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उत्तर प्रदेश UTTAR PRADESH

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LEASE DEED

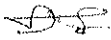


Anil Kumar Saxena
Asst. Law Officer
NOIDA



Dr. Anil Kumar
Asstt. Law Officer
FOR AND ON BEHALF OF NOIDA

For CTA SOFTECH PVT. LTD.


Auth. Sign./Director



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विश्व मन्दा * * * * *
23 NOV 2007
* कोषपत्र/सौकर्य मुद्रा नगर *

M/s CTA Soft Tech [P] Ltd

New-Delhi





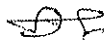
उत्तर प्रदेश UTTAR PRADESH

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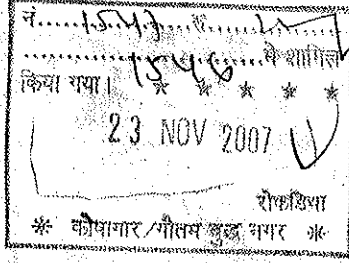
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IN RESPECT OF

For CTA SOFTECH PVT. LTD.


Auth. Sign. / Director


Dr. Anil Kumar Saxena
FOR AND ON BEHALF OF NOIDA
NOIDA



पट्टा विलेख (90 वर्ग) 69,571,840.00 5,000.00 80 5,080.00 4,000

प्रतिफल मालियत आसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री/श्रीमती नोएडा विकास प्राधिकरण द्वारा अनिल कुमार सक्सेना
पुत्र / पत्नी श्री ए0एल0 ओ0
पेशा नौकरी
निवासी स्थायी नोएडा विकास प्राधिकरण
अस्थायी पता नोएडा विकास प्राधिकरण
ने यह लेखपत्र इस कार्यालय दिनांक 26/12/2007 समय 12:50PM
बजे निबन्धन हेतु पेश किया।



प्रदीप राणा
उप-निबंधक तृतीय
नोएडा
26/12/2007

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

पट्टा दाता

श्री/श्रीमती नोएडा विकास प्राधिकरण द्वारा अनिल
कुमार सक्सेना
पुत्र/पत्नी श्री ए0एल0 ओ0
पेशा नौकरी
निवासी नोएडा विकास प्राधिकरण



पट्टा गृहीता

श्री/श्रीमती M/s CTA Softech Pvt.Ltd. द्वारा जय
किशन गर्ग
पुत्र/पत्नी श्री पुन- रव0 श्रीराम गर्ग
पेशा व्यापार
निवासी एफ-52, ईस्ट ऑफ कैलाश नई दिल्ली



ने निष्पादन स्वीकार किया।

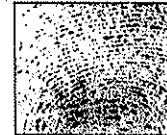
जिनकी पहचान श्री संजय मित्तल
पुत्र श्री एम0सी0 गुप्ता
पेशा नौकरी

निवासी आई-35, डी दिलशाद गार्डन दिल्ली

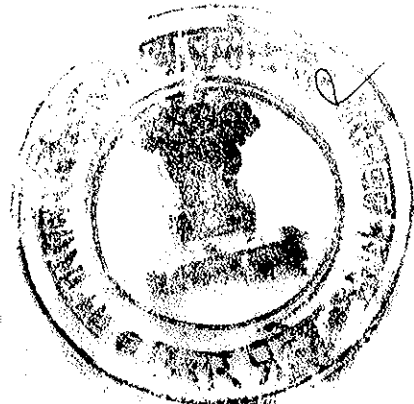
व श्री ए0 कुमार
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निवासी 3939 रोशनपुरा दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



प्रदीप राणा
उप-निबंधक तृतीय
नोएडा
26/12/2007






उत्तर प्रदेश UTTAR PRADESH

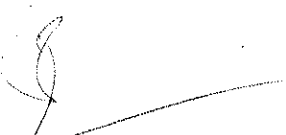
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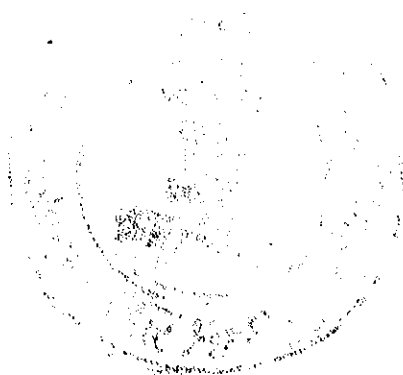
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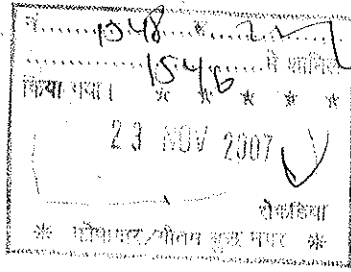
INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING
TOTAL AREA 18080.00 SQ.MTRS.

For CTA SOFTECH PVT. LTD.


Auth. Sign./Director


Dr. Anil Kumar Saxena
Asstt. Law Officer
FOR AND ON BEHALF OF NOIDA





पट्टा दाता

Registration No 3745

Year : 2007

Book No. 1

0101 नोएडा विकास प्राधिकरण द्वारा अनिल कुमार सक्सेना

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नोएडा विकास प्राधिकरण

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उत्तर प्रदेश UTTAR PRADESH

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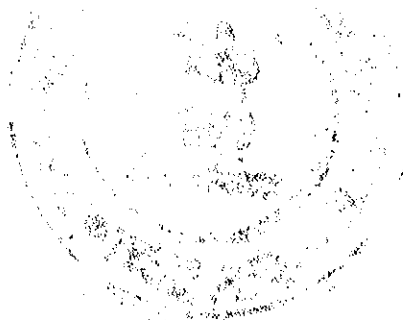
THIS STAMP PAPER IS ATTACHED WITH LEASE DEED IN RESPECT OF INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING TOTAL AREA 18080.00 SQ.MTRS.

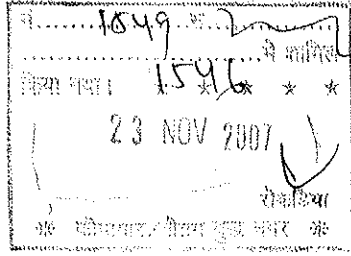
For CTA SOFTTECH PVT. LTD

D.S.
Auth. Sign. Director

[Signature]
Dr. Anil Kumar Saxena
Asstt. Law Officer

NOIDA
FOR AND ON BEHALF OF NOIDA





पट्टा गृहीता

Registration No. 3745

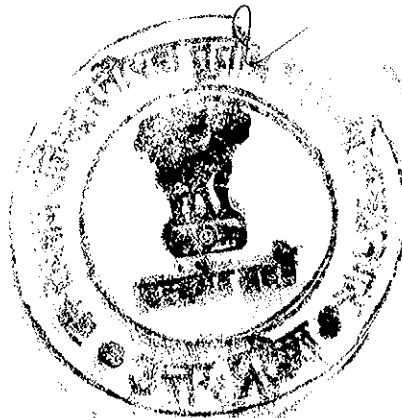
Year: 2007

Book No. 1

0201 M/s CTA Softech Pvt.Ltd. द्वारा जय किशन गर्ग
पुत्र- स्व० श्रीराम गर्ग
एफ-52, ईस्ट ऑफ कैलाश नई दिल्ली
व्यापार



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उत्तर प्रदेश UTTAR PRADESH


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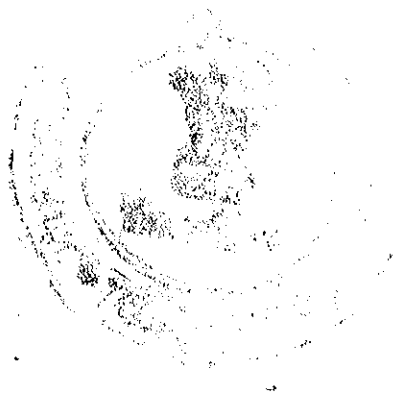
THIS STAMP PAPER IS ATTACHED WITH LEASE DEED IN RESPECT OF INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING TOTAL AREA 18080.00 SQ.MTRS.

For CTA SOFTECH PVT. LTD.


Auth. Sign. Director


Dr. Anil Kumar Saxena
Asstt. Law Officer

FOR AND ON BEHALF OF NOIDA



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* कौशाम्बर/वीतरा बुद्ध नगर *






उत्तर प्रदेश UTTAR PRADESH

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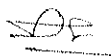
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THIS STAMP PAPER IS ATTACHED WITH LEASE DEED IN RESPECT OF INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING TOTAL AREA 18080.00 SQ.MTRS.


Dr. Anil Kumar Saxena
Asstt. Law Officer

NOIDA
FOR AND ON BEHALF OF NOIDA

For CTA SOFTECH PVT. LTD.


Auth. Sign. Director

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रेकर्डिंग
* कोभागा/पोस्टा मुख कार *
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उत्तर प्रदेश UTTAR PRADESH

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THIS STAMP PAPER IS ATTACHED WITH LEASE DEED IN RESPECT OF INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING TOTAL AREA 18080.00 SQ.MTRS.

Dr. Anil Kumar Saxena
Asst. Law Officer
NOIDA

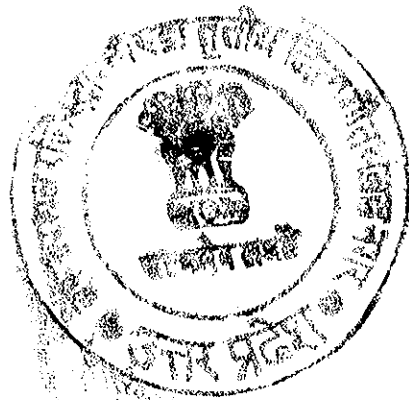
FOR AND ON BEHALF OF NOIDA

For GFA SOFTECH PVT. LTD.



Nacht Sign

1552 2 ✓
किताब नं० 1596
23 NOV 2007 ✓
रोजकिया
* कोषागार/वीथीय पुस्तकालय *






उत्तर प्रदेश UTTAR PRADESH

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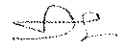
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THIS STAMP PAPER IS ATTACHED WITH LEASE DEED IN RESPECT OF INSTITUTIONAL PLOT NO. 02, SECTOR-142, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.), ADMEASURING TOTAL AREA 18080.00 SQ.MTRS.


Dr. Anil Kumar Saxena
Asstt. Law Officer

NOIDA
FOR AND ON BEHALF OF NOIDA

FOR GRS SERVICE PVT. LTD.


Auth. Sign: Director




LEASE DEED

This Lease Deed made on this 2015 day of December in the year Two Thousand Seven between New Okhla Industrial Development Authority, a body corporate constituted under section 3 of U.P. 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 of the first part and M/s CTA Softech Private Limited A company within the meaning of Companies Act 1956 having its registered office at 201, Empire Apartments, M. G. Road, Sultanpur, New Delhi through its Authorized Signatory Mr. Jai Kishan Garg S/o Late Shri Siriram Garg R/o F-52, East of Kailash, New Delhi, hereinafter called Lessee which expression shall, unless the context does not so admit, includes its successors, administrators, representatives and permitted assignees of the other part.

WHEREAS the demised plot (hereinafter described) for part of land acquired by the Lessor under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up of an Urban and Industrial Township.

AND the Lessor has agreed to demise and the Lessee has agreed to take on lease the demised premises on the terms and conditions hereinafter appearing for the purpose of constructing and setting up a IT/ITES Park according to bye-laws and other Building Plans approved by the Lessor, on the terms and conditions hereinafter contained.

WHEREAS the lessor allotted 20000.00 Sq/mtrs of land in Sector-142 Noida Vide allotment Letter No NOIDA/INSTT./ 05/519 dated 17.02.2006 for Development of IT/ITES Park on the detailed terms and conditions set out in the said allotment letter and the allottee is required to have lease deed of the allotted land signed and executed in their favour;



Anil Kumar Saxena
Asstt. Law Officer
NOIDA



For CTA SOFTECH PVT. LTD.



Auth. Sign. / Director



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NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :

1. That in consideration of the total premium of Rs. 6,95,71,840.00 (Rupees Six Crore Ninety Five Lacs Seventy One Thousand Eight Hundred Forty only) towards the Land premium calculated @ Rs. 3848.00 per sq mtrs. Out of which 30% i.e. 2,08,71,552.00 (Rupees Two Crore Eight Lacs Seventy One Thousand Five Hundred Fifty Two only) has been paid by the lessee to the lessor the receipt where of the lessor hereby acknowledges and balance Rs 4,87,00,288.00 (Rupees Four Crore Eighty Seven Lacs Two Hundred Eighty Eight only) shall be paid to the lessor in Sixteen half yearly equal installment alongwith interest @ 11% per annum compounded half yearly as per the following:

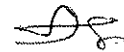
1 st Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2006
2 nd Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2007
3 rd Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2007
4 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2008
5 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2008
6 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2009
7 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2009
8 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2010
9 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2010
10 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2011
11 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2011
12 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2012
13 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2012
14 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2013
15 th Installment	Rs. 30,43,768.00 + Interest on or before 16.8.2013
16 th Installment	Rs. 30,43,768.00 + Interest on or before 16.2.2014



Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA

For CTA SOFTECH PVT. LTD.




Auth. Sign. / Director



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If the Lessee fails to deposit installments with interest by the specified dates, the interest on defaulted amount for delayed period shall be charged @ 14% p.a. compounded every half yearly on the defaulted amount for the defaulted period.

2. The lessor hereby gives /demises and lease unto Lessee the demised plot for a period of 90 years commencing from the actual date of execution of lease deed.
3. And also in consideration of the Lease Rent paid by the Lessee and covenants, provisions and agreements herein contained and to be performed by the Lessee and the Lessor. Both hereby demise and lease unto Plot No. 02, situated at Sector-142, in the New Okhla Industrial Development Area, District Gautam Budh Nagar U.P. contained by measurements of 18080.00 sq. mtrs. (~~out of the total allotted area of 20000.00 sq. mtrs.~~) bounded as follows:-

ON THE NORTH	Green Belt
ON THE SOUTH	24.00 Mtrs Wide Road
ON THE EAST	Plot No.01
ON THE WEST	Road

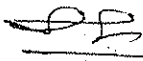
AND which said plot is referred in this Lease Deed as the Demised plot and is more clearly delineated and shown in the attached plan. Lessee shall hold the Demised premises with its appurtenances unto lease for the term of 90 years commencing from the 17/2/2006 or execution of Lease Deed, whichever is earlier of the plot, except and always reserving to the Lessor, the following:-

- (a) A right to lay water mains, drains, sewer or electric wires under/above the demised plot if deemed necessary by the Lessor in developing the same.
- (b) Full right and title to mines and minerals in and under the Demised plot or any part thereof.

In addition to the premium of plot lease rent for the lease period of 90 years each year in advance on December @2.5% per annum of the total premium i.e. equivalent to of Rs. 17,39,296/- (Rupees Seventeen Lacs Thirty Nine Thousand Two Hundred Ninety Six only)

Dr. Anil Kumar Saxena
Asstt. Law Officer
NO. 24

For CTA SOFTECH PVT. LTD.


Auth. Signo. Director



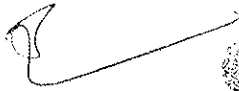
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to be paid by the lessee. In case of default of payment of Lease Rent, interest @ 14% shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of lease rent enhanced would not be more than 50% of the amount last fixed. A supplementary deed will be executed by the Lessee if the lease rent is revised.

4. The lessee shall use the plot for the setting up of their IT/ITES Park.
5. The Lessee shall be liable to pay all rates, local taxes, charges and assessment by whatever name called for every description in respect of the demised plot and/or building constructed thereon assessed or imposed from time to time by Local or other Authority./State/Central Government/ The Lessor.
6. That the Lessee will obey and submit to all directions or regulations made by the Lessor now existing or hereafter to exist so far as the same and incidental to the possession of immovable property or so far as the health, safety or affect conveyance of the other inhabitant of the surrounding area.
7. That the lessee will at their own cost construct a building on the demised plot as per floor area ratio (F.A.R.) as applicable in accordance with the prescribed by-laws, plans and building regulations.

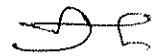
The building will be constructed by the Lessee as per building direction and bye-laws of the Authority. It shall be the responsibility of the Lessee to get the allotted plot inspected by the authorized officers appointed by the Lessor. The Lessee shall write/contact the Building Cell Department of the Lessor first during the time of construction of basement and second after completion of Plinth level, third after completion lintel level.

The Lessee will not make any unauthorized construction on the plot and if so it will be removed/ demolished by the Lessor at the risk, cost and responsibility of the Lessee. It shall be treated as breach of terms and conditions of buildings bye-laws and lease deed.


Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA



For CTA SOFTTECH PVT. LTD.


Auth. Sign. Director



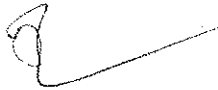
8. The lessee undertakes to abide by and fulfill the norms and standards set out by the Department of IT & Electronics, Government of U.P. for the setting up of the project of IT/ITES Park as enumerated above.
9. That the lessee will complete construction and obtain occupancy certificate from the building cell department within the validity period of the approved building plans and put the same in operation as per plans approved by the lessor and as per provisions of clause No 13 of this lease deed for allotment and cancellation of plot. In case such allottee/ lessee who are interested to avail exemption of stamp duty has to obtain approval of Development plan within 18 months from the date of registration of Lease Deed from the competent authority of the lessor and complete the 40% of the total permissible covered area on the allotted plot within 3 years from the date of handing over of possession and also have to complete whole construction within five years from the date of handing over of possession.
- 10.A. The allottee/ lessee will complete construction and obtain occupancy certificate from the competent authority of the lessor within the validly period of the approved building plan. The lessee / Allottee shall ensure the functioning on the allotted plot as per schedule given below.

PLOT UPTO 1000 SQ. MTS.


Within two years from the actual date of possession

PLOTS ABOVE 1000 SQ MTRS BUT UPTO 2000 SQ MTRS.

Within three years from the actual date of possession


Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA



Auth. Sign.  Director



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PLOTS ABOVE 2000 SQ MTRS BUT UPTO 4000 SQ MTRS

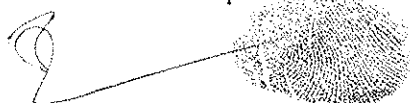
Within four years from the actual date of possession.


PLOT ABOVE 4000 SQ MTRS

Within five years from the actual date of possession.

- B. In case of non adherent to the aforementioned schedule for functioning, the cancellation of allotment and/ or determination of lease deed with forfeiture of money would be effected as per rules and the possession of the plot would be resumed by the lessor with structure thereof, if any and the allottee/ lessee will have no right to claim compensation thereof. However in exceptional circumstances an extension may be allowed by the lessor on payment of such charges and subject to terms and conditions, as deemed fit by the lessor.
- C. In the event of an extension, extension charges @ 4% of the premium would be chargeable for grant of extension for each year on pro rata monthly basis. The rate of extension charges as mentioned above may be re viewed by the lessor. In the event of extension not being granted, cancellation may be exercised following with revocation of lease deed with forfeiture amount as per then prevailing policy of the lessor in such an event the lessee will be at liberty to remove construction if any, in such eventuality. The rate of extension charges as mentioned above may be revised by the lessor/ Chief Executive officer without notice.
11. That the lessee will keep the demised plot and the building therein at all time in a state of good and substantial repairs and in sanitary condition to the satisfaction of the lessor.

For CTA SOFTECH PVT. LTD.




Auth. Sign. Director

Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA



THE
LIBRARY OF
THE
UNIVERSITY OF
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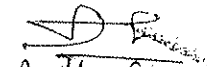
12. That the lessee shall not make or permit to make any alteration in or in addition to the said or their erections would be erected in terms of para 7 on the demised plot without the prior permission in writing of the lessor and except in accordance with terms of plan, approved by the lessor or any officer authorized by the lessor or if such authorized officer requiring it to correct such deviations as aforesaid shall correct it and if lessee shall neglect to correct such deviations within a period of a calendar month after the receipt of such notice to be corrected at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as decided by the lessor whose decision shall be final.
13. That the Lessees shall not be permitted to transfer the demised plot before making the unit functional and building constructed thereupon. However, at the discretion of CEO, the transfer may be permitted after making the unit functional and building constructed thereupon and laying transfer charges as prevailing at that time of transfer such transfer charges shall be paid to the Lessor. The decision of the Chairman/Chief Execution Officer for all purpose will be final and binding on the Lessee.
14. Notwithstanding anything contained in clause 20, the Lessee may, with the previous permission of CEO mortgage the Demised plot to any Government organisation or any Government recognized institution for raising loan for purpose of construction of the building/ functioning of the institution subject to such charges and terms and conditions as decided by the lessor at the time of granting the permission the first charges shall be of the lessor on the property. Provided that in the event of the sale of for-closure of the mortgage or charged property, the Lessor shall be entitled to claim and recover such percentages as decided by the Lessor of the unearned increases in the value of the demised plot as aforesaid and the amount of the lessor's share of the said unearned increase shall be first charges in favour of the Lessor and having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on the Lessee.

Provided further that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of unearned increase as aforesaid. The Lessor has right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer it by or through execution of degree of insolvency by the court.

Dr. Anil Kumar Saxena
Asst. Law Officer
MUDA




For CTA 2001, 2002, 1971, LTD.


Auth. Sign Director



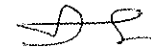
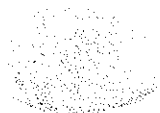
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15. That if the Lessee obtain the demised plot by suppression of any fact or misrepresentation, mis-statement of fraud or if there is any breach of condition of the lease or if the lessee does not abide by the terms and conditions of the building rules framed by the lessor or violate any terms of the lease deed the lease may be determined and the entire money paid by lessee will be forfeited, and the possession of the Demised plot and the structure raised thereon, unless removed by the Lessee within the time specified in the notice by the Lessor, may be taken over by the Lessor and Lessee will not be entitled to any compensation.
16. That the Lessee shall use the demised plot only for the construction for the IT /ITES Park according to the plan approved by the Lessor and in accordance with the building directions or regulations formulated under the provision of U.P. Industrial Area Development Act, 1976 and for no other purpose without the consent of the Lessor and subject to such terms and condition as the lessor may imposed and the Lessee will not do, or suffer to be done, on Demised plot or any part thereof anything which may not do or suffer to be done on demised plot or any part thereof any thing which may be or grow to be a nuisance, damage or cause annoyance or inconvenience to the lessor or the owner or occupier of the plot in the neighborhood, provided that the part of the building so constructed may be used by the Lessee for the normal watch and ward staff, so however that such accommodation shall be commensurate with the need.



Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA

For CTA SOFTECH PVT. LTD.


Authⁿ Sign^y Director



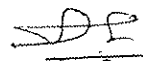
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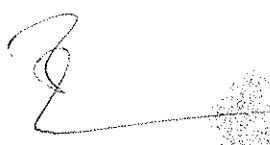
17. That the Lessee will not assign, relinquish, sublet, transfer or part with the possession of any portion of the Demised plot and building thereof or cause any subdivision thereof except with prior permission of the lessor. The Lessee will have In house vehicle parking within the premises.
18. Even if permission is granted by the lessor for transfer, assignment mortgage or subletting of the whole/part demised plot or building or both shall be subject to and the transferee assignee or the sub lessee shall be bounded all convenience and conditions herein contained and be answerable to the lessor in all respect thereof.
19. Provided always that the lessee, or transferee or permitted assignees, as the case may be assign, relinquish mortgage sublet, or transfer the Demised premises and Building thereon as a whole /or in parts on the said terms after prior and written permission of the Lessor and it will deliver, as its own expenses, to the lessor or at the Lessor's officer, attested copy of the assignment, relinquishment, mortgage, sub-letting or transfer deed together with notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other law relating to such registration and for the time being in force.
20. That the Lessee will permit the Members, officers and sub ordinates of the Lessor and workers and other persons employed by the Lessor from time to time, and at all reasonable times of the day, with prior intimation to enter into and upon the Demised plot and building to be erected thereon in order to inspect the same and carry on necessary works mentioned before and lessee will notice of the provisions of this sub clause to his /her/their/its tenants.
21. That the Lessee will not erect or permit to be erected on any part of the demised plot any stables sheds or other structure of descriptions whatsoever for keeping horse cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.

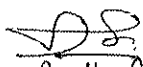
Dr. Anil Kumar Singh
Asst. Law Officer
NOIDA

For CTA SOFTECH PVT. LTD.


Auth. Sign. Director

22. That the Lessee shall not exercise its option of determining the lease nor hold the lessor responsible to make good the damage if any fire; tempest, flood or army or 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.
- (A). That the lessee shall keep the lessor indemnified against any or all claims for damages which may be caused to any property belonging to lessee/ others in consequence of the execution of the aforesaid works as specified below or otherwise and also against claim for damages of the lessee or his workman or representative.
- a) Injures or destroys any building or part thereof or their structure continuous or adjacent to the demised premises.
 - b) Keep the foundation, tunnels or other pits on the demised premises upon or exposed to weather causing any injury to continuous or adjacent building or
 - c) Digs any pits near the foundation of any building thereby causing any injury or damage to such building.
 - d) The damages under sub-clause (a) above shall be assessed by the lessor whose decision as to the extent of injury or damage or the amount payable shall be final and binding on the lessee.
 - e) The terms and conditions of allotment and building bye-laws shall be binding upon the lessee.
- (B) 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.
23. And it is hereby agreed and declared by and between the parties to these present as follows:


Dr. Anil Kumar Saxena
Asstt. Law Officer
NCIDA

For CTA SOFTECH PVT. LTD.

Authn. Sign: Director



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- i) Notwithstanding anything hereinbefore contained hereinabove, if in the opinion of the Lessor, (whose decision shall be final and binding) any breach violation of terms and conditions of the registration/ allotment/ lease deed/ or non deposit of dues and any of the covenants/ conditions hereinbefore contained and is to be observed and performed and in particular and without prejudice to the generality of sub-clause, if Lessee transfer(s), assign(s), relinquish(s) or mortgage(s) the whole of the Demised premises before construction of a building on it's part as hereinbefore provided within the period mentioned above, or if the Lessee or the persons in whom the right is hereby created are adjusted insolvent.

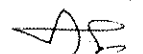
- ii) It shall be lawful for the Lessor, without prejudice to any other action, to re-enter the Demised plot or any part thereof and determine this lease and forfeited the amount as per rules and thereupon.

- iii) If, at any time of re-entering, the demised plot shall not have been occupied by nor any building constructed by the Lessee, the Lessor may re-allot the Demised plot and refund the payment if any, after making adjustment as required without deducting arrears of Lease /interest/ extension/charges and other charges as per rules.

- iv) If at any time entering, the Demised plot shall not have been 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 plot all erection or building, fixtures and things which at any time and during the said terms shall be affixed or get upon the demised plot and leave the same in a good condition as it was on the date of the demise, the default of the same shall become the property of the Lessor without payment of any compensation to the Lessee for the land and building, structures and things therein within the lessee may be paid such amount as may work out in accordance with the principle given in the sub - clause (ii) above, provided that the lessor may at its options agree to purchase from the lessee his interest in the demised plot.


Dr. Anil Kumar Sharma
Asst. Law Officer
NOIDA


For CTA SOFTECH PVT. LTD.


Auth. Signo Director





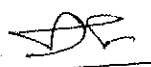
Any dispute
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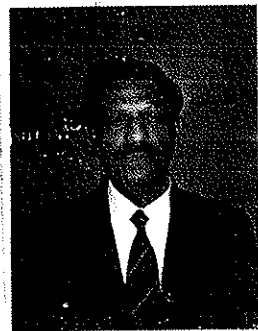
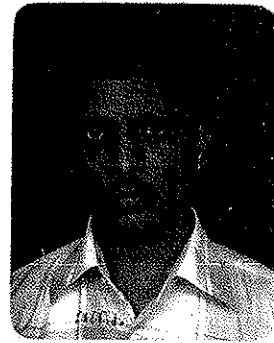
- v) Any loss suffered by the lessor on a fresh grant of the demised plot breaches of conditions as aforesaid on part of the lessee for or any person claiming through or under him, shall be recoverable by the Lessor.
- vi) All notice, order and other documents required under the terms of the lease or under the U.P. Act No. 6 of 1976 or any rule or regulation made there under shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act, 1973 as re-enacted and the notified U.P. Residents Act 1974 (Act No 30 of 1974) re-enacted with modification.
- vii) The Provisions of U.P. Industrial Area Development Act. 1976 and as any rules and regulations framed under the Act or any Directions issued shall binding on the lessee and his/her/ their successor.
- viii) All power exercised by the Lessor under this lease may be exercised by the Chairman/CEO. The lessor may also authorize any of its officers to exercise all or any of the powers by it under this rule.
- ix) Any relaxation or concession granted by the Lessor to lessee shall not, if any way, prejudice the legal rights of the lessor.
- x) Any disputes arising with regards to this deed shall be subjected to jurisdiction of civil courts at Gautam Budh Nagar or High Courts of Judicature of Allahabad.
- xi) The land is in peaceful possession of the Lessor and will be accepted by lessee free from any encroachment and obstruction.
- xii) The Chairman/CEO of the lessor reserves the right to make such amendments, additions, alterations or modification, in the terms and conditions of the lease from time to time as they may consider just and reasonable.


Dr. Anil Kumar Saxena
Asstt. Law Officer
NOIDA

For CTA SORTECH PVT. LTD.


Anshu Singh / Direct



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xiii) Subject to the sub-clause (IX) in case of any clarification or interpretation regarding these terms and conditions of the Lease Deed, the decision of Chairman, CEO of the lessor will be final and binding on the Lessee.

xiv) The lessee shall complete the project within stipulated period as mentioned in clause 9 & 10 of lease deed. In case the lessee fails to comply with the terms and condition of allotment letter, lease deed, brochure or not make the project functional within stipulated period as mentioned in clause 10 of lease deed, that action shall be taken as per rules and regulations of the authorities regarding cancellation.

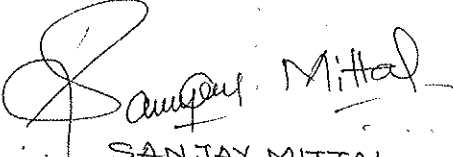
xv) The terms and conditions of Brochure, Allotment letter dt. 17.02.2006 lease Building Bye-laws and as amended from time to time shall be binding on the Lessee.

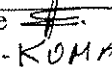

नोएडा द्वारा जनहित में अथवा अपने प्रयोजार्थ किसी भी आवंटित सम्पत्ति के आंशिक / पूर्ण वापिस लेने का पूर्ण अधिकार रहेगा तथा तत्समय की प्राधिकरण की दर से धनराशि दी जायेगी। संबंधित सम्पत्ति पर यदि निर्माण हुआ हो तो नोएडा द्वारा आंकलन के अनुरूप धनराशि दी जायेगी।

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

IN TESTIMONY WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL ON THE DAY AND MONTH AND IN THE YEAR HEREIN ABOVE WRITTEN:

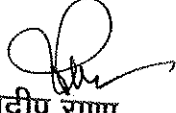
WITNESSES:

1.	Signature Name Father's Name Address	 SANJAY MITTAL S/O Sh. M.C. Gupta I-35-D, Dilshad Garden, Delhi - 95.	THE LESSOR Asst. Director NEDA
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2.	Signature Name Father's Name Address	 A. KOMAR Lat. Sh. H.C. Jha 8989, Loshupura Delhi	THE LESSEE For CTA SOFTECH PVT. LTD.  Asst. Sgn. / Director
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आज दिनांक 26/12/2007 को
बही सं 1 शिर्षक सं 1168
पृष्ठ सं 119 से 712 पर क्रमांक 3745
रजिस्ट्रीकृत किया गया ।


प्रदीप राणा
उप-निबंधक तृतीय
नोएडा
26/12/2007

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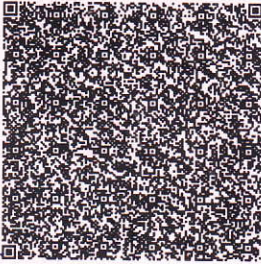
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh


e-Stamp



Certificate No.	: IN-UP04252767191245Q
Certificate Issued Date	: 09-Mar-2018 04:21 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105115504394450Q
Purchased by	: CTA SOFTECH PRIVATE LIMITED
Description of Document	: Article 35 Lease
Property Description	: PLOT NO.2, SECTOR-142, NOIDA
Consideration Price (Rs.)	:
First Party	: NOIDA
Second Party	: CTA SOFTECH PRIVATE LIMITED
Stamp Duty Paid By	: CTA SOFTECH PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 19,00,500 (Nineteen Lakh Five Hundred only)



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 गोपाल सिंह बिलवाल
 सहायक
 नोएडा

For CTA SOFTECH PVT LTD



Auth. Sign.

UP 0005195985

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.

SACIL





SUPPLEMENTARY DEED
BETWEEN

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under section 3 of the Uttar Pradesh Industrial Development Act 1976 (UP Act No. 6 of 1976) hereinafter called the "LESSOR" (Which expression shall unless the context does not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the FIRST PART.

AND

M/s CTA Softech Pvt. Ltd. a company within the meaning of company act 1956 having its registered office **G-96, Lower Ground Floor, Saket, New Delhi-110017** through its authorized signatory **Mr. Inderjeet Singh S/o Mr. Ishwar Singh R/o WZ-325, Shakurpur Village, New Delhi-110034.** hereinafter called **Lessee.**

LESSOR

गोपाल सिंह बिलवाल
सहायक
नौएडा

For CTA SOFTECH PVT. LTD.

LESSEE

Auth. Sign.





Whereas the LESSOR is the lawful owner of Land at Plot No. **02**, Sector- **142**, Noida, duly allotted by the Noida Authority herein referred to as the said property and the same is bounded as under:-

ON THE NORTH: As per Site Plan
ON THE SOUTH: As per Site Plan
ON THE EAST: As per Site Plan
ON THE WEST: As per Site Plan



LESSOR

गोपाल सिंह धिलवाल
सहायक
नौएडा

For CTA SOFTECH PVT. LTD.



LESSEE

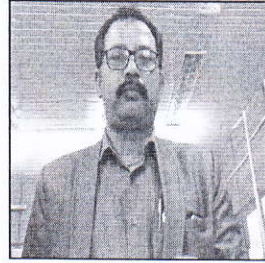
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पट्टा विलेख(30 वर्ष से अधिक)


प्रतिफल- 38001000 स्टाम्प शुल्क- 1900500 बाजारी मूल्य - 38001000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री मेसर्स सी टी ए सोफटेक प्रा लि द्वारा इन्द्रजीत सिंह,
पुत्र श्री ईश्वर सिंह
व्यवसाय : अन्य
निवासी: डब्लू जेड- 325 शकरपुर विलेज नई दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 20/03/2018 एवं 03:52:53 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


के0 के0 सक्सैना (प्रभारी)
उप निबंधक :सदर तृतीय
गौतम बुद्ध नगर

प्रिंट करें



Whereas the LESSOR has allotted an area of **18080** square meters vide allotment letter dated 17.02.2006 of Plot No. 02, Sector- 142, Noida, and Lease Deed was executed between the Lessor and Lessee and also registered in favour of the LESSEE in the office of Sub registrar of Gautambudh Nagar, U.P. Vide Vahi No.1, Zild No. 1168 on Pages 119 to 712 SL. No. 3745 Dated 26.12.2007. Whereas the additional plot area of 1920 sq. mtrs. became available on site for allotment and the same was allotted. The additional area of 1920 sq. mtrs. is allotted vide letter no. noida/instt./2017/5753 dated 30.11.2017 at Rs. 14,394/- per sq. mtrs. being the allotment rate at the time of allotment of additional area over and above already allotted area.



LESSOR

मोपाल सिंह बिलवाल
सहायक
नॉएडा

For CTA SOFTECH PVT. LTD



LESSEE

Auth. Sign.



निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री नोएडा विकास प्राधिकरण द्वारा इन्द्राज सिंह चौहान,
पुत्र श्री हरकिशन सिंह

निवासी: नोएडा विकास प्राधिकरण

व्यवसाय: अन्य

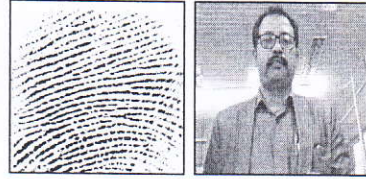
पट्टा गृहीता: 1



श्री मेसर्स सी टी ए सोफटेक प्रा लि द्वारा इन्द्रजीत सिंह,
पुत्र श्री ईश्वर सिंह

निवासी: डब्लू जेड-325 शकरपुर विलेज नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1

श्री नंदन सिंह रावत, पुत्र श्री बी एस रावत

निवासी: एच-17/199 संगम विहार दिल्ली

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री इन्द्रजीत सिंह, पुत्र श्री हरनाम सिंह

निवासी: ए-55 सेक्टर-9 नोएडा

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0 के0 सक्सेना (प्रभारी)
उप निबंधक : सदर तृतीय
गौतम बुद्ध नगर



पिंट करें

NOW THIS DEED SHALL WITNESS AS UNDER:-

1. The Gross area of original allotted plot (02, Sector-142) shall be read as **20000** square meter instead of **18080** square meter.
2. The premium of originally allotted land of **18080** Square meter is fully paid.
3. The premium of additional allotted land of **1920** square meter amounting to Rs. 2,76,36,480/- has been paid by the LESSEE.
4. The LESSEE has paid one year advance lease rent of additional allotted plot area of 1920 sq. mtrs. amounting Rs. 6,90,912/-.
5. प्रश्नगत आवंटित सम्पत्ति के अतिरिक्त क्षेत्रफल पर विलेख के निष्पादन की तिथि तक कोई ब्याज देय नहीं है।
6. प्रमाणित किया जाता है कि प्रश्नगत भूखण्ड के अतिरिक्त क्षेत्रफल के पूरक पट्टा प्रलेख से सम्बन्धित सम्पत्ति के अतिरिक्त क्षेत्रफल का प्राधिकरण द्वारा पट्टाग्रहिता को कब्जा पत्र जारी नहीं किया गया है और न ही आज दिनांक 20.03.2018 तक कब्जा प्रदान किये जाने विषयक प्रस्ताव जारी किया गया है।



LESSOR

गोपाल सिंह बिलवाल
सहायक
नॉएडा

For CTA SOFTECH PVT. LTD

LESSEE
Auth. Sign.





All the other terms and conditions of the Lease Deed & Allotment Letter or any other subsequent order by the LESSOR in regard to the terms and conditions as may be amended by Authority from time to time on the allotted property type shall remain applicable and binding upon the LESSEE.

Therefore this Supplementary Deed of the LEASE is being executed on 20th day of March, 2018 in presence of following witness.


WITNESSES: -

- [Signature]
1. NANDAN SINGH RAWAT S/O B.S. Rawat
H-17/199, Sarvam Vihar, LESSOR
NEW DELHI-110062 गोपाल सिंह बिलवाल
सहायक
नएडा
- [Signature]
2. Inderjeet Singh S/O Harman Singh
A-5 sector 9 NOIDA LESSEE
Auth. Sign.



वही संख्या 1 जिल्द संख्या 6376 के पृष्ठ 103 से 124 तक क्रमांक
1367 पर दिनांक 20/03/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


के० के० सक्सेना (प्रभारी)

उप निबंधक : सदर तृतीय

गौतम बुद्ध नगर

