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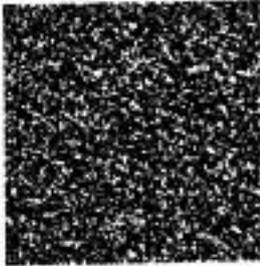
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP03820915457581P
Certificate Issued Date : 07-Dec-2017 04:05 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0104720970400599P
Purchased by : JLG PROPERTIES PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO.H-1, SECTOR-63, NOIDA
Consideration Price (Rs.) : 45,05,05,800
(Forty Five Crore Five Lakh Five Thousand Eight Hundred only)
First Party : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : JLG PROPERTIES PVT LTD
Stamp Duty Paid By : JLG PROPERTIES PVT LTD
Stamp Duty Amount(Rs.) : 2,87,20,000
(Two Crore Eighty Seven Lakh Twenty Thousand only)



.....Please write or type below this line.....

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for JLG Properties Pvt. Ltd.

Director

UP 0005189203

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.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 is made on the 07th day of December in the year 2017 between the New Okhla 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 called the Lessor which expression shall unless the context does not so admit, include its successor assigns on the one part and M/s JLG PROPERTIES PVT. LTD. having its Regd. Office at 22A, Janpath, New Delhi-110001 through its Director Sh. Kundan Lal Gugnani S/o Sh. Jaswant Lal ~~Gugnani~~ R/o 3B, Nyaya Marg Chankyapuri, New Delhi-110021 (hereinafter called the 'Lessee' which expression shall, unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns on the other part.

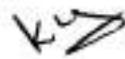
WHEREAS the plot hereinafter described forms part of the land acquired under the Land ACQUISITION Act 1894 and developed by the Lessor for the purpose of setting up industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the said plot for development of Hotel-Cum-Commercial uses, 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 (F.A.R.). It shall entirely be the responsibility of the lessee to obtain all statutory clearances from the concerned Authorities for his functioning. Lessor shall not be responsible for any consequences arising out of failure of the lessee to receive any such statutory clearance.

The lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA as given below:-


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For JLG Properties Pvt. Ltd.


Director

पट्टा विवेक(30 वर्ष से अधिक)

प्रक्रिया - 450605792	स्टाम्प शुल्क- 28720000	बाजारी मूल्य - 4506068
पंजीकरण शुल्क - 20000	प्रतिनिधिकरण शुल्क - 100	सेवा : 20100

श्री जे एल जी प्रॉपर्टीज प्राइवेट लिमिटेड

द्वारा



कुलन नाथ गुप्तानी (अधिकृत पराधिकारी/ प्रतिनिधि)

पुत्र श्री बलराम नाथ गुप्तानी

स्थान: व्यापार

पिछानी: 3 बी न्याय मार्ग बालकनपुरीदिल्ली

श्री जे एल जी प्रॉपर्टीज प्राइवेट लिमिटेड

द्वारा कुलन नाथ गुप्तानी (अधिकृत पराधिकारी/ प्रतिनिधि)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आरु माधुर (प्रभारी)

उप निबंधक : महर दिल्ली

ये पट्टा लेबपत्र इस कार्यालय में दिनांक 07/12/2017 एवं 05:06:13 PM बजे निबंधन हेतु पेश किया।



Maximum Ground Coverage	30%
Maximum FAR	125 (Maximum of 40% of F.A.R. will be for commercial use)
Height	35 mtr.

1. **NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the premium of Rs. 45,05,05,800/- (Rupees Forty Five Crore Five Lac Five Thousand Eight Hundred Only) out of which Rs.11,26,26,410/- (Rupees Eleven Crore Twenty Six Lacs Twenty Six Thousand Four Hundred Ten ONLY) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance Rs. 33,78,79,350/- (Rupees Thirty Three Crore Seventy Eight Lacs Seventy Nine Thousand Three Hundred Fifty ONLY) which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below alongwith interest @ 12% per annum or as amended by the Lessor from time to time compounded every half yearly from the date of Execution of Lease Deed, on the balance outstanding on timely payment. Schedule of payment of instalments is as given below :-

Instalment No.	Due date on or before	Principal amount	Interest @ 12%	Total
1	06 th June 2018	42234919	20272761	62507680
2	06 th Dec. 2018	42234919	17738666	59973585
3	06 th June 2019	42234919	15204571	57439490
4	06 th Dec. 2019	42234919	12670476	54905395
5	06 th June 2020	42234919	10136380	52371299
6	06 th Dec. 2020	42234919	7602285	49837204
7	06 th June 2021	42234919	5068190	47303109
8	06 th Dec. 2021	42234919	2534095	44769014

No separate notices for deposit of the instalment/lease rent shall be issued by Lessor. The allottee shall ensure that the due instalments alongwith interest are deposited on the due date or the next 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 allotment in accordance with clause-6(III) of brochure of the scheme. However, in exceptional circumstances, an extension

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निष्ठावन सेक्टर 33 नुम्बरे व ममखले मजदुर व शात कर्मचारी व इलेक्ट्रिशियन उक्त पट्टा काता:1

श्री नौएडा प्राधिकरण द्वारा अर के कर्मचारी

द्वारा

श्री अमित गुप्ता (अधिकृत पदाधिकारी/ प्रतिनिधि)



पुत्र श्री विवेक कुमार गुप्ता

व्यवसाय : लोहरी

निवासी : ई १८२ सेक्टर 15 नौएडा

पट्टा नुम्बरा:1

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द्वारा

श्री कुबन लाल गुप्तानी (अधिकृत पदाधिकारी/ प्रतिनिधि)



पुत्र श्री जसवंत लाल गुप्तानी

व्यवसाय : व्यापार

निवासी : 3 बी न्याव मार्ग बाणरूपपुरदिन्डी

ने निष्ठावन स्वीकार किया : कितनी पट्टावा

पट्टावाकर्ता: 1

श्री मान सिंह



पुत्र श्री राध सिंह

व्यवसाय : लोहरी

निवासी : श्री १८ सेक्टर 22 नौएडा

पट्टावाकर्ता: 2

श्री देवेन्द्र कुमार



पुत्र श्री मेखराज

व्यवसाय : दस्तारवेज मेखक

निवासी : सेक्टर 33 नौएडा

ने श्री। प्रत्यक्षतः मद्र माफियों के निष्ठावन अर्द्ध निष्ठावन के लिए है।

दिप्यन्ती:



एकिकीकरण अधिकारी के हस्ताक्षर

अरुण भापुर (प्रभारी)

उप निबंधक : सरदार द्वितीय
चौतम बुद्ध नगर

of time for payment of an installment can be permitted subject to payment of interest @ 15% p.a. (12% normal interest + 3% penal interest) compounded half yearly on the defaulted amount and for the defaulted period.

Provided further that Lessor shall accept all payments rendered otherwise by the Lessee but of the payments made by the Lessee shall first adjusted towards the interest due, if any, and thereafter, the balance shall be adjusted towards the lease rent payment alongwith the due interest and the balance, if any, shall be adjusted towards the due instalments.

And also in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained on the part of the Lessee to be respectively paid, observed and performed, the Lessor doth hereby demise on lease to the Lessee, all that plot of land numbered as Hotel-cum-Commercial Plot No. H-01 situated in Sector-63 New Okhla Industrial Development Area, District Gautam Budh Nagar contained by measurement 10011. 24 square metres 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

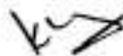
To hold the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee to the term of Ninety years on 'AS IS WHERE IS BASIS' commencing from 07th December 2017 on the terms and conditions as given below :-

- (a) In addition to the premium of plot, the 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



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3

applicable from the next ten years and this process will continue for future.

- (iii) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. (12% 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.

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

- (a) The Lessee shall have to maintain the shareholding of the consortium members in same manner as submitted, lead member should be the single largest shareholder having at least 51% shares in the consortium. The percentage of shareholding of the lead member shall remain minimum of 51% till the completion of the project i.e. upto obtaining the completion certificate from Lessor.
- (b) THAT THE 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 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 Lessor may determine the lease with penalties and consequences thereof.
- (c) That the 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 Lessor shall be entitled to recover the same with 15% interest per annum compounded


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4

every half year. All arrears whatever shall be recoverable as arrears of land revenue.

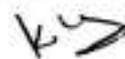
- (d) The Lessee will bear, pay and discharge all rates, assessments of every descriptions which during the said term to be assessed, charged or imposed upon either on the occupier in respect of demised premises or the buildings to be erected there upon.
- (e) That Lessee will obey and submit to all 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) If the Lessee surrenders the allotted plot after 30 days from the date of allotment, in such an event the total deposited amount or 30% of total premium, whichever is less, will be forfeited and the remaining amount will be refunded without interest. However, the amount deposited towards lease rent, interest, extension charges etc. shall not be refunded.

NOTE:- The date of surrender in the above case shall be the date on which the application for surrender is received at Lessor's office. No subsequent claim on the basis of any postal certificate etc. will be entertained.

- (g) The lessee may, with the prior permission of the LESSOR, mortgage the plot for availing a loan for implementation of the project to any Government Financial Institution, subject to the fulfillment of the following conditions:-
- After payment of full premium of the plot alongwith the interest thereon and the payment of up-to-date lease rent alongwith the interest thereon, if any.
 - On submission of an undertaking from the concerned Government Financial Institution(s) to the effect that they will pay the full premium of the plot and the up-to-date lease rent along with the interest thereon. Provided that the first charges over the property will continue to be that of the LESSOR.


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For JLG Properties Pvt. Ltd



5

(h) 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 lessee within the plot area only.

b) All clearances/approvals must be obtained by the 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.

(i) The lessee shall have to construct the buildings, obtain the completion certificate and make the unit functional within three years from the date of execution of the lease deed. However, extension in exceptional circumstances can be granted by the LESSOR, on the payment of extension charges applicable as per the prevailing policy at the time of grant of such extension. The "Completion Certificate" will be issued by the LESSOR on the completion of the project and on submission of the necessary documents required for certifying the completion of the project.

(j) The 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 Lessee after prior written approval of the LESSOR. The project may be implemented by lessee through Special Purpose Company and/ or through its subsidiaries. The relationship between Special Purpose Company & its subsidiaries would be governed by the prevailing law, rules and regulations.


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6

However, mortgage permission can be accorded to Special Purpose Company for implementation of project as per prevailing rules & regulations of Lessor.

(k) The 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).

(l) The 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 lessee shall also pay an amount of Rs. 1,000/- towards the processing fees.

All the terms and conditions of the brochure & the allotment letter the permission for grant of transfer, lease deed etc. shall be binding on the 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. 1,000/- will be payable on such transfer.

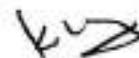
Change in Constitution will be permitted as per prevailing policy of the Lessor and as per terms and conditions of the brochure of the scheme.

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. 1,000/- shall also be payable against the processing fee. The lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions :-



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7

- i) The lessee has made full payment of the plot premium alongwith interest thereon and the up-to-date lease rent alongwith interest, if any, due thereon.
 - ii) The lease deed as per rules has been duly executed.
 - iii) The lessee has obtained the building completion certificate from the LESSOR.
 - iv) The sub-lessees/transferees 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 lessee shall also execute a sub-lease deed between lessor, lessee and proposed transferees (sub-lessees). The lessee/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 transferee/sub-lessees as well.
 - vi) The transferees/sub-lessees shall also be required to pay pro-rata lease rent as applicable. The transferees/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 LESSOR in proof thereof. Thereafter, extension charges, as applicable, shall be payable.
 - vii) All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the lessee as well as all transferees(sub-lessees).
- (m) The lessee and sub-lessees (transferees) shall not use the commercial plot for any purpose other than for which the commercial 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 alongwith the structures thereon, if any, shall be resumed by the LESSOR.
- (n) The lessee and sub-lessee(s)/Transferee(s) will be liable to pay all rates, taxes, charges and assessment of every description imposed by


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any authority empowered in this behalf from time to time, in respect of the plot and the buildings constructed thereon.

- (o) If the lessee and/or sub-lessee(s)/Transferee(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 alongwith 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 and the lessee shall not be entitled to claim any compensation for the same.
- (p) The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the 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 lessee and sub-lessee(s)/Transferee(s) shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
- (q) 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 surface of the allotted plot or for any building/structure standing thereon, provided always that the LESSOR shall make reasonable compensation to the lessee for any damages directly occasioned by the exercise of the rights hereby reserved. The decision of the LESSOR on the amount of such



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9

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compensation will be final and binding on the lessee and all the sub-lessee(s)/Transferee(s).

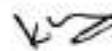
- (r) The lessee shall make all such arrangements as are necessary for the maintenance of the buildings and common services on the allotted plot. If the buildings and common services are not maintained properly, the LESSOR shall have the right to get the maintenance done and recover the amount so spent from the lessee. The lessee and all the sub-lessee(s)/Transferee(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 lessee and all the sub-lessee(s)/Transferee(s) as arrears of land revenue.
- (s) 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 (transferees).
- (t) The lessee shall take all necessary permissions for sewerage, electricity, water connections etc. from the respective competent authorities at his own expenses.
- (u) 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 lessee and sub-lessee(s)/ Transferee(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 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 / instalments, lease rent etc.

If the allotment is cancelled on the grounds mentioned in para (1) above, the entire amount deposited by the lessee and



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10

sub-lessee(s)/Transferee(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 lessee and sub-lessee(s)/Transferee(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 lessee and sub-lessee(s)/Transferee(s) will have no right to claim any compensation thereof.

III. AND IT IS HEREBY AGREED AND DECLARED BY IN BETWEEN THE PARTIES TO THESE presents AS FOLLOWING:

1. 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 keeping horses, cattle, dogs, other animals except and in so far as may be allowed by the Lessor in writing.
2. That the 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 Lessee does not abide by the terms and conditions of the lease and building bye-laws or any other rules framed or directions issued by the Lessor the lease may be cancelled by the Lessor and the possession of the demised premises may be taken over by the Lessor followed by forfeiture of deposits as per prevailing policy.
4. Notwithstanding anything contained hereinbefore if there shall have been in the opinion of the Lessor (whose decision shall be final and



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For J.G. Properties Pvt. Ltd.



11

binding) any breach by the 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 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 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 Authority.
6. At the time of re-entry if the demised premises are occupied by any building constructed by the Lessee there on the 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 Lessee for the land and building, fixtures, things before within the period herein specified the demised premises shall be re-allotted.

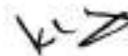
Provided that the Lessor may at its option to purchase the said erection buildings and fixtures upon the plot after making the payment to the Lessee in price thereof as may be mutually agreed upon.

7. Any losses suffered by the Lessor on a fresh grant of demised premises or breaches of conditions aforesaid on the part of the Lessee or any persons claiming through or under him shall be recoverable by the Lessor from the Lessee.



(आर० के० कश्यप)
सहायक
नोएडा

For JLG Properties Pvt. Ltd.

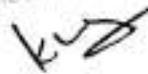


8. The Chief Executive Officer of the Lessor may exercise all powers exercised by the Lessor under this lease. The Lessor may also authorize any of its other officers as he deems fit.
PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Office for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.
9. The entire legal expenses of execution of this Lease Deed including Stamp Duty and registration charges shall be borne by the lessee.
10. Any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal right of the Lessor.
11. The Chief Executive Officer or the Lessor 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 LESSOR and the lessee and sub-lessee(s)/transferee(s) 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 Lessor's control the Authority 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. In case of the clarification or interpretation regarding these terms and conditions, the decision of the LESSOR shall be final and binding on the lessee and all the sub-lessee(s)/ Transferee(s).
15. If the lessee commits any act of omission on the demised premises resulting in any 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 the lessee's cost and charge the damages from the lessee during the period of subsistence of the nuisance.



(आरु के० कश्यप)
सहायक
नोएडा

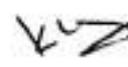
For JLG Properties P.L. Ltd



16. The lessee and all sub-lessee(s)/Transferee(s) shall be liable to pay all taxes, charges leviable from time to time by the LESSOR 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 lessee and all the sub-lessees (transferees) to the LESSOR or any other statutory authority are recoverable as arrears of land revenue.
19. That the LESSOR hereby covenant that the lessee and sub-lessee(s)/Transferee(s) shall enjoy quiet possession of the demised premises without any disturbance by it or its successors in the interest of any other person claiming title paramount thereto.
20. The 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 LESSOR. In case of any violation of this, the 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 lessee and all sub-lessees (transferees)
22. The lessee shall abide by all the regulations, bye-laws, directions and guidelines of the LESSOR framed/ issued under the U.P.Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules applicable from time to time.
23. 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.
24. प्रश्नगत आबंटित सम्पत्ति पर विलेख के निष्पादन की तिथि तक देय ब्याज समये शून्य दिया गया एवं ब्याज समये शून्य होता है ।


(आर० के० करणप)
सहायक
नोएडा



For JLG Properties Pvt. Ltd.




25. प्रमाणित किया जाता है कि प्रश्नगत पट्टा प्रलेख से सम्बन्धित सम्पत्ति का प्राधिकरण द्वारा पट्टाग्रहिता को कब्जा पत्र जारी नहीं किया गया है और न ही आज दिनांक 7/12/2017 दिसम्बर 2017 तक कब्जा प्रदान किये जाने विषयक प्रस्ताव जारी किया गया है।

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 and on behalf of Lessor

Lessee

Macy

Witness 1.

(आरो के कश्यप)
सहायक
नोएडा

Signature:

Name: Man Singh

s/o S/O S.M. Ram Singh

Address: R/o B-98, Sector-72
NOIDA

For and on behalf of Lessee

(आरो के कश्यप)
सहायक

Witness 2 नोएडा

Signature:

Name: Dattindran Kumar

s/o

Address:

S/O S.M. Lekh Ram
R/o Mockingdon (V.P.)

आज दिनांक 07/12/2017 को वही संख्या 1
एवं विन्द संख्या 9123 पृष्ठ संख्या 85 से
122 पर क्रमांक 8091 रजिस्ट्रीकृत किया गया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

R. K. Singh
7/12/17
आर.के.सिंह (उपस्थित)

उप निबंधक : सचिव द्वितीय
मौखिक बुद्ध सचिव



JLG PROPERTIES PRIVATE LIMITED

Registered Office: 22A, Janpath, New Delhi -110001

Corporate Identification Number: U45201DL2003PTC121283

E-Mail: kandhari15@gmail.com

Contact: +91-9810466889

Promoter - M/s JLG Properties Pvt. Ltd.
RERA Reg. No. - UPRERAPRM58837
Project - SAWASDEE JLG GALLERIA
Project Address - H-1, Sector-63, Noida-201301.

Details of payments made to NOIDA in respect of leased property situated at H-1, Sector-63, Noida.

- Total Consideration Amount - Rs. 45,05,05,800=00
- Amount paid till execution of Lease Deed on 07-12-2017 - Rs. 11,26,26,410=00
- Schedule of Payment of Balance amount as per details given in Lease Deed.

Instalment No.	Due date on or before	Principal amount	Interest @12%	Total
1	06 th June 2018	42234919	20272761	62507680
2	06 th Dec. 2018	42234919	17738666	59973585
3	06 th June 2019	42234919	15204571	57439490
4	06 th Dec. 2019	42234919	12670476	54905395
5	06 th June 2020	42234919	10136380	52371299
6	06 th Dec. 2020	42234919	7602285	49837204
7	06 th June 2021	42234919	5068190	47303109
8	06 th Dec. 2021	42234919	2534095	44769014

For JLG Properties Pvt. Ltd.


Authorised Signatory

JLG PROPERTIES PRIVATE LIMITED

Registered Office: 22A, Janpath, New Delhi -110001

Corporate Identification Number: U45201DL2003PTC121283

E-Mail: kandhari15@gmail.com

Contact: +91-9810466889

- Details of payments made to NOIDA till the date of Registration request made to RERA

Date of Payment	Amount	Nature of Payment
30-05-2018	62507680=00	Ist installment
05-12-2018	50000000=00}	IIInd installment
05-12-2018	9973585=00}	

- Copies of aforesaid Challans are attached.

For JLG Properties Pvt. Ltd.


Authorised Signatory

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Applicant's Copy

15921450000040

Sr. No. **81368**

Name of Scheme **COMMERCIAL**

Please find enclosed herewith Draft/Pay Order No./ **028121** Dt. **30/05/2018** for
 Rs. **62507680/-** Drawn On **HDFC BANK** being payment of Property allotted to me by Noida Authority.

- ✓ 101. Instalment
- 102. Interest on Instalment
- 103. Lease Rent
- 104. Intt. On Lease-rent
- 105. ProFee
- 106. Tr. Charge
- 107. _____
- 108. Penalty
- 109. _____

- TOTAL**

Rs.	P.
62507680	-00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> HDFC BANK LTD. 5-15/28, Sector-18, Noida 30 MAY 2018 RECEIVED </div>	
62507680	-00

I. D. No. : _____
 Property Location : **H-1, Sector 263, NOIDA**
 Name : **J.L.G. PROPERTIES (P) LTD.**
 Address : **22A JAIN PATH NEW DELHI -**
(Home)
 Date of Deposit : **30/5/2018**
 Rupees in Word **Six Crores Twenty Six**
LAKH SEVEN THOUSAND SIX HUNDRED
AND EIGHTY ONLY

Depositor's Signature

For HDFC Bank Ltd.
NOIDA

Payment alone will not accrue any right to allottee

HDFC Bank

Date:05/Dec/2018

Allottee Copy

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

GST No.: 09AAALN0120A1ZV

Registration Id:

Account No.: 15921450000040

Challan No.:700002726

Property Type: Commercial

SI No	Account Head	Amount
1	NORMAL INSTALLMENT	50000000
		Total: 50000000

Property Location: Sector-63, Block-H, Plot No-01

Applicant: JLG PROPERTIES PVT LTD

GST No.:

PAN No.:

E-mail:

Mobile No: 9810466889

Address: H-01 SEC-63 NOIDA

Please find enclosed herewith Draft/Pay order No./Cash 028663 Dated 05-12-2018 for Rs. 5,00,00,000/- Drawn On HDFC BANK against above mentioned account head the payment of property Allotted / Lease / Sublease /Rent or any charges to me by NOIDA Authority.

Authorised Signatory

Depositor Signature *[Signature]*

Details of Notes								
2000*	500*	200*	100*	50*	20*	10*	5*	Total

Note:

(1) Payment alone will not accrue any right to allottee.

(2) Notwithstanding any request of the allottee the payment, made by the allottee shall be first adjusted towards the interest due, if any, and the balance shall be adjusted towards the annual leaserent and the installment respectively.

(3) Allottee will pay GST by Reverse Charge Mechanism against Property. Authority's GST No: 09AAALN0120A1ZV



HDFC Bank

Date:05/Dec/2018

Allottee Copy

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

GST No.: 09AAALN0120A1ZV

Registration Id:

Account No.: 15921450000040

Challan No.:700002743

Property Type: Commercial

SI No	Account Head	Amount	Property Location: Sector-63, Block-H, Plot No-01
1	NORMAL INSTALLMENT	9973585	Applicant: JLG PROPERTIES PVT LTD
	Total:	9973585	GST No.:
			PAN No.:
			E-mail: gugnani.kundan@gmail.com
			Mobile No: 9810466889
			Address: H-01 SEC-63 NOIDA

Please find enclosed herewith Draft/Pay order No./Cash 028664 Dated 05-12-2018 for Rs. 9973585 Drawn On HDFC BANK against above mentioned account head the payment of property Allotted / Leased Sublease Rent on charges to me by NOIDA Authority.

Authorised Signatory

05 DEC 2018

Depositor Signature

RECEIVED								
2000*	500*	200*	100*	50*	20*	10*	5*	Total

Note:

- (1) Payment alone will not accrue any right to allottee.
- (2) Notwithstanding any request of the allottee the payment, made by the allottee shall be first adjusted towards the interest due, if any, and the balance shall be adjusted towards the annual leaserent and the installment respectively.
- (3) Allottee will pay GST by Reverse Charge Mechanism against Property. Authority's GST No: 09AAALN0120A1ZV