



सत्यमेव जयते

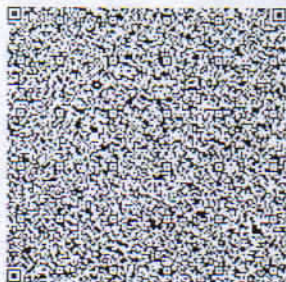
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No.	: IN-UP020303676107790
Certificate Issued Date	: 25-May-2016 05:08 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL01024237463836660
Purchased by	: IRISH INFRASTRUCTURE PVT LTD
Description of Document	: Article 35 Lease
Property Description	: SPORTS CITY, GH-04, SECTOR-TECHZONE-IV, GREATER NOIDA
Consideration Price (Rs.)	: 7,47,60,100 (Seven Crore Forty Seven Lakh Sixty Thousand One Hundred only)
First Party	: G N I D A
Second Party	: IRISH INFRASTRUCTURE PVT LTD
Stamp Duty Paid By	: IRISH INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 37,38,005 (Thirty Seven Lakh Thirty Eight Thousand And Five only)



-----Please write or type below this line-----

Rab

Manager (Com.)
Greater Noida Dev. Auth. City
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Spam
Authorized Signatory

VO 0001410141

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.

सर्वोच्च न्यायालय

सरकार के द्वारा

प्रमाणित





सत्यमेव जयते

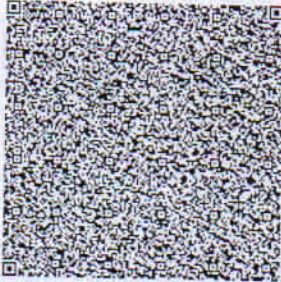
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Base Certificate No.	: IN-UP020303676107790
Certificate No.	: IN-UP022184359975950
Certificate Issued Date	: 22-Jul-2016 01:50 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL01026459141205320
Purchased by	: IRISH INFRASTRUCTURE PVT LTD
Description of Document	: Article 35 Lease
Property Description	: SPORTS CITY, GH-04, SECTOR-TECHZONE-IV, GREATER NOIDA
Consideration Price (Rs.)	: 7,47,60,100 (Seven Crore Forty Seven Lakh Sixty Thousand One Hundred only)
First Party	: G N I D A
Second Party	: IRISH INFRASTRUCTURE PVT LTD
Stamp Duty Paid By	: IRISH INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 40,695 (Forty Thousand Six Hundred And Ninety Five only)



-----Please write or type below this line-----

Lab

Greater Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Signature

Authorized Signatory

VO 0003651839

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.

THESE ARE THE

GOVERNMENT OF INDIA

MINISTRY OF

DEFENCE

SECRET

CONFIDENTIAL

TOP SECRET

SECRET

CONFIDENTIAL

TOP SECRET

SECRET

CONFIDENTIAL

TOP SECRET

SECRET

CONFIDENTIAL

TOP SECRET



LEASE DEED

This Lease Deed is executed on **26** day of May **2016** at Greater Noida, District Gautam Budh Nagar, Uttar Pradesh

BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, an Authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the Lessor) which expression shall unless the context does not so admit, include its successors of the One Part;

and

M/s. Irish Infrastructure Pvt. Ltd. a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **304 Sita Ram Mansion 718/21, Joshi Road, Karol Bagh, New Delhi-110005** through its Authorised Signatory **Sh. Vaibhav Jain S/o Sh. Ramesh Chand Jain R/o House No -226 New Gandhi Nagar Ghaziabad** duly authorized vide Resolution dated 25-04-2016 passed by its Board of Directors, being a Special Purpose Company within the meaning of Article C-7(e) of the Brochure of the Scheme Sport City/2010-11 (Sport City), (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

AND WHEREAS a consortium comprising of following members is formed by the Lessee:-

- M/s MMR Constructions co. Private Limited (Lead Member)
- M/s. Advance Construction Co. Private Limited (Relevant Member)
- M/s NKG Infrastructure Private limited (Relevant Member)

On the basis of sealed tenders vide letter bearing No. Prop/Commercial/2011/489 DATED 30-03-2011 has been allotted **Sport City plot No SC-01, Sector - Adjoining Tech Zone-IV Greater Noida Measuring 5,26,540.00 sq. mtrs.** for the purpose of development of **Sport City**. The permissible broad break up of the total area under Sports City for different land uses shall be Recreational (Sports, Institutional & other Facilities and open areas) not less than 70%, commercial not more

Sale

Greater Noida
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Vaibhav Jain
Authorized Signatory

पट्टा विलेख (90 वर्ष)
 76.533.571.00 20,000.00 120 20,120.00 50
 प्रतिफल मालियत आसत वार्षिक किराया फॉस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

मे0आयरिश इन्फ्रा0प्रा0लि0द्वारा वैभव जैन
 पुत्र श्री रमेशचन्द जैन
 व्यवसाय

निवासी स्थायी 304 सीताराम मेनशन 718/21 जोशी रोड करोल बाग नई दिल्ली-05
 अस्थायी पता 304 सीताराम मेनशन 718/21 जोशी रोड करोल बाग नई दिल्ली-05
 ने यह लेखपत्र इस कार्यालय में दिनांक 23/7/2016 समय 5:11PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
 उपनिबन्धक सदर

गौतमबुद्धनगर
 23/7/2016

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

श्री संजीव कुमार शर्मा
 प्रतिनिधि ये0नौ0औ0वि0प्रा0द्वारा स्नेहलता
 (प्र0स0)
 पुत्र श्री
 पुत्र/पत्नी श्री पेशा नौकरी

पट्टा गृहीता

मे0आयरिश इन्फ्रा0प्रा0लि0द्वारा वैभव जैन
 पुत्र श्री रमेशचन्द जैन
 पेशा
 निवासी 304 सीताराम मेनशन 718/21 जोशी रोड
 करोल बाग नई दिल्ली-05



ने निष्पादन स्वीकार किया।

जिनकी पहचान ऋषभ वशिष्ठ
 एस0सी0शर्मा

पेशा

निवासी 195 राम विहार द्वितीय तल दिल्ली

व तरुण गोयल
 लोकेश गोयल

पेशा

निवासी थर्ड ए-23 नेहरू नगर गाजियाबाद

ने की।

पक्षधर भद्र साक्षियों के निजान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
 उपनिबन्धक सदर
 गौतमबुद्धनगर

than 2%, Residential including Group Housing (1650 persons per hect. On residential/group housing area only) 28%.

AND WHEREAS in terms of Article C-7(e) of the Brochure of the Scheme, the Consortium Members have formed the Special Purpose Company i.e. **M/s Euphoria Sports City Pvt. Ltd.** a Company incorporated under the Provisions of the Indian Companies Act, 1956 and having its registered office at **S-406, Lower Ground Floor , Greater Kailash-II, New Delhi-110048** in which the consortium have the following shareholding -

S.No.	Name of the member	Shareholding	Status
1	MMR Construction Company. Pvt. Ltd	80	Lead Member
2	Advance constructions company Pvt. Ltd.	20	Relevant Member

AND WHEREAS it has been represented to the LESSOR that the **Special Purpose Company** members have agreed amongst themselves that M/s. Euphoria Sports City Pvt. Ltd. having its registered office at S-406, Lower Ground Floor, Greater Kailash-II, New Delhi-110048, Shall always remain the lead company of the special purpose Companies. However the SPC will be allowed to transfer up to 100% of its share holding, Subject to the condition that the lead member (on the date of submission of the tender) shall continue to hold at least 30% of the total area of 526540 Sqm. Of any manner whatsoever in the SPC till completion certificate at least one of the project is obtain from the lessor.

AND WHEREAS, it has been represented to the LESSOR that Special Purpose Company members have agreed amongst at the request of the aforesaid Consortium members, the LESSOR has agreed to execute the lease of the allotted plot in the name of the Special Purpose Company i.e. the LESSEE and the LESSEE has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of constructing on the land shall have to be done as per the controls prescribed under these terms and conditions and the building regulations and directions by the LESSOR.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

I (a) That in consideration of the premium paid in part and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND also in consideration of the rent hereby reserved AND observance of the covenants, provisions and the stipulations hereinafter

Sub

Manager (Comm.)
Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Signature
Authorized Signatory

पट्टा दाता

Registration No.: 19931

Year : 2,016

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रे0नौ0औ0वि0प्रा0द्वारा स्नेहलता

ग्रेटर नोएडा

नौकरी




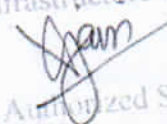
contained and on the part of the LESSEE to be respectively paid, observed and performed, the LESSOR doth hereby demise and lease to the Lessee, all the land of Sport city Plot No **GH-04 Sector-Adjoining Techzone -IV Greater Noida admeasuring 10030 square metres, to be the same a little more or less and bound as under:-**

On the North by :
On the South by : As per Lease Plan attached
On the East by :
On the West by :

Which plot is more clearly delineated and shown in the attached lease plan (hereinafter referred to as "the Demised Premises") with their appurtenances to the LESSOR for the term of 90 years commencing from the date of execution of this lease deed, except and always reserving to the LESSOR:-

- (iii) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- (ii) Full rights and title to all mines and minerals, coals, washing gold's, earth oils, quarries, in or under the Demised Premises and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plots or for the structure time being standing thereon provided always, that the LESSOR shall make reasonable compensation to the LESSEE for all costs incurred, loss of profits and other damages directly or indirectly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the LESSEE.
- (b) The total Premium of the Plot is **Rs. 6,73,51,450.00/- (Rs.Six Crore Seventy Three Lacs Fifty One Thousand Four Hundred Fifty only) out of which Balance Premium amount Rs.5,94,01,070/- (Rs. Five Crore Ninty Four lacs One Thousand Seventy Only)** of the plot along with interest will be paid in 9 half yearly installments in the following manner :-


Greater Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Authorized Signatory

पट्टा गृहीता

Registration No. : 19931

Year : 2,016

Book No. : 1

0201 मै0आयरिश इन्फ्रा0प्रा0लि0द्वारा वैभव जैन


रमेशचन्द जैन

304 सीताराम मेनशन 718/21 जोशी रोड करोल बाग नई दिल्ली



<u>Installment</u>	<u>Due date</u>	<u>Payable premium</u>	<u>Interest on Premium</u>	<u>Payable Interest</u>	<u>Total payable installment</u>	<u>Balance premium</u>
InstallmentNo.01	04.11.2016	6600118.00	4714443.00	9164795.00	20479356.00	90516496.00
InstallmentNo.02	04.05.2017	6600118.00	4714443.00	8146485.00	19461046.00	79201935.00
InstallmentNo.03	04.11.2017	6600118.00	4714443.00	7128174.00	18442735.00	67887374.00
InstallmentNo.04	04.05.2018	6600118.00	4714443.00	6109864.00	17424425.00	56572813.00
InstallmentNo.05	04.11.2018	6600118.00	4714443.00	5091553.00	16406114.00	45258252.00
InstallmentNo.06	04.05.2019	6600118.00	4714443.00	4073243.00	15387804.00	33943691.00
InstallmentNo.07	04.11.2019	6600118.00	4714443.00	3054932.00	14369493.00	22629130.00
InstallmentNo.08	04.05.2020	6600118.00	4714443.00	2036622.00	13351183.00	11314569.00
InstallmentNo.09	04.11.2020	6600126.00	4714443.00	1018311.00	12332880.00	0.00

- (i) Premium referred to in this document means total amount payable to the Authority for the allotted plot.
- (ii) All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/NOIDA/ GREATER NOIDA indicating the name of the Lessee and the number of plot on the reverse of the demand draft/pay order.
- (iii) In case of default in depositing the installments or any payment, interest @ 18% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
- (iv) All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee/sub-lessee should ensure remittance on the previous working day.
- (v) The payment made by the Lessee/Sub-Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and the premium due.
- (vi) In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of the Lessor.
- (vii) In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority. In the event extension is granted, interest @ 18% per annum compounded half yearly shall be payable by the Lessee on the outstanding amount for the period extension is granted.
- (viii) For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.


S. K. Singh
Chief Executive Officer
Greater Noida Development Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Authorized Signatory

गवाह

Registration No.: 19931

Year : 2016

Book No. : 1

W1 ऋषभ वशिष्ठ

एस0सी0शर्मा

195 राम विहार द्वितीय तल दिल्ली



W2 तरुण गोयल

लोकेश गोयल

थर्ड ए-23 नेहरू नगर गाजियाबाद



- (c) In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:
- (i) The lease rent @ Rs. 1/- per Sqm per year for the first three years from the date of execution of the lease deed. The lessee has paid a sum of **Rs.10030/-** (Rs. Ten thousand Thirty only) towards the lease rent for the first year which amount the LESSOR hereby acknowledges.
 - (ii) Thereafter, the lease rent shall be charged @1% p.a. of the total premium of the plot for next seven years.
 - (iii) After ten years from the date of execution of the lease deed, the lease rent may be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
 - (iv) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
 - (v) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. (12% normal interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
 - (vi) The Lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the demised plot per year as "One Time Lease Rent" unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee is not in arrears as on the date of exercising the option to pay one time lease rent has and paid the earlier lease rent due and lease rent already paid will not be considered in calculating the amount payable under the One Time Lease Rent option.
 - (vii) The date of execution of the lease deed shall be treated as the date of taking over of possession.



For Noida Dev. Auth.
Greater Noida

For Irish Infrastructure Pvt. Ltd.


Authorized Signatory

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANTS

- (1) The possession of the demised premises has been handed over to the LESSEE and the LESSEE hereby acknowledges that it has received the actual physical possession of the demised premises. The LESSEE further acknowledges that the allotment and the demise of the plot is on "As is where is basis".
- (2) This lease is for a period of ninety years from the date of lease deed.

LAND USE OF SPORT CITY City

The lessee /lead Company shall plan development of sport city by adhering to the land use prencetege as mentioned in the brochure.

4) EXTENSION OF TIME

1. Normally extension for depositing the allotment money shall not be allowed. However, on receipt of request from the allottee in writing and on being satisfied with the reasons mentioned, the GNIDA may grant a maximum of 120 days extension to deposit the allotment money, subject to the payment of interest @ 18% (15% normal interest + 3% penal interest) per annum compounded half yearly on pro-rata basis. Thereafter, ordinarily no extension of time will be granted and the allotment will be cancelled along with the forfeiture of the earnest money.
2. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority.
3. However, in such cases of time extension, interest @ 18% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

(5) AREA

The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of the plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, allottee will have the option of surrendering the allotment and taking back the entire amount deposited by allottee without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted tender rate of the nearby area

Sub

Greater Noida Dev. Auth. by
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Signature
Authorized Signatory

1. The first part of the report deals with the general situation of the country and the progress of the work done during the year.

2. The second part of the report deals with the work done in the various departments of the Government.

3. The third part of the report deals with the work done in the various departments of the Government.

4. The fourth part of the report deals with the work done in the various departments of the Government.

5. The fifth part of the report deals with the work done in the various departments of the Government.



at the time of communication about the additional land or the original rate of allotment along with simple interest @12% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made in lump sum within 30 days of intimation.

(6) AS IS WHERE IS BASIS


The plot will be accepted by the allottee on "As is where is basis" on a lease for a period of 90 years starting from the due date of execution of lease deed.

(7) POSSESSION AND DOCUMENTATION

1. Possession of allotted land will be handed over to the Lessee after execution and registration of lease deed. Possession of part of land shall not be allowed.
2. Execution and registration of lease deed can be done only after a minimum payment of 20% of premium and payment of one year lease rent in advance.
3. The Lessee will be authorized to develop and market the flats/plots only after the lawful possession of the allotted plot is taken over.
4. The allottee will be required to execute the lease deed of the plot within 60 days from the date of issue of check-list, which shall be issued immediate after the confirmation of receipt of allotment money. In case of failure to do so, the allotment of plot may be cancelled and 10% of the premium (proportionate tendered amount) of the plot may be forfeited. Amount deposited towards the extension charges, interest and other penalties etc. may also be forfeited. However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted. The extension will be subject to the payment of charges @ 5% p.a. of the total premium of the plot at the tendered rate, which will be calculated on day to day basis. The relevant documents/ certificate of demarcation of the plot carried out by the concerned Project Division of the Greater Noida Authority shall be annexed with the lease deed. The date of execution of lease deed shall be considered as the date of taking over of physical possession and no plea contrary to this shall be entertained.

(8) TRANSFER OF PLOTS AND EXECUTION OF SUB LEASE DEED

The lessee can transfer the plot and the building constructed thereon with the prior permission and written approval of the lessor after prior permission and written approval of the lessor after payment of transfer charges as per prevailing policy of lessor . however the lessor reserves the right to reject any such transfer application without assigning any reason whatsoever .


Manager (Com)
Greater Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.


Authorized Signatory



In the addition to the transfer charges as per prevailing policy of lessor the lessee shall also pay an amount of 10,000/- towards processing fees.

All the terms and condition of the brochure, the allotment letter, the permission for grant of transfer and this lease deed shall be binding on the lessee, as well as the sub lessee/transferee

- (i) The dues of GNIDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before execution of sub-lease deed.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The lessee has obtained building occupancy certificate from planning department, GNIDA.
- (v) First sale/transfer of a flat to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the Authority in writing.
- (vi) No transfer charges will be payable in case of first sale of the flat. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- (vii) The Lessee shall sub-lease an area only once the internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/transmission lines, street-lighting, etc. in that area is in progress.
- (viii) The Lessee shall have to execute the sub-lease deed in favour of the Sub-Lessee for the developed plot/flat in the form and format as prescribed by the GNIDA.
- (ix) On execution of such sub-lease deed(s), the sub-lessee(s) will be bound to comply with the provisions of payment of proportionate share of the lease premium, lease rent and all other charges payable to the GNIDA in the proportionate share of the land area so sub-leased.

Any default on the part of sub-lessee to fully implement the terms and conditions of the lease deed/sub lease deed/ scheme shall not be automatically considered as default of the Lessee. The GNIDA shall be entitled to take any action against the sub-lessee as well, including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of this Brochure.

- (x) The Lessee/sub-lessee(s) shall have to fulfill the following conditions before the execution of the sub-lease(s) of the flats in favour of the individual allottee(s):
 - i. Lessee/sub-lessee(s) shall submit the temporary occupancy (completion) certificate of the constructed flats on the allotted plot from the Planning Department of the GNIDA as mentioned.


Manager (Com.)
Greater Noida Dev. Auth. Ltd.
Greater Noida

For Irish Infrastructure Pvt. Ltd.


Authorized Signatory

1. The Government of India, Ministry of Education, New Delhi, has received a letter from the Government of Punjab, dated 10.12.1980, regarding the proposal for the establishment of a new college in the district of Ludhiana.

2. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

3. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

4. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

5. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

6. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

7. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

8. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

9. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

10. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

11. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

12. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

13. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

14. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:

15. The Government of India, Ministry of Education, New Delhi, has approved the proposal for the establishment of a new college in the district of Ludhiana, subject to the following conditions:



- ii. Lessee/sub-lessee(s) shall submit "No Dues Certificate" in accordance with the payment schedule specified in the Lease Deed/sub-lease deed from the Account/Property Department of the GNIDA.
- iii. The physical possession of the dwelling units/flats will be permitted to be given only after execution of sublease deed which shall be in proportion to the amount received against the total premium of the plot.

(9) USE/MISUSE,

The Allottee, lessee and sublessee shall use the demised plot/premise only for the use set out in this lease deed and for no other purpose whatsoever, whether in full or in part for any purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Authority.

Without Prejudice to any other provision of this lease deed in case of violation of the condition (i) above shall constitute misuse for which the allotment/lessee shall be liable to be canceled and the Possession of the premises along with structure thereon, if any shall be resumed by the lessor.

(10) LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

(11) OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer / Authority on the amount of such compensation shall be final and binding on the applicant/allottee/lessee.

Stab

Manager (Comm.)
Greater Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Spain
Authorized Signatory



NOTE:

For the purposes of this document, the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.

(13) IMPLEMENTATION & COMPLETION OF PROJECT

1. The Lessee shall be required to complete the construction of minimum 15% of the permissible area earmarked for sports, institutional & other facilities within a period of 3 years from the date of execution of Lease Deed and shall complete the project in phases within 5 years. However, the residential and commercial development/ construction may be completed in phases within 7 years. Further more, the lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by GNIDA, on payment of extension charges applicable as per prevailing policy at the time of granting such extensions. delay due to encroachment force majeure, legal issues like stay orders etc. shall be considered for extensions.
2. The construction on the land shall have to be done as per the controls prescribed under these Terms and Conditions and the building regulations and directions of the GNIDA.

Completion-

1. The 'Completion Certificate' will be issued by the GNIDA on the completion of the project or part thereof in phases and on the submission of the necessary documents required for certifying the completion of the project or part thereof

(14) INDEMNITY

The lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent operations and maintenance of the facilities and services, till such time as the alternate agency for such work is identified and legally appointed by the lessee after prior written approval of GNIDA. The lessee shall execute an indemnity bond, indemnifying the GNIDA against all disputes arising out of:

- a) The non-completion of the project
- b) The quality of development, construction, operations and maintenance
- c) Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser(s).

(15) DOCUMENTATION CHARGES

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses shall be borne by the



Greater Noida Dev. Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.



Authorized Signatory

1. The Government of India, Ministry of Education, has decided to open a new school at the village of [illegible] in the district of [illegible].

2. The school will be a primary school and will be managed by the Government.

3. The school will be opened on the 1st day of [illegible] 1955. The school will be managed by the Government and the school will be open to all children of the village of [illegible]. The school will be managed by the Government and the school will be open to all children of the village of [illegible].

4. The school will be managed by the Government and the school will be open to all children of the village of [illegible].

5. The school will be managed by the Government and the school will be open to all children of the village of [illegible].

6. The school will be managed by the Government and the school will be open to all children of the village of [illegible].

7. The school will be managed by the Government and the school will be open to all children of the village of [illegible].

8. The school will be managed by the Government and the school will be open to all children of the village of [illegible].



lessee, who shall also pay the stamp duty levied on the transfer of immovable property or any other duty or charges that may be levied by any statutory authority empowered in this behalf.

(16) SURRENDER

1. The lessee can surrender the plot within 30 days from the date of allotment. In such case, earnest money deposited will be forfeited and the balance, if any, deposited against the premium of plot, will be returned without interest.

2. In case the land is surrendered after 30 days from the date of allotment, the total deposited amount or 10% of the total premium, whichever is less, will be forfeited and the remaining amount will be refunded without interest. However, the amount deposited towards lease rent, interest, extension charges etc shall not be refunded.

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

(17) MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub – lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and lease rent.

The Lessee/Sub-lessee(s) will submit the following documents:

- (a) Sanction letter of the scheduled Bank/Govt. organization/financial institution approved by the Government of India.
- (b) Clearance of upto date dues of the GNIDA.

GNIDA shall have the first charge on the plot Towards payment of all dues of GNIDA.

Provided that in the event of foreclosure of the mortgaged/charged property, the GNIDA shall be entitled to claim and recover such percentage, as decided by the GNIDA, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge. The decision of the GNIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

The GNIDA's 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



GNIDA
Gazetted Officer
Gazetted Notary

For Irish Infrastructure Pvt. Ltd.



Authorized Signatory

...the ... of ... in ... of ...

...

...the ... of ... in ... of ...

...the ... of ... in ... of ...

...the ... of ... in ... of ...

...

...the ... of ... in ... of ...

...the ... of ... in ... of ...

...

...

...

...



involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.

(18) MAINTENANCE

1. The Lessee at his own expense shall take permission for sewerage, electricity, and water connections from the concerned departments of the Authority or from the competent authority in this regard.
2. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
 - i) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,
 - ii) and the available facilities as well as the surroundings neat and clean and in good health and safe condition to the convenience of the inhabitants of the place.

If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and the expenses incurred in carrying out such works will be borne by the lessee. The decision of the Authority will be final as regards to the expenses incurred in the maintenance work.


That the Lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and rules made therein.

In case of non-compliance of these terms & conditions of this deed or any Directions of the Lessor, the Lessor shall have the right to impose such penalty as the C.E.O. may consider just and/or expedient.

The lessee/sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other Authority and recover the amount so spent from the lessee/sub-lessee. The lessee/sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

(19) CANCELLATION

In addition to the other specific clauses relating to cancellation/determination, GNIDA/the lessor, will be free to exercise its right of cancellation/ determination of the allotment/ the lease of this Sport City plot in case of the followings:


Noida Dev. Auth.
Greater Noida

For Irish Infrastructure Pvt. Ltd.


Authorized Signatory



- i. Allotment having been obtained through misrepresentation, by suppression of material facts, false-statement and/ or fraud.
- ii. Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
- iii. In case of default on the part of the tenderer/ allottee/ sub-lessee(s) or any breach/ violation of the terms and conditions of the tender, allotment, lease and/ or non-deposit of the allotment amount, installments or any other dues.

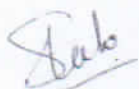
If the allotment is cancelled on the grounds mentioned in para (i.) above, the entire amount deposited by the tenderer, allottee, lessee and sub-lessee(s) till the date of cancellation/ determination, shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.

If the allotment is cancelled on the grounds mentioned in paras (ii.) AND (iii) above 30% of the total premium of the plot shall be forfeited and the balance, if any, shall be refunded without any interest and no separate notice shall be given in this regard.

After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structures thereupon, if any, and the tenderer, allottee, lessee and sub-lessees will have no right to claim any compensation thereon.

(22) GENERAL TERMS AND CONDITIONS

1. Land will be given to the lessee free from all encumbrances lease for a period of 90 years for which appropriate lease deed shall be executed between GNIDA and the lessee.
2. Subject to provision of Master Plan and regulation of GNIDA:
 - i. The lessee shall be entitled to sub-lease the sports, other facilities and institutional activity, with prior approval of GNIDA/Lessor.
 - ii. Commercial and residential area can be sub-leased as per conditions of brochure on tripartite agreement basis.
 - iii. Multiple renting shall be admissible to the lessee and for the sub-lessee as per prevailing policy.
 - iv. The lessee shall make necessary arrangements of finances for development of SPORTS CITY to the satisfaction of GNIDA.
 - v. The lessee shall make necessary arrangements for designing, engineering, and construction of the Project in accordance with the provisions of the Master Plan and regulations of GNIDA.
 - vi. The lessee shall adhere to Government policies and relevant codes of BIS/IS relating to disaster management and energy conservation in land use planning and construction works.
 - vii. The lessee shall obtain applicable permits/sanctions/approvals etc. from relevant Government agencies or local bodies or other authorities, as applicable. GNIDA shall assist and facilitate the lessee to procure the sanction/approval/ license etc. expeditiously



Greater Noida Development Authority
Greater Noida

For Irish Infrastructure Pvt. Ltd.



Authorized Signatory

- viii. After the written approval of the Lessor/Greater Noida Authority, the lessee can implement / develop the project through its multiple subsidiary companies in which the allottee/lessee company shall have minimum 90% equity share holdings (such subsidiaries are exempted from stamp duty for transaction between parent company and subsidiary company under the provisions of Indian Stamp Act as per State Government notification).
- ix. The lessee/allottee who develop the project through its subsidiary company shall be entitled for sub leasing the portion of allotted/leased land/built-up area in favour of the subsidiary companies and the first transfer by such subsidiary company, of the said allotted/leased land/built-up area which is being developed or proposed to be developed by the subsidiary shall be without any transfer charges. However, for subsequent transfer/sub-lease, transfer charges as per prevailing policy (at the time of transfer) of the Lessor/GNIDA Authority shall be payable.
- x. The subsidiary company(ies) in whose favour sub lease deed is permitted shall be entitled to mortgage the portion of land which is being developed by them, as per rules of the Authority.
- xi. The allottee/lessee shall abide by the suggestions of State Government if any, in the master plan of GNIDA.
- xii. The Authority / Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
- xiii. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
- xiv. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
- xv. Any dispute between the Authority and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
- xvi. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
- xvii. The Authority will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.



For Irish Infrastructure Pvt. Ltd.
Greater Noida

For Irish Infrastructure Pvt. Ltd.

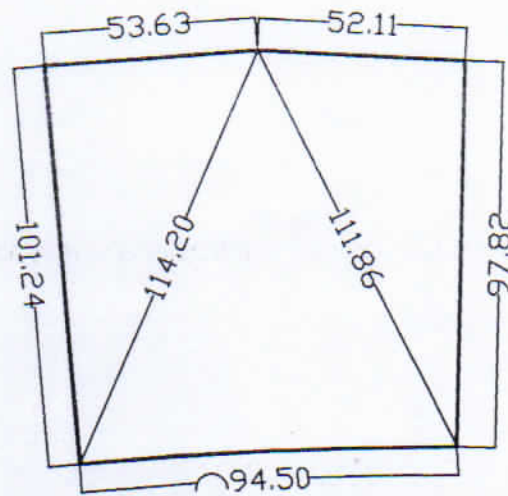

Authorized Signatory



119

60 M WIDE ROAD

PLOT NO-GH-03



PLOT NO-SC-01
SPORTS CITY

PLOT NO-SC-01
SPORTS CITY

Sub.

Manager (Com.)
Greater Noida Dev. Authority
Greater Noida

शुद्धण GH-04 के अन्तर्गत यदि किसी खसरा सं० में
माननीय न्यायालय में याचिका दाखल होगी तो शुद्धण सं०-GH-04
की Lease माननीय न्यायालय में दाखिल याचिका के अधीन होगी।

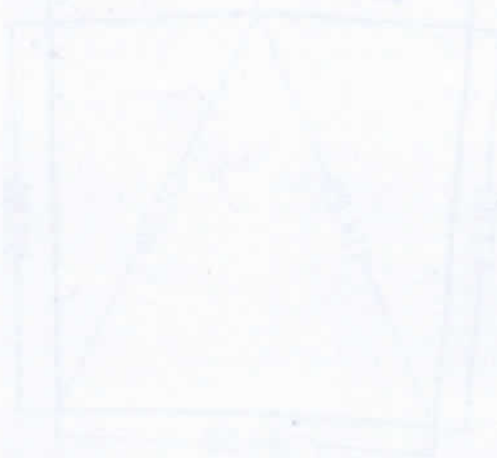
TOTAL AREA - 10030.00 SQM

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

[Signature]
Authorized Signatory

REVISED LEASE PLAN OF PLOT NO.- GH. 04 SECTOR- SPORT CITY	SIGN POSSESSION HANDED OVER			NORTH
	PROJ. DEPTT	ASST. MANAGER	MANAGER	
	LAND. DEPTT	LEKHPAL	NAYAB TAHSEEL DAR	
	LAW. DEPTT	A.L.O.		
	PLANIG. DEPTT	SR.DRAUGHTSMAN		

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



PLAT NO. 62 OF
BHOJIPUR CITY

TOTAL AREA - 1000 SQ. YD.



- xviii. The lessee/sub-lessee of the Lessee shall be liable to pay all taxes/charges livable from time to time by GNIDA or any other authority duly empowered by them to levy the tax/charges.
- xix. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/Lessee/sub-lessee will not be paid any compensation thereof.
- xx. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
- xxi. All arrears due to the Lessor would be recoverable as arrears of land revenue.
- xxii. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written.

In presence of:

Witnesses:

1. Witness **For and on behalf of the LESSOR**

Address **RISHAB VASHISTHA**
S/O. SHRI S.C. SHARMA
195, Ram Vihar, 4th floor,
Delhi-92

For Irish Infrastructure Pvt. Ltd.

2. Witness

Address **Tarun Gode**
TARUN GODE
S/O. SHRI. LAKESH GODE
III - A , 23
NEHRU NAGAR
GZB.

For and on behalf of the LESSEE

For Irish Infrastructure Pvt. Ltd.

Authorized Signatory

Greater Noida Dev. Auth. II
Greater Noida

आज दिनांक 23/07/2016 को

वही सं. 1 जिल्द सं. 21187

पृष्ठ सं. 151 से 200 पर क्रमांक 19931

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

23/7/2016

