

स्टाम्प क्रमांक का नाम व पूरा पत्ता.....

M/s Gaursons Hi-Tech Infrastructure

Pvt. Ltd. New Delhi

स्टाम्प की धारणा.....

सुधित बंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 351

लाइसेंस की अवधि 31 मार्च

तेहसील कैम्पौण्ड, गाजियाबाद

FH-03



This Lease Deed made on **2nd** day of **November, 2012** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) 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, assigns) of the **One Part** and **Gaursons Hi-tech Infrastructure Privet Limited.**, a company within the meaning of Companies Act, 1956, having its registered office at **D-25, Vivek Vihar, Delhi-110095** through its Managing Director/Director/Authorised Signatory Sh. S.Raghav S/o Sh. L.S. Raghav R/o Gaurbiz Park, Plot No. 1&2 Abhaykhand-II, Indirapuram, Ghaziabad (U.P.) duly authorized by its Board of Directors vide Resolution dated 17.09.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Developer's Farm Houses Plot **No.FH-03, Sector-Agricultural Greens**, Greater Noida District Gautam Budh Nagar (U.P.) on the terms and conditions hereinafter appearing for the purpose of developing farm houses plots or constructing farm houses according to the set backs and layout plan / building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System allotted/awarded to the lessee Developers Farm Houses Plot NO. **FH-03, SECTOR- Agricultural Greens**, GREATER NOIDA, area **583566 sq.m.** (as per lease plan actual area of the plot is **583566 sq.m.** ~~Area to be handed over Later 4374.90 Sqm., Unacquired Land=17568.15 Sqm.~~ **Net Area = 561727.95 Sqm.**) after fulfilling the terms and conditions prescribed in the brochure/bid document and its corrigendum, if any, vide Reservation/Acceptance Letter **No.INST/FARM HOUSES/2011/2677** dated **07.03.2011** and Allotment Letter **No.Prop/Institutional/FH/2011/3520** dated **20.04.2011** for the development and marketing of Farm Houses Plots or Built-up Farm Houses (as the case may be) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (**Scheme Code Institutional(Farm Houses)-01/2011**).

I. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of the plot (having area 583666 sq.m.) is Rs. 160,77,24,330/- (Rupees One Hundred Sixty Crore Seventy Seven Lac Twenty Four Thousand Three Hundred Thirty only) out of which Rs. 51,23,28,153/- (Rs. Fifty One Crore Twenty Three LacTwenty Eight Thousand One Hundred Fifty Three only) which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance premium i.e. Rs. 109,53,96,177/- (Rs. **One Hundred Nine Crore fifty Three Lac Ninety Six Thousand One Hundred Seventy Seven only**) of the plot along with interest @ **13% p.a.** will be paid in 12 half yearly installments in the following manner :-

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Manager (Inst.)
Greater Noida Indl. Dev. Authority
LESSOR

(3)

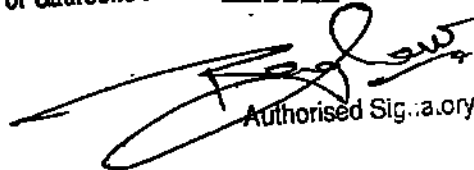
For Gaursons Hi-Tech Infrastructure (P) Ltd.
Authorised Signatory
LESSEE

<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	20.10.2011	107181622	83601665	190783287	1178997842
Instalment No.2	20.04.2012	107181622	76634860	183816482	1071816220
Instalment No.3	20.10.2012	107181622	69668054	176849676	964634598
Instalment No.4	20.04.2013	107181622	62701249	169882871	857452976
Instalment No.5	20.10.2013	107181622	55734443	162916065	750271354
Instalment No.6	20.04.2014	107181622	48767638	155949260	643089732
Instalment No.7	20.10.2014	107181622	41800833	148982455	535908110
Instalment No.8	20.04.2015	107181622	34834027	142015649	428726488
Instalment No.9	20.10.2015	107181622	27867222	135048844	321544866
Instalment No.10	20.04.2016	107181622	20900416	128082038	214363244
Instalment No.11	20.10.2016	107181622	13933611	121115233	107181622
Instalment No.12	20.04.2017	107181622	6966805	114148427	0

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The lessee should clearly indicate his name and details of plot allotted/leased on the reverse of the demand draft/ pay order.
2. In case of default in depositing the installments or any payment, interest @ 16% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
3. All payments should be remitted by due date. In case the due date is a bank holiday then the allottee should ensure remittance on the previous working day.
4. In case of default, the allotment and reservation offer will be considered as cancelled without any further notice and the amount equivalent to registration money shall be forfeited. No interest will be paid on such amounts.
5. 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.
6. The one time Lease Rent prevalent at the time of execution of lease deed shall be payable. Lease Rent shall be paid in accordance with clause 'Lease Rent' given in the below mentioned paras.
7. Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the Day 2nd November, 2012, in each year @ 2.5% of the total premium during the first ten years. The lessee shall pay unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis. The lease rent would be charged from the date of execution of lease deed. The lessee shall pay lease rent annually in advance without


 LESSOR Manager (Inst.)
 Greater Noida Indl. Dev. Authority


 For Gaursons Hi-Tech Infrastructure (P) Ltd.
 LESSEE


 Authorised Signatory

1. The rent shall be paid from the date of execution of lease deed by 50% of the amount payable at the time of signing lease deed and in such case a single receipt shall be submitted by the tenant. In case of deferring payment of lease rent amount by the tenant, the amount shall be paid in yearly installments for the delayed portion. The lessor shall retain the right to evict the leased land and to find a new tenant at any time in future. The lessor shall reserve the right to terminate the lease and the right to use the land for any other purpose at any time without any compensation to the tenant. The tenant shall not have any right to sub-lease.

1. What is the primary purpose of the document?
 2. What is the main topic or subject matter?
 3. What are the key points or findings?
 4. What are the conclusions or recommendations?
 5. What is the overall tone or style of the document?

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be cancelled and entire money deposited shall be forfeited.

15. The GNIDA in larger public interest may take back the possession of the land/ building by making payment at the prevailing rate.

16. The lessee shall execute an Indemnity bond, indemnifying the GNIDA unequivocally against any consequences of a situation where the GNIDA is not able to give possession of the acquired land and/or of the unacquired land. In such a situation the liability of the GNIDA shall be limited to refund, without interest, to the allottee, the deposit, if any, made by the allottee against that portion of the land of which possession could not be delivered to the allottee by the GNIDA.

17. All terms and conditions of brochure/bid document of **Developer Farm Houses Scheme, of the lessor under which plot is allotted**, and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee / Sub Lessee. *NOTE-The words "Leased out" written by pen on Page-3 in line-26 between Net and Area and on Page-4 in Lease Plan between Net & Area is admitted.*

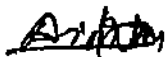
IN WITNESS WHEREOF the parties have see their hands on the day and in the year herein first above written.

in presence of:

Witnesses:

 Akash S/o Abdul Rashid

E-408A Greater Noida Canal For and on behalf of LESSOR



Anil Kumar S/o Tarun Kumar
R2-D-4A Sector No. 11
Greater Noida, U.P. Delhi 40

For Gaursons Hi-Tech Infrastructure (P) Ltd.


For and on behalf of LESSEE

Authorised Signatory

Certified that this true and extract copy of the original in all respect.

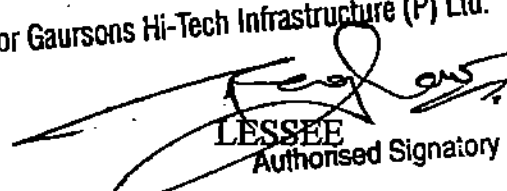
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Manager (Inst.)

GNIDA Indl. Dev. Authority

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For Gaursons Hi-Tech Infrastructure (P) Ltd.


LESSEE

Authorised Signatory

आज दिनांक

03/11/2012

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रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

3/11/2012



1001) 100502M

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