

supplementary lease deed and get possession. The lessee further commits that for staking claims on the affected area they would **pay the instalments as per allotment letter No.PROP/BRS-03/2010/1735 dated 19th August 2010.**

The Lessee will be allowed to Transfer/ Sell up to 49.00% of its shareholding, subject to the condition that the original shareholding (on the date of submission of the tender) shall continue to hold at least 51.00% of the shareholding shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

11. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of clear area i.e.241570.00 square metre land is **Rs.279,27,90,770.00 (Rs. Two Hundred Seventy Nine Crore Twenty Seven Lac Ninety Thousand Seven Hundred Seventy only)** out of which proportionately 10% i.e. **Rs.27,92,79,077.00 (Rupees Twenty Seven Crore Ninety Two Lac Seventy Nine Thousand Seventy Seven only)** which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance premium i.e. **Rs. 251,35,11,693.00 (Rs. Two Hundred Fifty One Crore Thirty Five Lac Eleven Thousand Six Hundred Ninety Three only)** of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

| Instalment | Due date | Payable Premium | Payable Interest | Total payable instalment | Balance premium |
|------------------|------------|-----------------|------------------|--------------------------|-----------------|
| Instalment No.1 | 19.02.2011 | 0 | 150810702 | 150810702 | 2513511693 |
| Instalment No.2 | 19.08.2011 | 0 | 150810702 | 150810702 | 2513511693 |
| Instalment No.3 | 19.02.2012 | 0 | 150810702 | 150810702 | 2513511693 |
| Instalment No.4 | 19.08.2012 | 0 | 150810702 | 150810702 | 2513511693 |
| Instalment No.5 | 19.02.2013 | 157094481 | 150810702 | 307905183 | 2356417212 |
| Instalment No.6 | 19.08.2013 | 157094481 | 141385033 | 298479514 | 2199322731 |
| Instalment No.7 | 19.02.2014 | 157094481 | 131959364 | 289053845 | 2042228261 |
| Instalment No.8 | 19.08.2014 | 157094481 | 122533695 | 279626176 | 1885133770 |
| Instalment No.9 | 19.02.2015 | 157094481 | 113108026 | 270202507 | 1728039289 |
| Instalment No.10 | 19.08.2015 | 157094481 | 103682357 | 260776838 | 1570944808 |
| Instalment No.11 | 19.02.2016 | 157094481 | 94256688 | 251351169 | 1413850327 |
| Instalment No.12 | 19.08.2016 | 157094481 | 84831020 | 241925501 | 1256755847 |
| Instalment No.13 | 19.02.2017 | 157094481 | 75406351 | 232499832 | 1099661366 |
| Instalment No.14 | 19.08.2017 | 157094481 | 65979682 | 223074183 | 942566885 |
| Instalment No.15 | 19.02.2018 | 157094481 | 56554013 | 213648494 | 785472404 |

प्रबन्धक निदेश
लेटर नोपका प्राधिकरण
LESSOR

For MAHAGUN (INDIA) PVT. LTD.



LESSEE
Director

पट्टा दाता

Registration No 23759

Year : 2010

Book No. I

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नीरुनी



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|-------------------|------------|-----------|----------|-----------|-----------|
| Instalment No. 16 | 19.08.2018 | 157094481 | 47128344 | 204222825 | 628377923 |
| Instalment No. 17 | 19.02.2019 | 157094481 | 37702675 | 194797166 | 471283442 |
| Instalment No. 18 | 19.08.2019 | 157094481 | 28277007 | 185371488 | 314188962 |
| Instalment No. 19 | 19.02.2020 | 157094481 | 18851338 | 175945819 | 157094481 |
| Instalment No. 20 | 19.08.2020 | 157094481 | 9425869 | 166520150 | 0 |

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

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/GREATER NOIDA. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day.

The payment made by the lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

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.

The amount deposited by the lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the lessee contrary to this will be entertained.

A. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.

For MAHAGUN (INDIA) PVT. LTD.

प्रबन्धक बिल्डर्स
द्वारा सौंपा प्रमाणित
LESSOR



LESSEE
Director

पट्टा गृहीता

Registration No. 23759

Year: 2010

Book No. 1

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