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RUN KUMAR JAIN  
Advocate  
Reg No-695/99  
Gamma-II, Greater Noida  
Mob: 9818155739, 9811131789

SCANNED

00072,18,69,00072,18,6

CERTIFICATE LOCKET

Certificate No. : IN-UP67646100714448X  
 Certificate Issued Date : 27-Sep-2025 12:46 PM  
 Account Reference : NEWIMPACC (SV)/ up14006504/ GREATER NOIDA UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400650430999180069678X  
 Purchased by : SVG BULDECH LLP  
 Description of Document : Article 35 Lease  
 Property Description : COMMERCIAL SITE-C(H), INDUSTRIAL AREA SITE-C(H), SURAJPUR, GREATER NOIDA, DISTT-G.B.NAGAR, U.P.  
 Consideration Price (Rs.) :  
 First Party : UPSIDA  
 Second Party : SVG BULDECH LLP  
 Stamp Duty Paid By : SVG BULDECH LLP  
 Stamp Duty Amount(Rs.) : 2,18,69,000  
 (Two Crore Eighteen Lakh Sixty Nine Thousand only)

₹2,18,69,000



Please write or type below this line

stamp sheet of ₹2,18,69,000/- attached to the  
 Lease Deed executed between UP State Ind Dev  
 Corporation/ Authority  
SVG Buldech LLP  
 for 90 years with a premium Rs. 3,23,42,470.00  
 regarding Villa No. Commercial Plot Site-c  
 Plot No. 804 in UPSIDC Housing Sector Surajpur  
 (Site-C Extn.) Phase-I Distt Gautam Budh Nagar (U.P.)

LESSOR

ESSFF

*[Signature]*  
Regional Director  
UPSIDA, Surajpur

For SVG BULDECH LLP  
*[Signature]*  
Authorized Signatory

PF 0018445376

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- In case of any discrepancy please inform the Competent Authority.

SHCIL



001844237E

# LEASE-DEED

(For Group Housing Plots)

Industrial Area Site-c Surajpur (H)


Plot No. Commercial Site-c (H) Sector Site-c (H) Surajpur

THIS LEASE-DEED made on the ..... of ..... in the year two thousand and ..... between U.P. State Industrial Development Authority, constituted under Uttar Pradesh Industrial Area Development Act, 1976 and having its head office at UPSIDA Complex, A-1/4 Lakhapur, Kanpur-208024 (hereinafter called the Lessor or UPSIDA which expression shall, unless the context does not so admit, include its successors and assigns) of the one part, AND

Shri/Smt/Km ..... aged ..... years; PAN .....  
S/o/W/o/D/o ..... R/o .....

OR

1. Shri/Smt/Km Ankur Mittal aged ..... years; PAN .....  
S/o/W/o/D/o Sh. Kewar Prasad R/o AVR-4/002 Ashok  
Vatika-4 Jaypee Greens Noida UP-201310
2. Shri/Smt/Km Neeraj Mittal aged ..... years; PAN .....  
S/o/W/o/D/o Sh. Kewar Prasad R/o Flat No 4G/604 Ashok  
Vatika-4 AWHO Township Sector-Chi-1, Noida UP-201310
3. Shri/Smt/Km M/s Vinayaka Expo Plaza Pvt Ltd (Nominee) Beena Devi aged ..... years; PAN .....  
S/o/W/o/D/o Sh. Kelly Ram R/o A-156, AWHO Township  
UR- Jajia Surajpur Greater Noida Sector: Chi-1 G.D Nagar UP-201306
4. Shri/Smt/Km M/s SVG Galleria Pvt Ltd (Nominee) Abhishek Anand aged ..... years; PAN .....  
S/o/W/o/D/o Sh. Bhooat Anand R/o B-46, Vivek Vihar Phase -2  
Shimil Delhi-110095
5. Shri/Smt/Km ..... aged ..... years; PAN .....  
S/o/W/o/D/o ..... R/o .....

  
Regional Manager  
UPSIDA, Surajpur

For SVG BUILDTECH LLP  
  
Authorised Signatory



आवेदन सं०: 202500743083954

यह विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 32425

वर्ष: 2025

प्रतिफल- 312410000 स्टाम्प शुल्क- 21869000 बाजारी मूल्य - 312410000 पंजीकरण शुल्क - 3124100 प्रतिनिधिकरण शुल्क - 100 योग: 3124200

श्री एस वी जी बिल्डर एन एस पी द्वारा  
नीरज मित्तल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री कबीर प्रसाद  
व्यवसाय: अन्य

*Handwritten signature*

निवासी: फ्लैट न-4जी/002 अशोक वाटिका-4, ए डब्लू एच ओ टाउनशिप सेक्टर-वाई-01, गेटर नोएडा



श्री, एस वी जी बिल्डर एन एस पी द्वारा

नीरज मित्तल अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/10/2025 एवं 04:33:55

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Handwritten signature*

प्रेम प्रकाश सिंह

उप निबंधक: सदर गेटर नोएडा

गौतम बुद्ध नगर

08/10/2025

राम बहादुर दिवाकर

निबंधक लिपिक

08/10/2025



6. Shri/Smt/Km.....aged.....years; PAN.....  
S/o/W/o/D/o.....R/o.....

7. Shri/Smt/Km.....aged.....years; PAN.....  
S/o/W/o/D/o.....R/o.....

Constituting the registered partnership firm within the meaning Indian Partnership Act, 1932 in the name of M/s.....situated at.....

OR

M/s.....;Company Identification Number (CIN).....incorporated on.....; a Company within the meaning of meaning of Companies Act 2013, having its registered office at.....through its Managing Director/Director

(Name & Director Identification Number)/Company Secretary/ Representative.....

(Name & Membership No) duly authorised by Company vide its Resolution No..... Dated.....

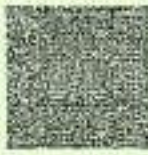
OR

M/s.....;Limited Liability Partnership Identification Number(LLPIN).....incorporated on.....; a Limited Liability Partnership (LLP)within the meaning of meaning of Limited Liability Partnership Act, 2008, having its registered office at.....

through its Designated Partner.....(Name & Designated Partner Identification Number) duly authorised by LLP vide its Resolution No..... Dated.....

OR

M/s.....; a society / Trust/ registered under the Co-operative Societies Act.....having PAN.....incorporated on.....,having its registered office at.....through its Chairman/ Secretary/duly constituted attorney.....duly authorised by society vide its Resolution No..... Dated.....



आवेदन सं०: 202500743083954

वही सं०: 1

रजिस्ट्रेशन सं०: 32425

वर्ष: 2025

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री यू० पी० एस० आई० डी० ए० द्वारा अनिल कुमार JUP STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

पुत्र श्री ताला राम

निवासी: यू० पी० एस० आई० डी० ए०, सूरजपुर इंडस्ट्रियल एरिया, रोटर नॉएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 759K

पट्टा गृहीता: 1



गिरीश बख्श

श्री एस सी जी बिन्डएच एल एल पी के द्वारा नीरज मित्तल,

SVG BUILDECH LLP

पुत्र श्री कैथर प्रसाद

निवासी: प्लॉट नं-4जी/002 अशोक वाटिका-4, ए डब्ल्यू एच ओ टाउनशिप सेक्टर-घाई-01, रोटर नॉएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 355L



Neeraj

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विपुल गोयल, पुत्र श्री राजेशवर दयाल

निवासी: ए-19, हरमुख अपार्टमेंट, सेक्टर-अल्फा-01, रोटर नॉएडा, जिला-गौतमबुद्ध नगर

व्यवसाय: अन्य

पहचानकर्ता: 2



Rajeshwar

श्री जितेन्द्र भारती, पुत्र श्री हेमचन्द्र

निवासी: जी-846, सेक्टर-गामा-02, रोटर नॉएडा, जिला-गौतमबुद्ध नगर

व्यवसाय: अन्य

ने की। प्रत्यक्षतः ब्रह्म साक्षियों के निवासे अंशठे नियमानुसार विर गभूटे टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Handwritten signature

पेरा पकारा सिंह

उप निबंधक: सटर रोटर नॉएडा

गौतम बुद्ध नगर

08/10/2025

राम बहादुर दिवाकर

निबंधक लिपिक गौतम बुद्ध नगर

08/10/2025

(Hereinafter called the 'Lessee' which expression shall unless the context does not so admit, include Lessee's heirs, executors, administrators, representatives and permitted assigns/its successors) of the other part.

AND WHEREAS the amount of premium mentioned in Clause II (a) hereinafter is provisional and it is hereby agreed that the Lessee shall pay as provided in clause II (d), (e) and (f) the additional premium as hereinafter mentioned.

AND WHEREAS the Lessee has requested and the Lessor has agreed to grant lease of the Plot of land hereinafter described as plot number Commercial 6098.04 sq meter in sector Site-c(H) and in industrial area Surajpur Site-c for developing a Group Housing according to the design and building plan approved by the Lessor and other competent authority.

**A. NOW THIS LEASE WITNESSETH AS FOLLOWS:**

i. That in consideration of the payment by the Lessee of the provisional premium of Rs. 31,23,42,470.00 (Rs. Thirty One Crore Twenty Three Lacs Forty Two thousand Four hundred Seventy only) the receipt whereof the Lessor hereby acknowledges and balance amount of provisional premium to be paid by the Lessee at the time and in the manner hereinafter provided and also in consideration of the lease rent hereby reserved and of the covenants, provisos and agreements hereinafter contained and on the part of the Lessee to be respectively paid, observed and performed the Lessor doth hereby demise to the Lessee, lease of the plot of land numbered as Commercial Site-c(H) in sector Site-c situated within Industrial Area Surajpur Site-c; Village Gulidānpur Pargana/Tehsil Sardar District G.B. Naga contained by admeasurements be the same a little more or less \_\_\_\_\_ sq. meters for Group Housing Complex according to design and building plan approved by the Lessor and competent authority and bounded:

ON THE NORTH BY 12.00 WEST met wide Road  
 ON THE SOUTH BY 18.00 WEST met wide Road  
 ON THE EAST BY 18.00 met wide Road  
 ON THE WEST BY Sub station & 12m Road

(Hereinafter referred to as "the demised premises") with their appurtenances for the term of 90 Years (Ninety Years Only) from the 05th day of July in the Year Twenty five except and always reserving to the Lessor and its successors or assigns-

(a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor or his successor or assigns in developing/ maintaining the area.

X  
 Regional Manager  
 UPSIDA, Surajpur

For SVG BUILTECH LLP  
[Signature]  
 Authorized Signatory



स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश



(b) Full rights and titles of all mines and minerals in and under the demised premises or any part thereof.

(c) Yielding and paying thereof to Lessor a lump sum lease rent equal to 10% of the total provisional premium as mentioned at 1. above for 90 years.

Regional Manager  
UPSIDA, Surajpur

Provided that if any instalment of premium with interest as agreed in terms of this agreement or any other dues arising in future is not paid in full and the whole or any part of the unpaid remains in arrears after the due date of deposit the Lessor shall have the right to recover the same with interest at the agreed rate of mclr + 1 (prevailing at the time of allotment/ transfer) 10 per cent per annum till the same is paid in full without allowing any rebate.....% in interest till the date of payment. However any changes in Interest rate in future as decided by authority shall be binding on Lessee.

OR

With compound interest @ 3 % compounded six- monthly till the date the demanded amount is deposited.

Provided further that the recovery of the principal and interest at the above rate would in no way prejudice or affect the exercise by the Lessor of any other right or remedy arising out of such default under the terms and conditions of this deed and till payment of the premium and interest at the agreed rate or any such demand arising in future is deposited in full, the outstanding amount shall remain as a first charge on the demised premises and the buildings built upon thereto.

(d) That the Lessee will pay up to the Lessor the said rent at the time and on the date and in the manner hereinbefore appointed for payment thereof and clear all dues whatsoever payable to Lessor on time or pay one time Lease rent as provided.

II. (a) The Lessee shall pay to the Lessor the provisional premium of Rs. 31,23,42,470.00 (Rs. Thirty One Crore twenty three lac forty two thousand four hundred and seventy only) out of which Rs. 15,61,71,235.00 (Rs. Fifteen Crore sixty one lac seventy one thousand two hundred thirty five only) has already been paid, the receipt whereof the Lessor hereby acknowledges and balance sum of Rs. 15,61,71,235.00 (Rs. Fifteen Crore sixty one lac seventy one thousand two hundred thirty five only) shall be paid in.....06.....half yearly instalments along with interest mclr + 1 (prevailing at the time of allotment/ transfer) percent per annum on the balance premium as follows:  
However any changes in Interest rate in future as decided by authority shall be binding on Lessee.

1. Rs. 260,28,540.00 on the 1st day of March of 2026
2. Rs. 260,28,539.00 on the 1st day of Sept of 2026

Regional Manager  
UPSIDA, Surajpur

For SVG BUILDECH LLP  
Authorised Signatory



3. Rs. 26028539 on the 1st day of March of 2027
4. Rs. 26028539 on the 1st day of Sept. of 2027
5. Rs. 26028539 on the 1st day of March of 2028
6. Rs. 26028539 on the 1st day of Sept. of 2028

The interest alongwith the premium instalments shall be payable half -yearly on the 1<sup>st</sup> day of January/March and 1<sup>st</sup> day of July/September each year, the first of such payments shall be made on the 1st day of March 2026.

Liability for payment of the provisional premium in instalments, including the interest referred to above, shall be deemed to have accrued after 60 days from the date of allotment.

Rs. \_\_\_\_\_ is payable interest and Rs. \_\_\_\_\_ is paid interest up to the execution date of demised allotted property.


Provided that if the instalments together with the interest accruing thereon are not paid, within time, the Lessor shall have the right to recover the same with interest at the agreed rate of 10 percent per annum till the same is paid in full without allowing any rebate — % in interest till the date of payment.

OR

With compound interest @ 3 % compounded six- monthly till the date the demanded amount is deposited.

- (b) The payment made by the Lessee shall be first adjusted in the following manner strictly in descending order notwithstanding any directions/request of the Lessee to the contrary:
- (i) Interest due;
  - (ii) Premium due;
  - (iii) Interest on maintenance charges;
  - (iv) Maintenance/Service charges;
  - (v) Interest on TEF
  - (vi) Time Extension Fee (T.E.F);
  - (vii) Lease Rent due
  - (viii) GST on Lease Rent
  - (ix) Any other payments arising in future

After adjustment as above balance payment, if any remaining shall be appropriated towards other payments which may get accrue over time due to acts and actions of lessee and the remaining if any towards balance premium of the demised land.


  
Regional Manager  
UPSIDA, Surajpur



- (c) If Lessee makes default in payment of premium and interest the Lessor shall have a right to determine the lease and to resume possession and also to recover the said amount as arrears of land revenue.
- (d) In case the Lessor is required to deposit/pay at any stage in the process of determination of compensation either as security or otherwise any additional amount to which it is required/called upon to bear, pay or deposit in any court or to collector in any case/proceedings under the Land Acquisition Act 1894/Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013 and/or any similar enactments, the Lessee shall pay such proportionate additional premium/amount to the Lessor within 30 days of the demand as may be determined in this behalf by the Lessor. The determination pro rata additional cost by Lessor shall be final and binding on the lessee.
- Provided further that the aforesaid deposit shall be subject to final adjustment of land cost after final conclusion of the litigation/proceedings in which the demand was raised and the lessee shall be entitled to claim refund of excess amount, if any deposited by them.
- (e) The provisional premium mentioned aforesaid in clause II (a) includes the average land cost component based on the cost of acquisition etc. under the Land Acquisition Act of the whole of the Land of which the demised land, after layout for roads, parks and other public utility services forms part; but should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the land cost component of the plots carved out after development as aforesaid, the lessee shall upon receipt of intimation from the Lessor, which intimation shall not be delayed beyond a period of three years from the date of final cost of acquisition is determined, pay within sixty days of demand to the Lessor the additional premium being the difference in the land cost component finally determined as aforesaid and the land-cost component of provisional premium mentioned in clause II (a) above.
- (f) In case the Lessor is required to bear at any stage the additional cost of electrification and/or the additional cost of any other development or facilities and/or in case the Lessor is required to contribute towards any development or facilities which benefits the said Industrial Area as a whole, the Lessee shall pay such proportionate additional premium as maybe determined in this behalf by Lessor within 60 days of demand to the Lessor.

**B. AND THE LESSEE DOETH HEREBY COVENANTS WITH THE LESSOR AS UNDER**

1. That the Lessee shall not, at any time, carry on or permit to be carried upon the demised premises any trade or business whatsoever or permit the same to be used for any purpose

  
Regional Manager  
UPSIDA, Surajpur

For SVG HILDECH LLP  
  
Authorised Signatory




other than for constructing buildings for Group Housing complex without obtaining prior consent in writing of the lessor.

2. The Lessee shall pay and discharge all rents, premium, additional premium, transfer levy, charges, taxes, time extension fee if applicable, & maintenance charges, subletting charges, water and sewerage charges, fee etc. and assessments of any nature/ description which are now or may at any time hereafter be assessed, charged or imposed upon either the Lessee or the occupier in the respect of the demised premises or the building to be erected thereon. The assessment by the Lessor shall be final and binding on the lessee.

That the Lessee shall pay to the Lessor such rents, premium, additional premium, transfer levy, charges, taxes, time extension fee charges if applicable & maintenance charges, subletting charges, water and sewerage charges, fee etc. and assessments of any description on the days and manner as described herein or in the manner and fashion demanded in future

Failure in depositing the demanded/ payable amount shall attract compounding addition payment of interest @ 3 %, compounded half -yearly on the defaulted amount till the date of deposit or interest @ 16 on the balance amount. Further upon failure to deposit the said amount the Lessor shall have the authority to recover the same as Land Arrears using all the provisions for the recovery of the same in the Act.

3. The Lessee shall be liable to pay/ bear all the charges / fee payable to the Government organisations who have the statutory authority for demanding / recovering the same or who are providing general service / specific service to the Industrial area of which the demised plot forms part of
4. The Lessee shall not encroach/ misuse / cause damage to the common property / infrastructure developed by the Lessor/ Govt. in the Industrial area of which the demised plot forms part of or on adjoining land / infrastructure supportive to the Industrial area. Lease shall be terminated if the said damage is not set right / compensation for the setting rights the damage is not deposited after giving a 90 days' notice.
5. That the Lessee at its own cost shall submit a building plan within the maximum permissible GCA      % and FAR      and height      metre for approval and shall as per the duly approved building plan by the Lessor construct in a good substantial and workman-like manner a Individual Housing unit with all necessary sewers, drains other appurtenances and proper conveniences thereto according to the rules, building regulations and directions of the Lessor and proper municipal or other authority now existing or hereafter to exist in

  
Regional Manager  
UPSIDA, Surajpur

For SVG BUILDERS LLP  
  
Authorised Signatory



respect of building, shafts, latrines and communication with the sewers and shall complete the construction of Group Housing building within a period of .....60.....months from the date of allotment/transfer or within such extended time as may be allowed by the Lessor in writing in its discretion on the request of the Lessee with Time Extension Fee if applicable. On the completion of the work the Lessee shall get the same inspected and if all the work has been done in accordance with the covenants herein contained the Lessor shall issue a completion certificate.

The lessee shall be allowed to transfer the independent housing units/flats with due permission of the lessor only after completion has been obtained by him.


The lessee shall get the allotment letter /earmarking letter sub lease deed for the purchasers of the individual residential units/flats approved from the lessor before starting marketing of individual units.

The first transfer of the developed residential units/flats shall be allowed without levy thereafter, subsequent transfers shall be considered as per the transfer policy existent on the date of application.

The lessee shall ensure formation of RWA and handing over of the maintenance and management to RWA after the transfer of all the residential units/flats in the complex. While transferring the rights the lessee shall ensure the inclusion of all the terms and conditions of this deed which expressly shall have an intent to be binding on RWA.


In the event of allottee having power requirement after having been allotted plot for group housing of certain scale, the additional expenditure to be incurred on cable laying etc. in such circumstances, shall be borne by the Lessee.

6. That the Lessee or the RWA shall obey and submit to the rules, building regulations and directions of the Lessor and the proper, municipal or other authority now existing or hereinafter to exist so far as the same relate to the immovable property in the said IA/estate or so far as they affect the health, safety and convenience of the other inhabitants of the place.
7. That the Lessee or the RWA shall at all times repair, support and keep in good and substantial condition and repair the building and out-building both externally and internally also boundary walls sewers, drains, gates and fixtures of or connected with the same and the Lessee hereby permits the Lessor and its agents to enter upon to view the condition thereof and to give notice in writing to the lessee of any defects or want or repair and the lessee shall within three calendar months after receipt of such notice repair and amend accordingly.

  
Regional Manager  
UPSIDA, Surajpur



8. That the Lessee or the RWA shall not make or permit to be made any alteration in or additions to the aforesaid buildings or other erections for the time being on the demised premises without the previous permission in writing of the Lessor and except in accordance with the terms of such permission and plan approved by the Lessor and in case of any deviation from such terms of plans shall immediately upon receipt of notice from the Lessor requiring him so to do correct such deviation as aforesaid, and if the Lessee shall neglect to correct such deviation for the period of three months after receipt of such notice then it shall be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee which expense the Lessee hereby agrees to pay in advance to the Lessor or amount which the Lessor shall assess in that behalf and decision of the Lessor shall be final and binding on the Lessee. The lessor shall cancel/ determine the lease in case the Lessee fails to correct variations within stipulated time and /or deposit the compounding and other charges. Further the compounding or other charges shall be recoverable as land revenue.
9. That the Lessee or the RWA shall provide and maintain at its own cost in good repairs, a properly constructed approach road or path leading from the public road to the buildings to be erected on the demised premises to the satisfaction of the Lessor.
10. That the lessee or the RWA shall not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for religious purpose or any purposes other than developing a group housing project as specified herein before. He shall not perform any act or thing which may cause nuisance, annoyance or inconvenience to the Lessor, the owners or occupiers of the other premises in the neighbourhood.
- The lessee shall be solely responsible in obtaining NOCs of and abiding by the rules of Fire, Pollution, Electrical Dept , Electrical Safety Deptt. and other relevant Departments. Any damages caused due to running of non- approved activity or for being without NOCs/ approvals or without abiding by the conditions laid down by various departments shall be sole responsibility/ liability of Lessee himself and shall result in immediate cancellation of lease.
11. That the Lessee shall not, without the previous written consent in writing of the Lessor transfer, sublet, relinquish, mortgage or assign his interest in the demised premises or building standing thereon or both as a whole or part of the plot or cause any sub-division of the plot. Every such transfer, sublet, relinquishment, mortgage or assignment, shall be subject to and the transferees or assignees shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respect thereof.

  
Regional Manager  
UPSIDA, Surajpur

For SVG BUILDECH LLP  
  
Authorised Signatory



Provided that the joint possession or transfer of possession of the demised premises or any part thereof by the Lessee shall be deemed to be subletting for purpose of this clause.


However the Lessee can mortgage the demised premises to any financial institution or any other bank recognized by RBI for raising funds for the purpose of approved project (construction of Group housing complex) after complying with prevailing policy of UPSIDA and taking necessary permission of lessor wherever required by lessor.

A transfer application of plot shall be considered as per the prevailing policy of the Lessor which is subject to change from time to time. The Lessor shall impose additional conditions and shall be entitled to claim a percentage of the unearned increase in the market value of the demised premises as per the policy of the Lessor.

In case of mortgage the UPSIDA will have first charge towards transfer charges, time extension charges if applicable, maintenance charges, lease rent, interest and any other dues/ taxes – even those arising in future, payable to UPSIDA.

Provided that in event of the sale or closure of the mortgage property, the Lessor shall be entitled to claim such percentage of the unearned increase in the value of the demised premises, as the Lessor may from time to time decide. The decision of the Lessor with regard to the value at the time of shall be final and binding on the lessee.


12. That the Lessee will so often as the said premises shall by assignment or by death or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted by this lease deed, within 02 calendar months from the date of such assignment, inheritance or transfer, deliver a notice of such assignment, inheritance or transfer to the Lessor setting forth names and descriptions of the parties to every such assignment and the particulars and effects thereof together with every assignment and every probate or a legal will or letters of administration, decree, order, certificate or other instrument effecting or evidencing such assignment, inheritance or transfer and documents as aforesaid accompanying the said notice shall remain for 30 days at least at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will, without prejudice to the right of the Lessor to determine this deed for breach of this covenant, entail a penalty of Rs. 500/- (Rs. Five Hundred Only) to be paid by the Lessee.
13. That the lease deed is non - transferable except by the lessor through execution of supplementary/ fresh deed. Mere possession of this Lease deed does not entitle any right in

  
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UPSIDA, Surapur

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- favour of the possessor however in such a case the possessor of the lease deed too shall be bound by all covenants and conditions contained herein and be liable in all respects thereof.
14. That the lessee shall not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay, earth or any other materials there from except so far as may be the opinion of the lessor, necessary for the purpose or forming the foundation of the buildings and compound walls and other necessary structures and executing the works authorized and for levelling and dressing the demised premises.
  15. That the lessee or the RWA shall not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
  16. That the lessee or the RWA shall have to establish rain water harvesting system and plantation at his/her/its own cost as per Government norms.
  17. That the Lessor shall not exercise his option of determining the Lease and the lessee shall not hold the Lessor responsible to make good the damage if due to any fire, tempest, flood or violence, of any army, or mob or other/irresistible force any material part of the demise is wholly or partly destroyed or rendered substantially of or permanently unfit for building purpose.
  18. (a) That the Lessee or the RWA shall keep the Lessor indemnified against all claims for damages which may be caused to any adjoining building or other premises in consequence of the execution of the aforesaid work and also against claims of damages if the Lessee or his workman or servant or agent or contractor shall:
    - (i) Injure or destroy any part of building or other structure continuous or adjacent to the demised premises.
    - (ii) Keep the foundation tunnels or pits on the demised premises open or exposed to weather causing any injury to continuous or adjacent building.
    - (iii) Dig any pit near the foundation of any building thereby causing any injury or damage to such building.
  - (b) The damages under sub-clause (a) above if assessed by the Lessor or any other appropriate authority its decision as to the extent of injury or damage or the amount payable thereby shall be final and binding on the Lessee.
  19. That the lessee being a registered Partnership Firm/Limited Liability Partnership (LLP) declares, and undertakes that during the subsistence of terms of this lease deed declares, that the said partnership shall not be dissolved, reconstituted or wound up and/ or dealt with

  
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in any way which may jeopardize the rights and interest of the Lessor in matter of his Lease, nor shall its constitution be altered in any manner without the written consent of the Lessor first hand obtained.

OR

The Lessee being a sole proprietor firm shall not allow any person(s) as partners without the prior written consent of the Lessor first hand obtained.


OR

The Lessee being a company shall not make or attempt to make any alterations whatsoever in the provisions of its Memorandum and Articles of Association or in its Capital structure as well as shareholding without the written consent of the Lessor first hand obtained and the Lessee hereby undertakes to get registered the prescribed particulars of the charge created with the Registrar of Companies within the stipulated period as prescribed under Companies Act, 2013. Further it shall not change its name without prior consent from UPSIDA nor it shall effect transfer of shares even in phases resulting in change of management/control unless a prior written permission of the Lessor is obtained.

OR

The lessee being a Trust/ Society shall not make or attempt to make any alterations whatsoever in the provisions of its bye laws, members without permission of the Lessor. While granting its consent under this Clause the Lessor may require the successor in interest of the Lessor to enter into a deed to abide by and faithfully carry out the terms, conditions, stipulations, provisions and agreements herein contained or such other terms and conditions as the Lessor may in its discretion impose including the payment by the successor in interest of such extra premium and or enhanced rent as the Lessor may in its discretion think proper. Any breach of the terms and conditions of approval for transfer/reconstitution shall result in automatic cancellation of allotment/termination of lease as the case may be.

20. That is further agreed that lease shall stand automatically terminated if there be any change in the constitution of the Lessee, Partnership Firm/Limited Liability Partnership or Company etc. as on the date of execution of this deed without prior approval in writing of the Lessor.
21. That in employing a skilled or unskilled labour, the Lessee shall give preference from the families whose lands have been acquired for the purpose of the said Industrial Area/Estate in accordance with N.P.R.R. (national policy on resettlement and rehabilitation) or any such

  
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other law enacted/prevaling as made by Government or agreement reached with landowners.

22. The Lessor shall have the right in public interest or for Lessor's use, to acquire the demised premises in full or part. In such case, the Lessor shall pay compensation on the basis of assessment by the Lessor/ as per prevailing policy. Lessor's decision with regard to compensation shall be final and binding.
23. That the Lessee shall be bound to give details of property and construction thereupon as and when demanded by the Lessor.

(a) That the Lessee is fully aware that the aforesaid demised premises had earlier been given by the Lessor to M/s.....through the lease deed dated..... Duly registered at.....on .....but the said lease has been determined by the Lessor vide Letter/Notice No..... dated.....and as such has ceased absolutely / surrendered vide surrender deed dated .....duly registered at..... on.....with the lessor.

- (b) That it is hereby agreed between the parties to this deed that in case the Lessee is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior lessee/ ex landowner then, in such case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings at his own cost.

**C. Status of UPSIDA under IBC 2016**

- 1 Under the provisions of IBC (Insolvency and Financial Bankruptcy code) 2016, UPSIDA will be treated a secure Creditor and this lease deed shall be a Financial/ Capital Lease Deed.
- 2 Under the circumstances, where the Lessee is declared Bankrupt and the liquidation process through CIRP(Corporate Insolvency Resolution Process) begins, Lessor will be treated as Secured Financial Creditor and the dues (including penalties) of the Lessee shall be recovered through this procedure, treating Lessor as s Secured Financial Creditor.
- 3 All amounts that are payable by the Lessee to the Lessor under the Lease Deed, whether towards the outstanding premium, lease rent, maintenance charges, Time Extn fee etc shall constitute a financial debt within the meaning of the IBC, 2016 AND the same shall constitute a charge on the leased property within the meaning of T.P. Act and/ or IBC, 2016.
- 4 The Lessee expressly agrees that till such time all dues payable to the Lessor under these presents, whether on account of unpaid premium, maintenance charges, TEF or lease rent

  
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
or any other account are duly paid and so acknowledged by the Lessor UPSIDA, the leased premises shall remain a valuable security in the hands of the Lessor UPSIDA so as to secure due payment under Lease Deed. The premium, maintenance charges and lease rent and all other amounts payable under this lease is deferred payment with interest and constitute time value of money within the meaning of IBC, 2016. The Lessee agrees that possession of Lease land is given, which premium and lease rent remain pending, therefore, every amount outstanding and or raised by the Lessee from its allottees shall be deemed to be an amount having the same effect as that for commercial borrowing etc. within the meaning of IBC.

5 The Lessor shall always have first charge over the leased premise in contrast to any financial institution or Bank from whom the Lessee may borrow funds for completion of the project on the leased premise or nay allottee of the Lessee.

6 The lessee shall be bound to disclose to its Allottee/buyers (if applicable), prior to confirmation of allotment of any unit/built-up space/ Industrial space to be constructed or already constructed, about the outstanding towards the Lessor and that such outstanding constitute a priority to the allottees in the construction or be constructed flat space.

**D. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:**

1. Notwithstanding anything hereinbefore contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming or under him of any of the covenants or conditions herein contained and on his part to be observed and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers, relinquish, mortgages or assigns whole or any part of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions as hereinbefore mentioned or if the Lessee fails to establish Group Housing complex within the time permitted or to put the same to use in the time and manner as provided in hereinbefore or if the amount due to the lessor as rent hereby reserved or any part of the premium or interest shall be in arrear and unpaid but shall have fallen due for payment, or if the Lessee or the persons in whom the Lease hereby created shall be vested adjudged insolvent or if this Lease is determined as hereinbefore specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this deed to re-enter upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and out of the moneys paid by the Lessee by virtue of these presents, such amount as prescribed by competent Authority shall stand forfeited to the lessor and balance, if any, shall be refunded to Lessee without any

  
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interest. However, lessor shall have the right to recover premium amount with interest to compensate loss of lessor.

PROVIDED further and always that the right of re-entry and determination of the Lease hereinbefore provided shall not be exercised if the building on the demised premises has been financed by financial institution or Bank approved by RBI and the said financing institution or bank remedy the breach or breaches within a period of 60 days from the date of notice issued or served by the Lessor on such financing institution or bank regarding the said breach or breaches.

The lessee shall have the liberty to remove and appropriate to himself all building erections and structure, if any made by him and all materials thereof from the demised premises after paying all dues, the premium interest and the lease rent up to date and all municipal and other taxes, and assessment then due and all damages and other dues accruing to the Lessor and to remove all such material from the demised premises within three month of the date of expiration or sooner of the date of expected determination of the Lease as it may have put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all material thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor up to that time or to claim any compensation for the structure and material put by him on the demised premises.

2. Any losses suffered by the Lessor on a fresh grant of the lease of the demised premises/plot for breach of conditions aforesaid on the part of the Lessee or any person claiming through or under him shall be recoverable by the Lessor.
3. That the Lessor and the Lessee hereby agree that all sums under this Lease Deed from the lessee on account of premium, rent, interest, time extension fee if applicable, maintenance charges, fee etc. or damages for use and occupation or any other account whatsoever standing at present or arising in future shall be on the certificate of the Lessor which shall be final, exclusive and binding on the Lessee and be recoverable as arrears of land revenue.
4. Notwithstanding any other provisions herein contained to the contrary the Lessee shall put up the whole of the property demised under this presents for the permitted use to the satisfaction of the lessee and the lessor shall have the right to determine the lease of that much area of the plot of land demised which has not been actually so put to use within a reasonable time at its discretion or even to determine the lease of the whole of the land demised under these presents. The decision of Lessor shall be binding with regard to the extent of the uses as aforesaid as to whether the whole of the demised land has been utilised

  
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UPSIDA, Surajpur


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or only a portion has been used and the Lessee shall be bound by the decision of the Lessor in this regard. The Lessee hereby expressly agrees to the determination of the lease in part / as whole at the discretion of the lessor.

It is further expressly agreed by Lessee that the lease in part or as a whole for the default of the provisions of this clause shall be terminable by a 03 months notice to quit on behalf of the Lessor.

5. That any relaxation or indulgence granted by the Lessor to the Lessee shall not in anyway prejudice the legal right of the Lessor.
6. The stamp duty and registration charges of this lease deed shall be borne by the Lessee.
7. (i) All notice, 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. VI of 1976) or any rule or regulation made there under shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act 1973 as re-enacted and modified by the Uttar Pradesh Presidents Act (Re-enactment with modification) Act, 1974 (U.P. Act No. 30 of 1974).
- (ii) In the event any disputes arise with regard to terms and conditions of this Lease Deed, the same shall be subject to the jurisdiction of courts under jurisdiction of High Court of Judicature at Allahabad.
- (iii) The building policy, bye laws, rules and regulations framed by Lessor as amended from time to time shall be binding on the Lessee and shall hold primacy over the conditions of lease wherever in contradiction. If the Lessee does not abide with the terms and conditions and building rules or any other rules framed by the UPSIDA, the lease may be cancelled by the Lessor and the possession of the demised premises may be taken over by the Lessor and the Lessee in in such an event will not be entitled to claim any compensation in the respect thereof.
- (iv) Chairman/Chief Executive officer of the Lessor reserves the right to make such additions, alterations and modifications in this lease deed as may be considered just and expedient.
8. All powers exercisable by the Lessor under this Lease may be exercised by the Chief Executive officer of the Lessor. The Lessor may also authorize any of its 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 function similar to those of the Chief Executive Officer.

  
 Regional Manager  
 UPSIDA, Sarajpur

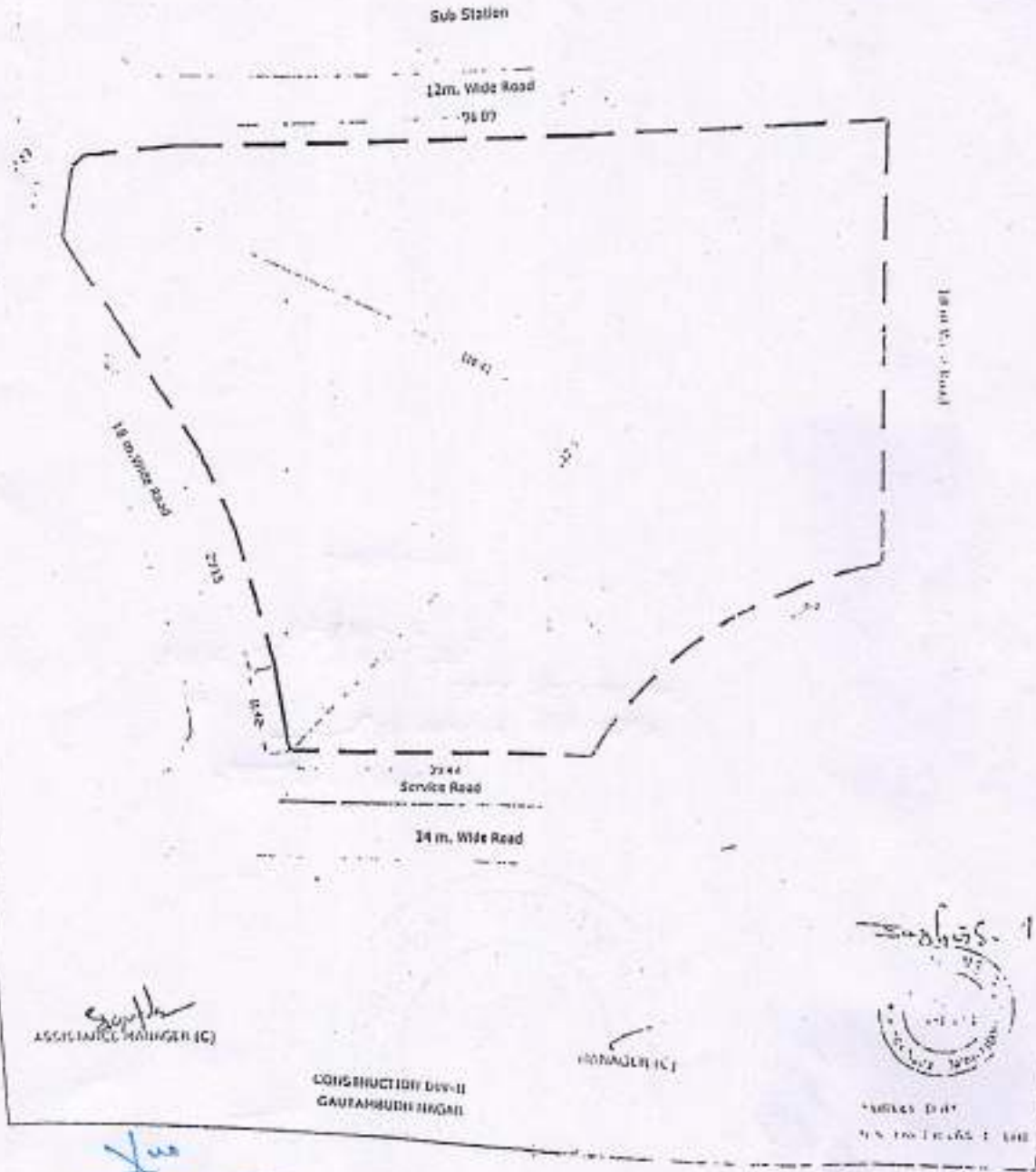
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 Authorised Signatory



U.P STATE INDUSTRIAL DEVELOPMENT AUTHORITY,  
SITE PLAN OF COMMERCIAL AREA AT I.A. GAURIPUR III  
SITE-C HOUSING EXTN. PHASE-I

NO. 107/A  
150/94/5-0

SCALE - 1:100



*S. Singh*  
ASSISTANT MANAGER (C)

CONSTRUCTION DIV-II  
GAUTAMBUDDH NAGRI

MANAGER (C)



*Xus*  
Regional Manager  
UPSIDA, Surajpur

For SVG BUILDTECH LLP

*[Signature]*  
Authorised Signatory

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REGISTRAR, SADAR DISTRICT, G. NAGAR, U.P.

9. The lessee will mention in the postal address of their correspondence letter invariably the name of UPSIDA industrial Area.
10. You shall have to Complete Project of Convenient Shopping on the plot within 60 months from date of allotment and intimate the Authority of the same. You will apply for the Issuance of completion certificate for your project on Nivesh Mitra. [www.niveshmitra.up.nic.in](http://www.niveshmitra.up.nic.in)
11. In case of non-utilization of plot within the period as mentioned above, time extension for setting up the unit may be granted by UPSIDA solely on its discretion as an Enabling Provision on payment of Time Extension Fee at the rate prevailing at the time of grant of Time Extension by UPSIDA within the Rules and Regulations of UPSIDA prevailing at that time.
12. The plot has been allotted on as it is where it is basis and levelling etc. if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Authority, within 30 days from the date of the demand made by this Authority from time to time such recurring fee in the nature of service and/or maintenance charges as determined by this Authority. At present the maintenance charge is 2.50 times the industrial area rate i.e. rs 50.00 per sq. meter in case of default you will be liable to pay penal interest @ 3% per annum (compounded half yearly) over and above stipulated @ 10% per annum amount due/default amount additionally. The rate of interest are subject to change annually of MCLR+1 % to be decided by the Authority.
13. You will pay use and occupation charges/ lease rent at the rate of Rs. 1/- per square meter per year during the first thirty years, Rs. 2.5/- per square meter per year during the next thirty years after expiry of the first thirty years and Rs. 5/- per square meter per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you whereafter lease rent will have to be paid.
- IN WITNESS WHERE the parties have set their hands the day and in the year first above written.

FOR and on behalf of Uttar Pradesh  
State Industrial Development Authority

*[Handwritten Signature]*

Signed by :

*[Handwritten Signature]*  
Regional Manager  
UPSIDA, Surajpur

a. Witness

SANJAY JAIN  
BRIJMOOD KUMAR JAIN  
Pl. G-846 Sector Gamma-II  
Greater Noida

b. Witness

FOR and on behalf of Lessee

Signed By :

*[Handwritten Signature]*

a. Witness

LOKESH KUMAR  
Dr. LACCHIMAL  
Pl. G-846, Sector Gamma-II

b. Witness

Greater Noida

आवेदन सं०: 20250074308/954

बही संख्या 1 जिल्द संख्या 47888 के पृष्ठ 171 से 206 तक क्रमांक 32425 पर दिनांक  
08/10/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

08/10/2025

