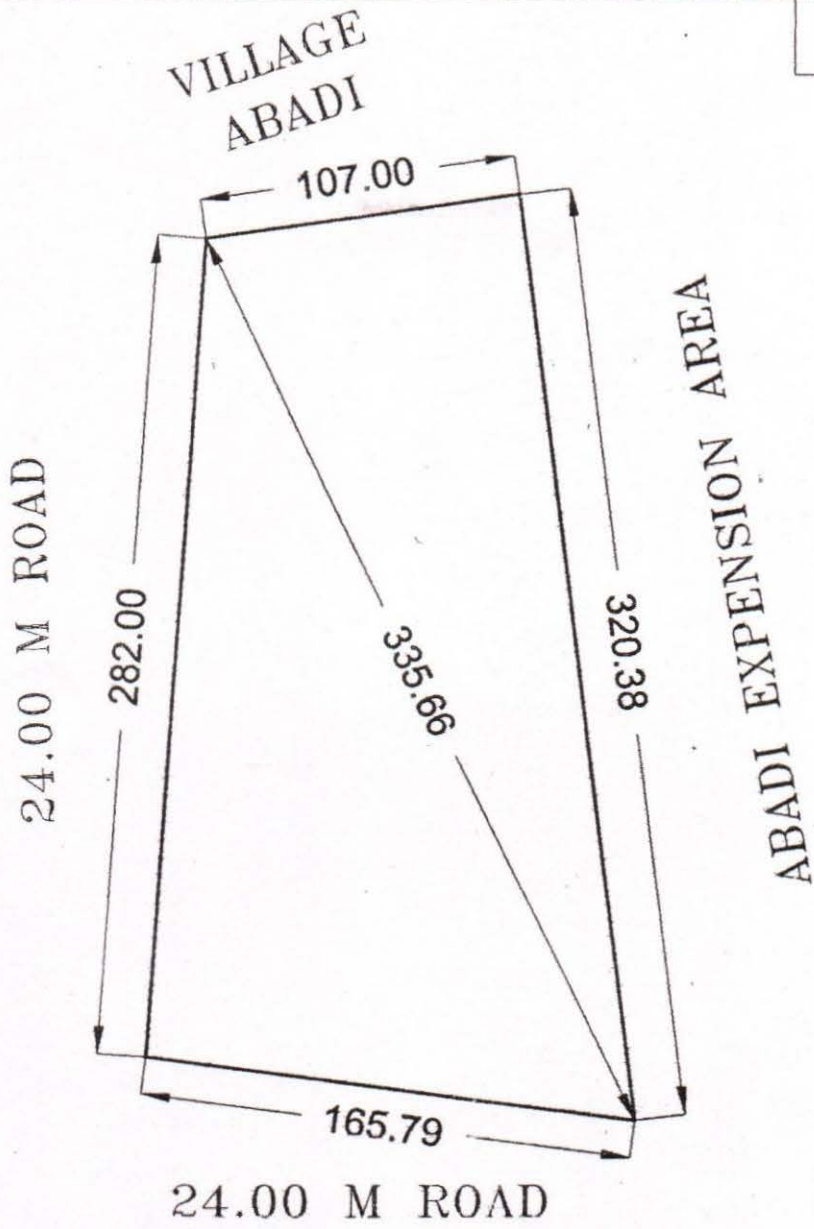


Auth. Signatory

प्रमाणित किया जाता है कि यह अभिलेख राज्य की अवस्थापना एवं औद्योगिक निवेश नीति-2012 के तहत जारी नोटीफिकेशन सं० क०नि०-7-79/11-2012-312(98)2012 दिनांक 04-12-2012 के प्रस्तर-5.1.1 के बिन्दु ख, में निर्दिष्ट इकाइयों के तहत किया जा रहा है। यह अंतरण उक्त नीति के अधीन स्टाम्प शुल्क छूट हेतु अधोहस्ताक्षरी द्वारा हस्ताक्षरित किया जा रहा है। शासनादेश संख्या 141/77-6-13-14(एम)04 दिनांक 04-06-2013 के तहत मैसर्स यशोदा हॉस्पिटल एण्ड रिसर्च सेन्टर लि०, भूखण्ड संख्या-01, सेक्टर- टैक जोन-07, ग्रेटर नोएडा द्वारा प्राप्त की जा रही स्टाम्प शुल्क छूट की धनराशि के बराबर की बैंक गारन्टी नं० बी.जी. नं०. 0929813 बी.जी. 0000153 दिनांक 23-09-2013 रु० 15341600/- जो स्टेट बैंक ऑफ इण्डिया, नवयुग मार्केट, गाजियाबाद, उ०प्र० द्वारा जारी की गई है एवं अपर मुख्य कार्यपालक अधिकारी ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, ग्रेटर नोएडा सिटी द्वारा अपने पत्रांक सम्प./आई.टी./2013/881 दिनांक 27-09-2013 द्वारा उपलब्ध करायी गई है, मूल रूप में सब रजिस्ट्रार, ग्रेटर नोएडा को कार्यालय के पत्रांक 1284/जिउके-गौ०बु०नगर/स्टाम्प शुल्क छूट/2013-14 दिनांक 11-10-2013 द्वारा उपलब्ध करायी गयी है।


महा-प्रबन्धक
जिला उद्योग क्षेत्र
श्रीराम नगर


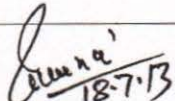
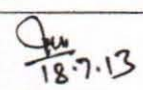



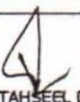


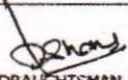

PLOT NO-1



TOTAL PLOT AREA-40470.00 SQM

NOTE-LEASE PLAN OF THE PLOT IS BEING PREPARED ON URGENT DEMAND.

AREA OR DIMENSIONS OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

| POSSESSION TAKEN OVER ALLOTTEE | SIGN POSSESSION HANDED OVER | |  | |
|---|--|---|--|--|
| <p>LEASE PLAN OF PLOT NO.-01 SECTOR TECHZONE -7 GREATER NOIDA</p> | PROJ. DEPTT  18-7-13 ASST.MANAGER |  18-7-13 MANAGER |  SR.MANAGER | |
| | LAND. DEPTT  LEKHPAL |  NAYAB TAHSEEL DAR |  TAHSEEL DAR | |
| | LAW. DEPTT A.L.O  |  MANAGER | | |
| | PLANIG. DEPTT  SR.DRAUGHTSMAN |  SR.EXECUTIVE | | |



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY





PRAVEEN K. KUMARI

Gautam
Mob.- 9810449222



Gautam Kumar
Mob.- 9810449222



PRAVEEN K. KUMARI

Gautam Kumar
Mob.- 9810449222

SUPPLEMENTARY/CORRECTION DEED

Stamp Value :- 605000 /=-

THIS DEED is made on the 10th day of May 2022 Between Greater Noida Industrial Development Authority a body corporate constituted under section 3 read with section 2(d) of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act No.6 of 1976) (hereinafter called the 'Lessor' which expression shall, unless the context does not so admit include its successors, assigns, of the One Part/ Lessor.

For Yashoda Hospital & Research Centre Ltd.

Manish Sharma
Authorised Signatory

D





and

M/s. Yashoda Hospital & Research Centre Ltd. a Company Incorporated Under the Companies Act. 1956 (No. 1 of 1956) And Having Its Registered Office at KF-09, Kavi Nagar, Ghaziabad, Pin-201001 Represented hereby Through Its Authorized Signatory Sh. Manish Sharma S/o. Sh. Anand Kumar Sharma (Aadhar No. 4329-2032-0820), R/o. L-305, KDP Grand Savanna, Raj Nagar Extension, Ghaziabad, Uttar Pradesh. (Hereinafter Called The 'Second Part/Lessee).

For Yashoda Hospital & Research Centre Ltd.

Manish Sharma

Authorised Signatory

h



प्रक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 10149

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 605000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 120960 प्रतिलिपिकरण शुल्क - 80 योग : 121040

श्री यशोदा होस्पिटल एंड रिसर्च सेंटर लि० द्वारा

मनीष शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री आनंद कुमार शर्मा

व्यवसाय : अन्य

निवासी: एल-305, केडीपी ग्रैंड सवंना राज नगर एक्स्टेंशन गाजियाबाद

Manish Sharma



श्री, यशोदा होस्पिटल एंड रिसर्च सेंटर लि० द्वारा

मनीष शर्मा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 11/05/2022,

एवं 02:14:20 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम मांगलिक प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

11/05/2022

निबंधक लिपिक

11/05/2022

प्रिंट करें



A Lease Deed of Area 40470 Sqm. regarding Plot no- 01, Sector-Techzone-07 situated in Greater Noida, Distt- G.B. Nagar was executed on 26.09.2013 and registered in favour of M/s. Yashoda Hospital & Research Centre Ltd. on dated 14.10.2013 vide Book No.-1, Jild No.-14284, pages-155/184, Document No.-25428 on which Bank Gurantee No-0000153 dated 23.09.2013 of Rs. 1,53,41,600/- was submitted for the area 40470 Sq. Mtr (Annexure-I). Later GNIDA has informed to the Lessee vide letter GN/I.T./2021/423 on dated 13.10.2021 that your plot has been increased by 920.13 Sqm. at the time of final measurement (Annexure-II).

For Yashoda Hospital & Research Centre Ltd.

Manish Sharma
Authorised Signatory

10/5/22



बही सं०: 1

रजिस्ट्रेशन सं०: 10149

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री गे० नौ० औ० वि० प्रा० के द्वारा प्रबंधक सुमन भंडारी के
द्वारा संजीव शर्मा, पुत्र श्री राम शरण शर्मा

निवासी: ग्रेटर नोएडा

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री यशोदा होस्पिटल एंड रिसर्च सेंटर लि० के द्वारा मनीष
शर्मा, पुत्र श्री आनंद कुमार शर्मा

निवासी: एल-305, केडीपी गेंड सर्वना राज नगर एक्स्टेंशन
गाजियाबाद

व्यवसाय: अन्य

Manish Sharma



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री त्रिलोकी पाल, पुत्र श्री रामेश्वर पाल

निवासी: गौरी सिवान बिहार

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अरविन्द कुमार, पुत्र श्री एस डी सिंह

निवासी: जी-2, गामा-2, ग्रेटर नोएडा

व्यवसाय: अन्य



ने की। प्रत्यक्षतः मद्रास सारक्षियों के निम्न पुत्र अंगूठे नियमानुसार
लिए गए हैं।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम मांयलिक प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

11/05/2022

निबंधक लिपिक गौतम बुद्ध नगर

11/05/2022

प्रिंट करें

That the Premium of the area 40470 Sqm has been already paid to the GNIDA, & the premium of increased area 920.13 Sqm is Rs. 94,86,540/- (One Time Paid) and the One time lease Rent is Rs. 26,08,804/- is also paid against Plot No. 01, Sector Techzone-07, Greater Noida vide Allotment No. ITP30013 situated in Greater Noida, Distt. G. B. Nagar (Annexure-III). Initially total area of plot was 40470 Sqm (Annexure-IV) but it has been Increased to 41390.13Sqm (Annexure-V) and bounded by:-

NORTH EAST :- AS

SOUTH EAST:- PER

NORTH WEST:- LEASE

SOUTH WEST:- PLAN

For Yashoda Hospital & Research Centre Ltd.

Manish Sharma

Authorised Signatory

SK
10/1/22





The plot number, boundaries between sides and land uses are the same. The stamp duty of Rs. 6,05,000/- on value of Rs. 1,20,96,000/- for increased area i.e. 920.13 Sqm is being paid.

As the physical possession of the said property will be given on this Supplementary Deed.

Except as hereinafter varied/modified the original Lease deed executed in GNIDA on 26.09.2013 shall be treated as original lease deed to have full force and effect. Nature of property is not changed.

In witness whereof, the parties, hereto, have signed this Supplementary/Correction deed on the day year just mentioned above.

WITNESS AR

Trilokpal
S/- Rameshwar Pal
Haori Siuam Bihar

WITNESS

ARVIND KUMAR
T. S. D SINGH
C-2 GAMMA II
GNIDA

LESSOR 10/01/22

LESSEE

For Yashoda Hospital & Research Centre Ltd.

Manish Sharma
Authorised Signatory

आवेदन सं०: 202200743030753

बही संख्या 1 जिल्द संख्या 40963 के पृष्ठ 65 से 88 तक क्रमांक
10149 पर दिनांक 11/05/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



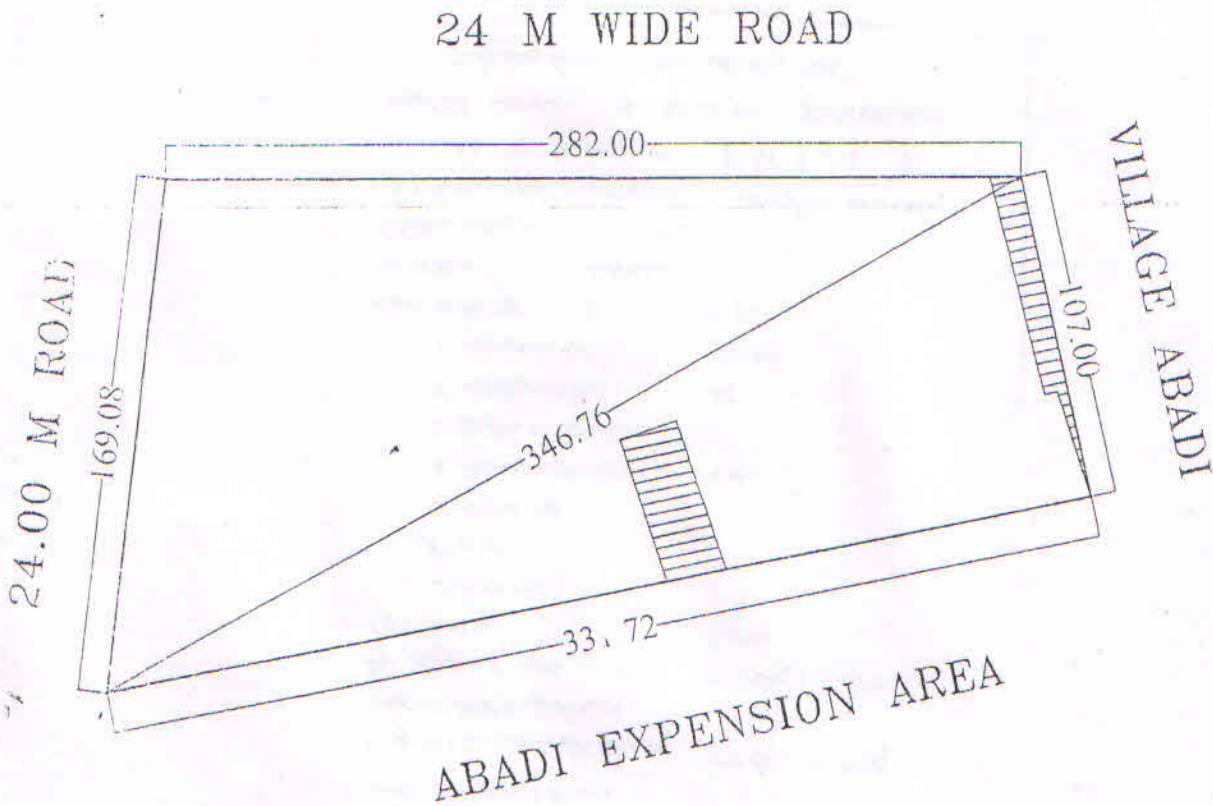
अनुपम मंगलिक प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

11/05/2022





For Yashoda Hospital & Research Centre Ltd.

TOTAL PLOT AREA-41390.13 SQM

Authorised Signatory

AFFECTED AREA



NOTE-LEASE PLAN OF THE PLOT IS BEING PREPARED ON URGENT DEMAND.
AREA OR DIMENSIONS OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

| POSSESSION TAKEN OVER ALLOTTEE | SIGN POSSESSION HANDED OVER | | | | |
|---|---|-------------|------------------------|----------------|--|
| REVISE LEASE PLAN OF PLOT NO.-01 SECTOR TECHZONE -7 GREATER NOIDA | PROJ. DEPTT 28/09/21 ASST.MANAGER | MANAGER | 28/09/21 SR.MANAGER | | |
| | LAND. DEPTT LEKHPAL | | | TAHSIL DAR | |
| | LAW. DEPTT A.L.O | | | MANAGER | |
| | PLANIG. DEPTT | | | | |



TO THE HONORABLE MEMBER
OF THE
COMMISSION
BANGALORE

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर गेट गीतम बुद्ध नगर क्रम 2022145026532

आवेदन संख्या : 202200743030753

10/11/22

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2022-05-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम श्रीश शर्मा

लेख का प्रकार पूरक लेखपत्र

प्रतिक्रम की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 120960

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 121040

शुल्क वसूल करने का दिनांक 2022-05-11 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-05-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर