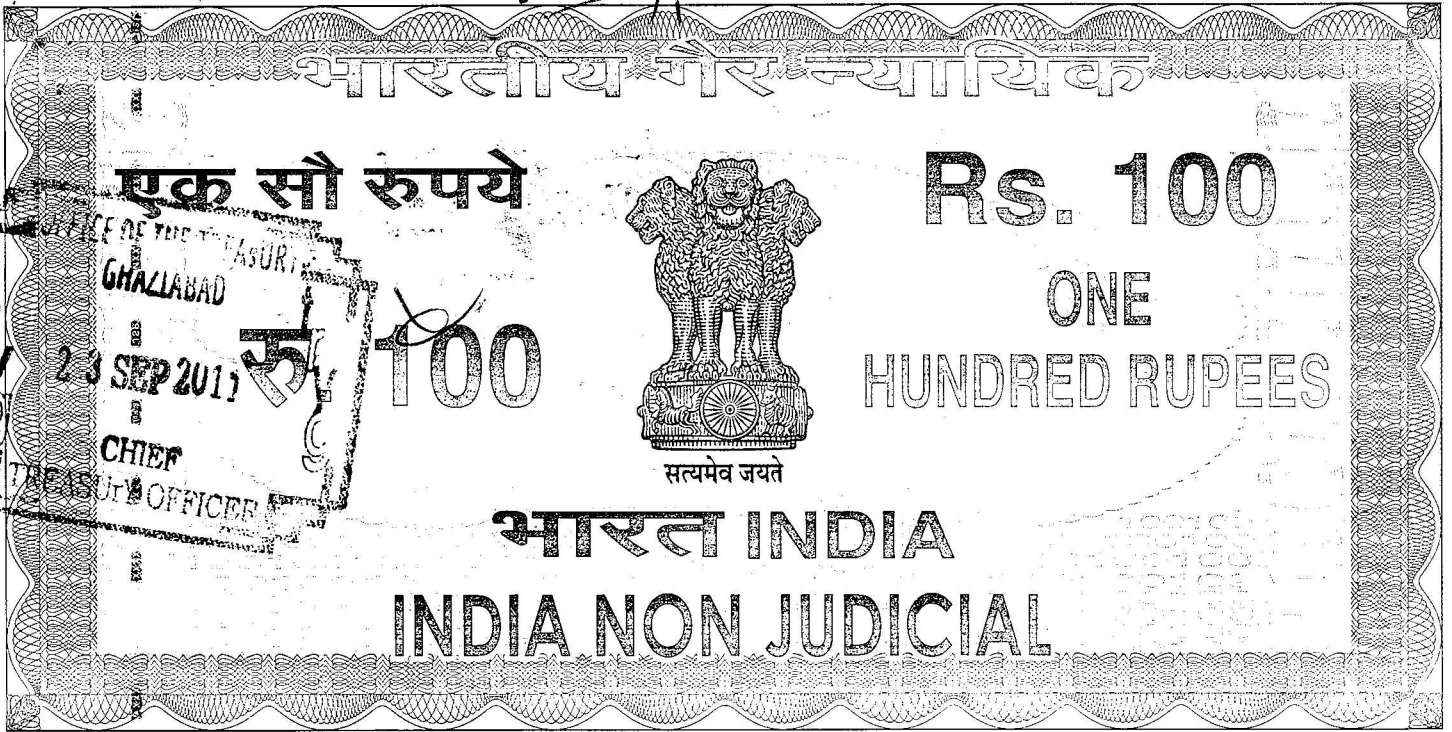




उत्तर प्रदेश UTTAR PRADESH

AT 780411

LEASE DEED

This Deed of Lease is made on this 3 day of 10 2011

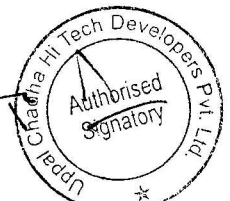
Between

Ghaziabad Development Authority, Ghaziabad through its Vice Chairman Shri Narendra Kumar Chaudhary (hereinafter referred to as the "Lessor" which expression shall, unless repugnant to the context, mean and include its administrators, successors and assigns) of the First Part.

And

M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd., a Company incorporated under the Companies Act, 1956 having its Registered Office at 33, Community Centre, New Friends Colony, New Delhi, through Shri Brijesh Bisht (hereinafter referred to as the "Lessee" which expression shall, unless repugnant to the context, mean and include its successors and assigns) of the Second Part.

हरेन्द्र कुमार चौधरी



56 29/09/2011
 100L

विष्णु भाई गुप्ता स्टाफ विक्रेता
 लाईसेंस नम्बर 8
 लाईसेंस की अवधि 31 मार्च 2012
 पता नं० 33, कालोनी नई दिल्ली

उपलब्ध नई दिल्ली डेवलपर्स प्रा0लि0 द्वारा ब्रिजेश बिष्ट
 प्रोडिक्ट लिमिटेड (प्रा0लि0)
 1000000

पट्टा विलेख (90 वर्ष)
 19,856,000.00 10,000.00 40 10,040.00 2,000

प्रतिफल मालियत आसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
 श्री मै0 उप्पल चढढा हाइटेक डेवलपर्स प्रा0लि0 द्वारा ब्रिजेश बिष्ट
 पुत्र श्री डी एस बिष्ट

पेशा नौकरी
 निवासी स्थायी 33 कम्यूनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली
 अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 3/10/2011 समय 7:10PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

3/10/2011

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

पट्टा दाता

पट्टा गृहीता

श्री संजीव कुमार गुप्ता सहायक अभियंता
 प्रतिनिधि जी डी ए द्वारा नरेन्द्र कुमार चौधरी
 पुत्र श्री
 पुत्र/पत्नी श्री पेशा नौकरी

श्री मै0 उप्पल चढढा हाइटेक डेवलपर्स प्रा0लि0 द्वारा
 ब्रिजेश बिष्ट
 पुत्र श्री डी एस बिष्ट
 पेशा नौकरी
 निवासी 33 कम्यूनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली



Signature



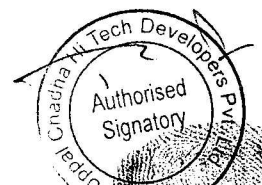
WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Order No. 3335/8-3-10-122एल०ए०/2009 Lucknow dated 07.08.2010 acquired / ~~ceiling / resumed Gram Sabha~~ land admeasuring 26.924 acres of Village Bayana, Tehsil Ghaziabad, District Ghaziabad the details which are given in Schedule-I hereto (hereinafter referred to as "the Land") for the purpose of Hi-Tech Township in Ghaziabad District, Uttar Pradesh.

AND WHEREAS the lessor, at the request of the lessee vide Government Order No. 3035/8-3-10-122एल०ए०/2009 Lucknow dated 07.08.2010 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 11,98,56,000/- (Rupees Eleven crore ninety eight lac fifty six thousand Only) and the annual rent of Rs. 1000/- per hect. (Rupees One Thousand Only) reserved hereinafter subject to the rights, restrictions and several covenants hereinafter expressed.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The words and expression used but not defined herein shall have the meaning assigned to them in the Memorandum of Understanding executed between the Ghaziabad Development Authority and Uppal Chadha Hi-Tech Developers Pvt. Ltd. dated 30.11.2005, an amended MoU dated 19.03.2009 and revised MoU dated 17.02.10 (hereinafter referred to as "MoU").
2. The Lessor is the lawful owner of land admeasuring 26.924 acres, situated in Village Bayana (the "LAND") and has valid right, title and interest therein and is competent to lease the same to the Lessee. Detailed description of the LAND and a plan thereof (delineated and marked in red) as shown in the Map is attached hereto as SCHEDULE-I.
3. In consideration of the payment of the premium amount of LAND Rs. 11,98,56,000/- and the lease rent of Rs. 10,896/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-


नरेन्द्र कुमार चौधरी



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सलिल कुमार

पुत्र श्री रामप्रकाश

पेशा नौकरी

निवासी काजीपुरा गा बाद

व श्री ओमदत्त तिवारी

पुत्र श्री बी पी तिवारी

पेशा नौकरी

निवासी जी डी ए गा बाद

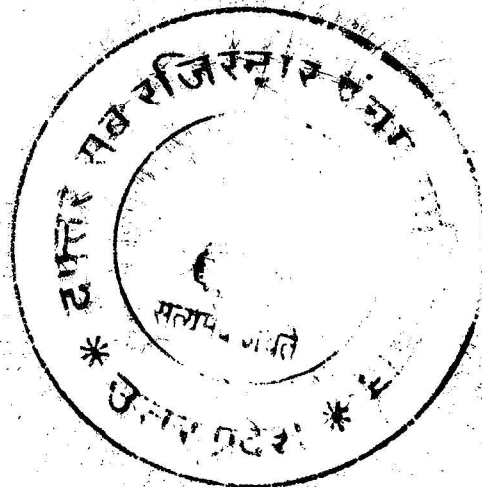
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निबन्धक (पंचम)
गाजियाबाद
3/10/2011



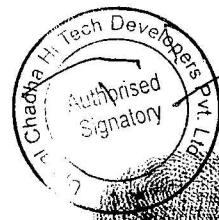
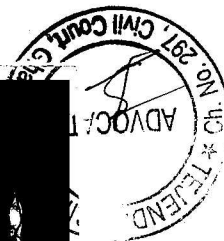
lease hereinafter contained, the Lessor doth hereby demise unto to the Lessee all that piece and parcel of the LAND, more particularly described in the SCHEDULE-I hereto for the development of Hi-Tech Township and associated facilities for as period of 90 years.

4. The Lessee shall have right to get the lease converted into freehold on payment of conversion charges as per prevailing laws in the State after the completion of the development works as specified in the Development Agreement.
5. During the term of the lease, the Lessee shall pay to the Lessor lease rent of Rs. 1000/- per hectare per year in advance (the "Rent Amount") commencing from the month of 2011. The Lessee has paid to the Lessor for 10.896 Hectare of land falling in Bayana Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 10.896 Hectare of the LAND, a premium amount of Rs. 11,98,56,000/- towards resumption / acquisition cost of the LAND through Pay Order detailed below, the receipt whereof the Lessor doth hereby acknowledges.

Sl.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
Total				

6. The Lessee shall have right to develop and use the LAND to develop, construct, operate and maintain the Hi-Tech Township and associated facilities in accordance with the provisions of the MoU and for no other purpose whatsoever.
7. The Lessee shall have right to mortgage, pledge or hypothecate the LAND and the assets created thereon to the financial institutions and other lenders for financial assistance.

9/10/11
 10/10/11
 11/10/11



पट्टा दाता

Registration No.: 4055

Year : 2,011

Book No. : 1

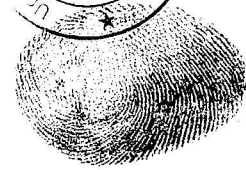
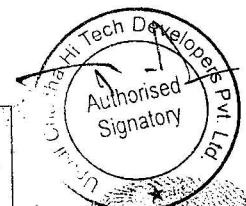
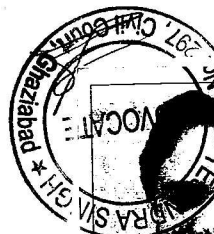
0101 संजीव कुमार गुप्ता सहायक अभियंता प्रतिनिधि जी डी ए द्वारा =

जी डी ए गा बाद
नौकरी



8. The Lessor covenants and warrants that:

- (a) The Lessor has the full right and authority to execute this Deed and to grant the lease of LAND, and that the Lessee, upon payment of the rent and performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the LAND during the full term of this lease without any interruption, disturbance, claims or demands whatsoever by the Lessor or by any persons claiming for and on behalf of the Lessor as per the covenants and provisions of this Lease Deed. If it is found that the Lessee has used the LAND for the purpose other than that for which the LAND has been provided to the lessee, the lessor shall have right to terminate the lease and the land shall vest absolutely in the lessor and the lessor would not be liable to pay any compensation to the lessee.
- (b) The Lessor shall grant, transfer, convey and assure, from time to time, all its reversionary rights, lease rights and interests in respect of such part of the LAND as may be required by the Lessee/ Sub-Lessees for the development of Hi-Tech Township and associated works.
- (c) The Lessor hereby covenants that the Lessee shall enjoy quiet possession of the LAND without disturbance by it or its successors in interest or any person claiming title paramount thereto in any manner.
- (d) The Lessor warrants that the LAND is free from Encumbrances. Encumbrances means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations.



पट्टा गृहीता

Registration No. : 4055

Year : 2,011

Book No. : 1

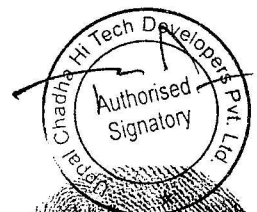
0201 मे0 उप्पल चढढा हाइटेक डेवलपर्स प्रा0लि0 द्वारा ब्रिजेश बिष्ट
डी एस बिष्ट
33 कम्युनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली
नौकरी



9. The Lessee covenants and warrants that:

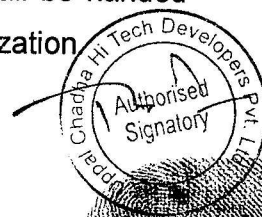
- (a) The Lessee shall follow all laws and bye-laws, rules, regulations and directions of Lessor and the local municipal or other authority now existing or hereinafter to exist.
 - (b) The Lessee shall bear entire legal expenses of execution of this Lease Deed including registrations charges.
 - (c) The Lessee will permit the members, officers and subordinates of the Lessor and workmen and other persons employed by the Lessor at all reasonable time of the day with prior notice to enter into and upon the LAND in order to inspect the LAND and carry on necessary works.
 - (d) The Lessee shall pay to the Lessor any dues towards resumption cost of the LAND remaining outstanding and payable as settled by Lessor without in any way affecting Lessee's legal rights of the LAND.
10. Notwithstanding anything contained in this lease deed or the MoU, the Government shall have full rights and title over all the mines and minerals, coal, gold washing, earth oils quarries in and under the LAND or any part thereof which have vested in the Government under section-6 (a) (ii) of Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950 and such Government shall have right to do all acts and things which may be reasonably necessary or expedient for the purpose of searching, removing or enjoying the same, without affecting the lessee's right in peaceful possession of the Land.
11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.

नरेन्द्र कुमार चौधरी
सेपाइयस



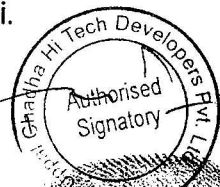


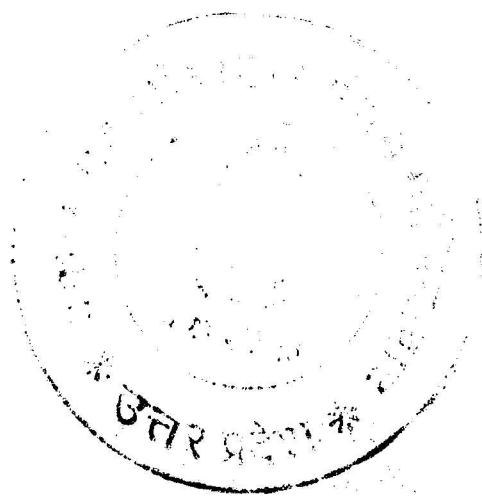
12. If due to any FORCE MAJEURE or circumstances beyond Lessor's control, the Lessor is unable to deliver clear possession of LAND, entire money and other deposits made by the Lessee to the Lessor in regard to the subject land shall be refunded by the Lessor to Lessee.
13. That the Lessee shall keep the Lessor indemnified against any claims for damages which may be caused to any property belonging to the Lessor / others in consequences of the execution of the works and also against claims for damages arising from the actions of the Lessee or his workmen or representative which:
 - i. Injures or destroys any building or part thereof or other structure contiguous or adjacent to the LAND.
 - ii. Keeps the foundations, tunnels or other pits on the LAND open or exposed to weather causing any injury to any person or to contiguous or adjacent building; and
 - iii. Digs any pit near the foundations of any building thereby causing any injury or damages to such building or occupier thereof.
14. That the damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the Lessee.
15. Any relaxation or indulgence granted by the Lessor to the Lessee under this Lease Deed shall not in any way prejudice the legal rights of the Lessor.
16. In the event of any dispute with regard to terms and conditions of the Lease Deed, the matter will be resolved amicably in terms of the provisions of the MoU.
17. That the power exercisable by the Lessor under and in accordance with the terms of Lease Deed may be exercised by such other officer as the Lessor may authorize in this behalf. A copy of such authorization shall be handed over by the Lessor to the Lessee immediately upon such authorization



18. The lease hold rights can be terminated by the Lessor only within provisions of law and Lessor can enter upon the LAND on ground of breach of any terms and conditions of the Lease Deed only after giving appropriate prior notice to the Lessee.
19. In the event of any conflict between terms and conditions stipulated in the MoU and this Lease Deed, those stipulated in the MoU shall prevail.
20. The LAND shall be for the purpose specified in the MoU only and the Lessee shall not be entitled to use the said land for any other purpose not intended under the MoU nor shall it be used for any purpose contrary to the purposes contained in the MoU.
21. The Lessor and the Lessee hereby agree that all notices hereunder to any Party hereto shall be delivered personally or sent by registered mail with acknowledgement due or facsimile to such Party at the address set forth below or such other address as any hereafter be designated in writing by such Party to the other Party. Notices delivered personally shall be deemed to have been received on the date of receipt; notices sent by registered mail shall be deemed to have been received on the tenth day following mailing; and notices sent by facsimile shall be deemed to have been received one (1) Business Day after transmission provided (i) receipt is verbally confirmed and (ii) an original copy is mailed promptly within five (5) Business Days thereafter:
 - (a) Notices to the Lessor, to; The Vice Chairman,
Ghaziabad Development Authority,
Ghaziabad, (U.P.)
 - (b) Notices to the Lessee, to; Shri Brijesh Bisht
Uppal Chadha Hi-Tech Developers Pvt.
Ltd., 33, Community Centre,
New Friends Colony, New Delhi.





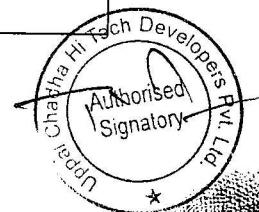
All notices, orders and other documents required under the terms of the Lease or under (U.P. Act No.6 of 1976) or any rules or regulations made there under shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act, 1973 as re-enacted and modified by the U.P. President's Act (re-enactment with modification) Act, 74 (U.P. Act. No.30 of 1974).

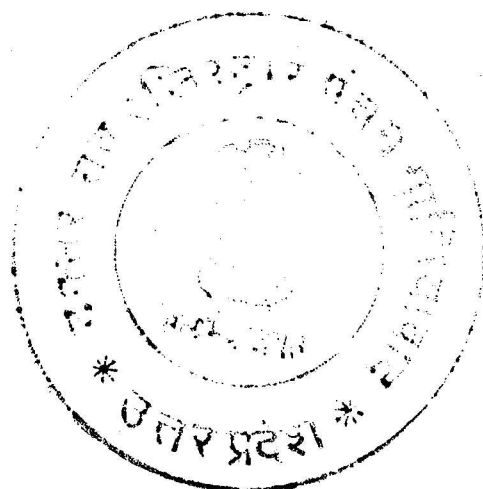
22. This Lease Deed shall be subject to the jurisdiction of District Court at Ghaziabad or the High Court of Judicature at Allahabad.
23. All arrears payable to Lessor shall be recoverable as arrear of land revenue without prejudice to its other rights under any other law for the time being in force, subject however to the terms of this Lease Deed.
24. That the lessee shall not make or attempt to make any alterations whatsoever, in the provisions of its Memorandum and Articles of Association without the prior written consent of the lessor.

The expression "the lessor" and "the lessee" hereinafter used shall in the case of former includes his successors in office and in the case of the latter its successors and assignees.

SCHEDULE DETAILS OF THE LAND

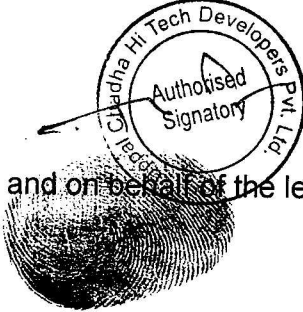
Name of Village	Gata No.	Areas (In Acres)
Village.....	Annex Schedule -1 attached	
Pargana		
Tehsil		
District		





IN WITNESS WHEREOF THE Lessor and the Lessee have entered these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing.

For and on behalf of the lessor



For and on behalf of the lessee

Witness:

SKJ

1. श्रीवर्मा अमिता
श्री २१३३ गुमरा
2. श्री २१३३ गुमरा
श्रीवर्मा

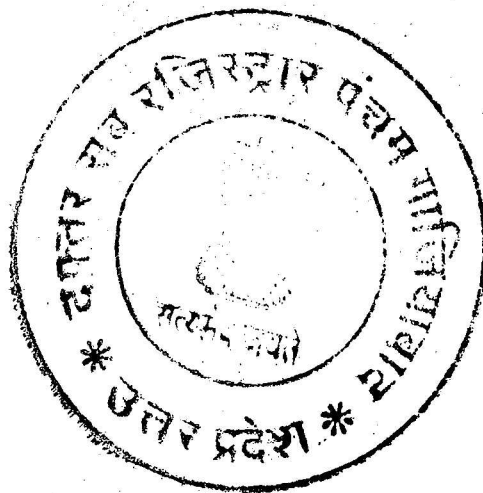
Witness:

1. श्री २१३३ गुमरा
श्री २१३३ गुमरा
2. श्री २१३३ गुमरा
श्री २१३३ गुमरा

(Name and Address)

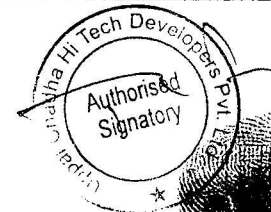
(Name and Address)





अनुसूची				
जिला व तहसील	परगना	मौजा	खसरा सं०	रकबा (हैक्टे०)
गाजियाबाद	डासना	बयाना	45 मि	0.373
			88	1.361
			93	0.349
			98	0.059
			102 मि	0.029
			107	0.721
			209	0.266
			212 मि	0.225
			261 मि	0.313
			268 मि	0.451
			277	0.397
			281	0.375
			283	0.212
			288	0.101
			295 मि	0.467
			302	0.756
			320	0.515
			325 मि	0.135
			335	0.665
			356 मि	0.075
			358 मि	0.146
			380	0.205
			384	0.490
			404 मि	0.312
			516 मि	0.108
			525	1.171
			528	0.093
			529	0.108
			530	0.108
			531	0.121
			537	0.126
			538	0.063
			योग हैक्टेयर	10.896
			एकड़	26.924

नरेन्द्र कुमार चौधरी



आज दिनांक 03/10/2011 को

वही सं. 1 जिल्द सं. 2653

पृष्ठ सं. 277 से 286 पर क्रमांक 4055

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

3/10/2011

