

28/2/10



उत्तर प्रदेश UTTAR PRADESH

P 201233

LEASE DEED

This Deed of Lease is made on this 23 day of June 2010

Between

Ghaziabad Development Authority, Ghaziabad through its Vice Chairman (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 its Director Shri Ginni Chadha (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.

नरेश कुमार चौधरी
28/2/10



क्रम सं० ५११ स्टाप विक्रय की तिथि ११/०६/१०

स्टाप् क्रय करने का प्रयोजन

स्टाप् क्रेता का नाम व पूरा पता

स्टाप् की धनराशि

प्रमोद कुमार स्टाप् विक्रेता

ता० नं० २८१. आई.सी.एस की अवधि ३१-३-२०११

विक्रय का स्थान- ३३, नवयुग मार्केट गाजियाबाद

४९,००५,९९१.००

पट्टा विलेख

(९० वर्ष)

१०,०००.००

४०

१०,०४०.००

२,०००

प्रतिफल

मालियत

ओसत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

मै० उप्पल चढढा हाई० डेव० प्रा० लि० द्वारा डायरे० गिन्नी चढढा

पुत्र श्री

नरेन्द्र सिंह चढढा

व्यवसाय व्यापार

निवासी स्थायी

३३ कम्युनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

२३/६/२०१०

समय

४:११ PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

२३/६/२०१०

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

पट्टा दाता

पट्टा गृहीता

श्री संजीव कुमार सहायक अभियंता भू अर्जन

अनुभाग

प्रतिनिधि नरेन्द्र कुमार चौधरी उपाध्यक्ष

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



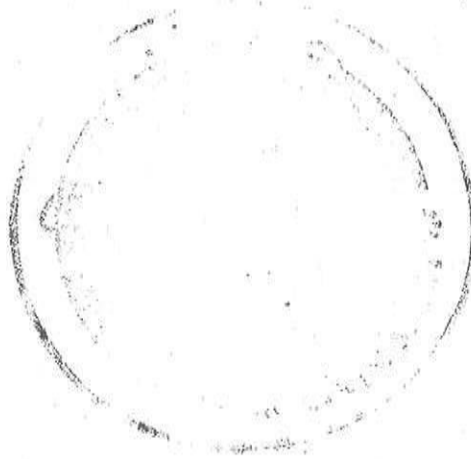
श्री मै० उप्पल चढढा हाई० डेव० प्रा० लि० द्वारा डायरे०

गिन्नी चढढा

पुत्र श्री नरेन्द्र सिंह चढढा

पेशा व्यापार

निवासी ३३ कम्युनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली





उत्तर प्रदेश UTTAR PRADESH

P 201234

WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Commissioner / Distt. Magistrate _____ Order No. 1621/एक-1/2009-5-1(25)/09-30 dated 15.09.2009 acquired / ceiling / resumed Gram Sabha land admeasuring 12.100 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. 1621/एक-1/2009-5-1(25)/09-30 dated 15.09.2009 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 4,90,05,991/- (Rupees Four crore Ninety lacs five thousand nine hundred ninety one Only) and the annual rent of Rs. 1000/- (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:

नरेंद्र कुमार चौधरी
0112345



412
411 स्टाम्प विक्रेता की तिथि 11/06/10
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रय का नाम व पूरा पता
स्टाम्प की धनराशि 50/-

प्रमोद कुमार स्टाम्प विक्रेता

हाउसिंग 201, लाईसेन्स की अवधि 31-3-20 11

प्लॉट का स्थान- 23, नवयुग मार्केट गाजियाबाद।

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री ओमदत्त तिवारी अमीन जी डी ए

पुत्र श्री बी पी तिवारी

पेशा नौकरी

निवासी जी डी ए

व श्री राकेश गर्ग

पुत्र श्री रामभज

पेशा अन्न

निवासी ई-601 रॉयल रेजिडेन्सी से-0-44 नोएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



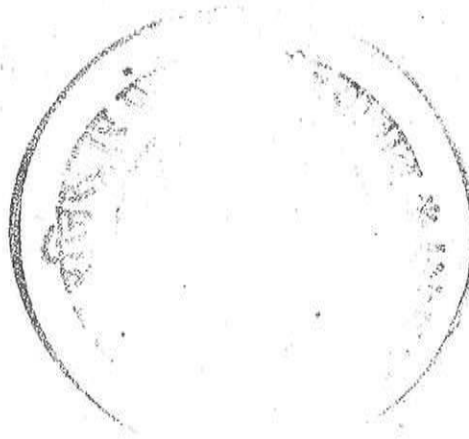
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

23/6/2010



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 and A MoU dated 19.03.2009 (hereinafter referred to as "MoU").
2. The Lessor is the lawful owner of land measuring 12.100 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. 4,90,05,991/- and the lease rent of Rs. 1000/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-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 June 2010. The Lessee has paid to the Lessor for 4.897 Hectare of land falling in Bayana Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 4.897 Hectare of the LAND, a premium amount of Rs. 4,90,05,991/- towards resumption / acquisition cost of the LAND through Pay Order detailed below, the receipt whereof the Lessor doth hereby acknowledges.

उपल चड्ढा हि-टेक डेवलपर्स प्रा. लि.
 ११/११/११



पट्टा दाता

Registration No.: 2928

Year : 2,010

Book No. : 1

0101 संजीव कुमार सहायक अभियंता भू अर्जन अनुभाग प्रतिनिधि नर

जी डी ए

नौकरी



Sl.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
1	039145	09/04/10	4,90,05,991/-	Axis Bank

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.
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-Lessee for the development of Hi-Tech Township and associated works.

नरेश चंद्रा चौधरी
9/4/10



पट्टा गृहीता

Registration No. : 2928

Year : 2,010

Book No. : 1

0201 मे0 उप्पल चढढा हाई0 डेव0 प्रा0लि0 द्वारा डायरे0 गिन्नी चढढ
नरेन्द्र सिंह चढढा *Chad*
33 कम्युनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली
व्यापार



- (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.

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.

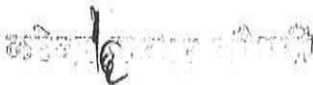
11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.
12. If due 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.

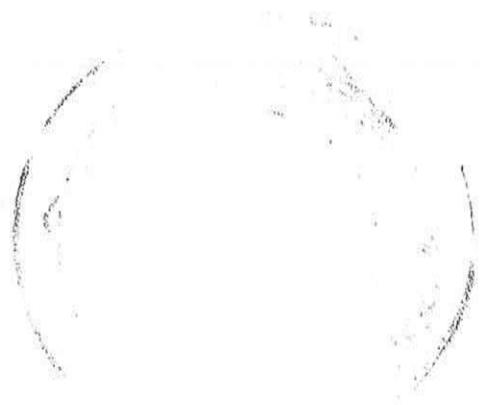
गरीबों के लिए
गरीबों के लिए





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 Ginni Chadha, Director
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.....	Schedule-1	
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 lessee



For and on behalf of the lessor

NOTARIAL SEAL
691048

Witness:

1... Rakesh Garg
(RAKESH GARG) Sh. Ram Bhai
E-60, Royal Residency
Sec-44, Noida
2... Ashwani Mittal
(ASHWANI MITTAL)

Witness:

1... Omendra Tiwari
Omendra Tiwari, Sh. B.P. Tiwari
Amin, CPA
2.....

(Name and Address)

(Name and Address)



SCHEDULE				
District	Pargana	Village	Khasra No.	Area (Hect.)
Ghaziabad	Dasna	Bayana	46मि	0.027
"	"	"	49	0.019
"	"	"	52	0.005
"	"	"	57	0.065
"	"	"	58	0.010
"	"	"	63	0.005
"	"	"	65	0.003
"	"	"	70	0.015
"	"	"	73	0.021
"	"	"	74	0.029
"	"	"	75	0.025
"	"	"	77	0.002
"	"	"	84	0.033
"	"	"	85	0.023
"	"	"	87	0.025
"	"	"	89	0.029
"	"	"	91	0.003
"	"	"	94	0.060
"	"	"	100	0.006
"	"	"	101	0.011
"	"	"	103	0.016
"	"	"	106	0.006
"	"	"	109मि	0.865
"	"	"	195मि	0.300
"	"	"	198	0.017
"	"	"	202	0.025
"	"	"	203	0.057
"	"	"	210	0.036
"	"	"	211	0.033
"	"	"	217मि	0.048
"	"	"	218मि	0.009
"	"	"	226	0.016
"	"	"	230	0.022
"	"	"	232	0.039
"	"	"	233	0.039
"	"	"	240	0.010
"	"	"	241	0.016
"	"	"	242	0.029
"	"	"	243	0.041
"	"	"	249	0.026
"	"	"	250	0.017
"	"	"	258	0.041
"	"	"	259	0.023
"	"	"	263	0.029

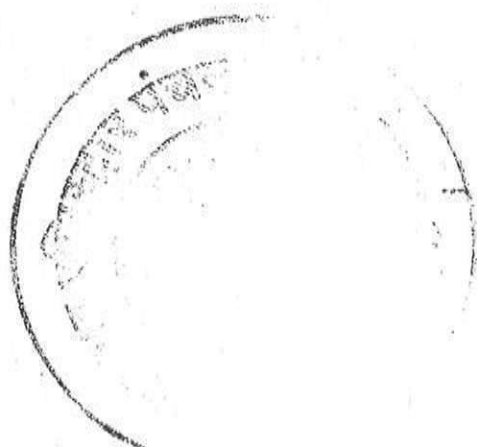
नरेश कुमार चौधरी
महेश



"	"	"	267	0.012
"	"	"	269	0.029
"	"	"	270	0.023
"	"	"	273	0.002
"	"	"	274	0.099
"	"	"	276	0.006
"	"	"	278	0.016
"	"	"	278	0.057
"	"	"	285	0.020
"	"	"	290	0.027
"	"	"	293	0.029
"	"	"	294	0.024
"	"	"	298	0.001
"	"	"	303	0.046
"	"	"	304	0.021
"	"	"	306	0.228
"	"	"	310	0.028
"	"	"	311	0.041
"	"	"	313	0.010
"	"	"	318	0.017
"	"	"	321	0.037
"	"	"	322	0.087
"	"	"	332	0.022
"	"	"	336	0.008
"	"	"	342	0.202
"	"	"	344	0.021
"	"	"	346	0.029
"	"	"	349	0.017
"	"	"	350	0.047
"	"	"	353	0.021
"	"	"	354	0.025
"	"	"	355	0.253
"	"	"	360	0.016
"	"	"	362	0.013
"	"	"	366	0.041
"	"	"	367	0.027
"	"	"	368	0.183
"	"	"	370	0.007
"	"	"	372	0.056
"	"	"	378	0.023
"	"	"	381	0.017
"	"	"	385	0.027
"	"	"	391	0.063
"	"	"	393	0.059
"	"	"	394	0.092
"	"	"	398	0.014
"	"	"	399	0.050

Handwritten signature and date: 20/11/2020





"	"	"	402	0.009
"	"	"	406	0.005
"	"	"	407 मि	0.090
"	"	"	408	0.026
"	"	"	519	0.029
"	"	"	520	0.054
"	"	"	521	0.043
"	"	"	523	0.079
"	"	"	524	0.036
"	"	"	526	0.019
"	"	"	527	0.061
"	"	"	532	0.014
"	"	"	232/545	0.063
"	"	"	Total	4.897

1/6



आज दिनांक 23/06/2010 को

वही सं. 1 जिल्द सं. 2411

पृष्ठ सं. 308 से 319 पर क्रमांक 2928

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

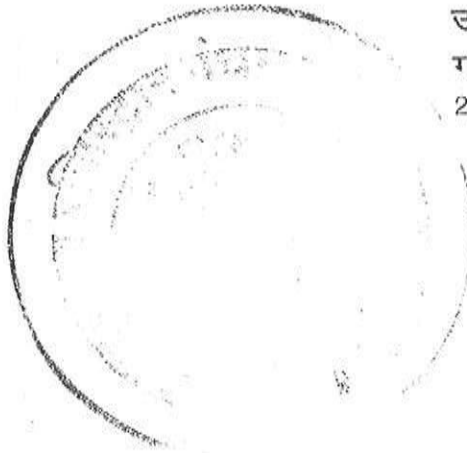


प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

23/6/2010



2-2824/06

भारतीय गैर न्यायिक

चास
पये

5.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

P 174003

LEASE DEED

This Deed of Lease is made on this 18 day of June 2010

Between

Ghaziabad Development Authority, Ghaziabad through its Vice Chairman (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 its Director Shri Ginni Chadha (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.



124

स्टाम्प क्रय करण का प्रमाण

स्टाम्प क्रयता का नाम व पता

स्टाम्प की धनराशि/मूल्य

07 JUN 2010

संजय कुमार स्टाम्प विक्रेता

लाइसेन्स संख्या-62,

लाइसेन्स की अवधि: 31-03-20... तक

चै0न0 241, सिविल कोर्ट, गाजियाबाद

उपलब्ध है स्टैक सम्पत्ति प्रमाण

गाजियाबाद





उत्तर प्रदेश UTTAR PRADESH

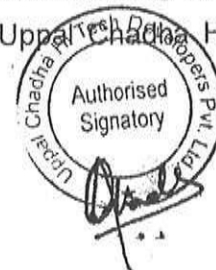
P 174004

WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Commissioner / Distt. Magistrate *notification* Order No. 6025/8-3-09-122 dated 23.12.2009 acquired / ceiling / resumed Gram Sabha land admeasuring 41.011 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. _____ has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 18,25,67,000/- (Rupees Eighteen Crore twenty five lacs and Sixty seven thousand Only) and the annual rent of Rs. 1000/- (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:

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 Chadda Hi-Tech



क्रमांक सं० 123
 स्टाम्प क्रय कर का प्रयोग
 स्टाम्प क्रय का प्रयोग पूरा पत्र
 स्टाम्प की धनराशि/मूल्य 10
 07 JUN 2010
 संजय कुमार स्टाम्प विक्रेता
 लाईसेन्स संख्या-62,
 लाईसेन्स की अवधि: 31-03-2011 तक
 चै०न० 241, सिविल कोर्ट, गाजियाबाद

पट्टा विलेख

(90 वर्ष)

32,567,000.00 182,568,000.00 10,000.00 40 10,040.00 2,000

प्रतिफल

मालियत

ओसत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

श्री 0 उप्पल चढढा हाईटेक डेव0 प्रा0लि0 द्वारा डाय0 गिन्नी चढढा

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थायी

33 कम्युनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

18/6/2010

समय

2:04PM

बजे निबन्धन हेतु पेश किया।



जिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

18/6/2010

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

पट्टा दाता

श्री

पट्टा गृहीता

श्री संजीव कुमार सहायक अभियन्ता भू-अर्जन

अनुभाग

प्रतिनिधि नरेन्द्र कुमार चौधरी उपाध्यक्ष

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



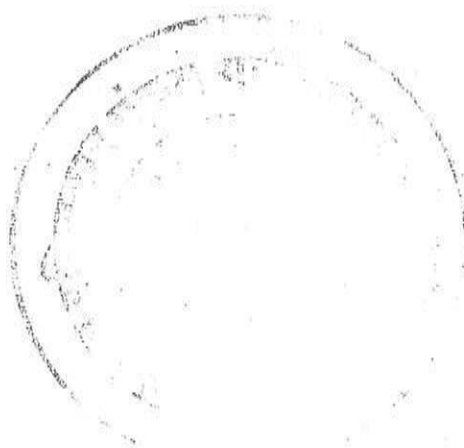
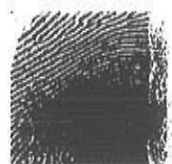
श्री 0 उप्पल चढढा हाईटेक डेव0 प्रा0लि0 द्वारा

डाय0 गिन्नी चढढा

पुत्र श्री

पेशा व्यापार

निवासी 33 कम्युनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली



Developers Pvt. Ltd. dated 30.11.2005 and A MoU dated 19.03.2009 (hereinafter referred to as "MoU").

2. The Lessor is the lawful owner of land admeasuring 41.011 acres, situated in Village Naiphal (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. 18,25,67,000/- and the lease rent of Rs. 1000/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-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 June 2010. The Lessee has paid to the Lessor for 16.597 Hectare of land falling in Naiphal Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 16.597 Hectare of the LAND, a premium amount of Rs. 18,25,67,000/- towards resumption / acquisition cost of the LAND through Pay Order detailed below, the receipt whereof the Lessor doth hereby acknowledges.



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री राकेश गर्ग

पुत्र श्री रामभज

पेशा अन्य

निवासी ई-601 रॉयल रेजीडेन्सी से0-44 नोएडा गौ0बु0नगर

व श्री ओम दत्त तिवारी

पुत्र श्री बी पी तिवारी

पेशा नौकरी

निवासी अमीन जी डी ए

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

18/6/2010



Sl.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
	<i>PAYMENT MADE</i>			
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.
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-Lesseees for the development of Hi-Tech Township and associated works.

He



पट्टा दाता

Registration No.: 2834

Year: 2,010

Book No. : 1

9101 संजीव कुमार सहायक अभियन्ता भू-अर्जन अनुभाग प्रतिनिधि नर

जी डी ए

नौकरी



- (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.

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

[Handwritten signature]
 जिला चण्डीगढ़
 ०५/०५/२०१७



पट्टा गृहीता

Registration No. : 2834

Year : 2,010

Book No. : 1

0201 मे0 उप्पल चढढा हाईटेक डेव0 प्रा0लि0 द्वारा डाय0 गिन्नी चढ

33 कम्यूनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली


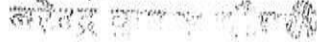
आपार

[Signature]

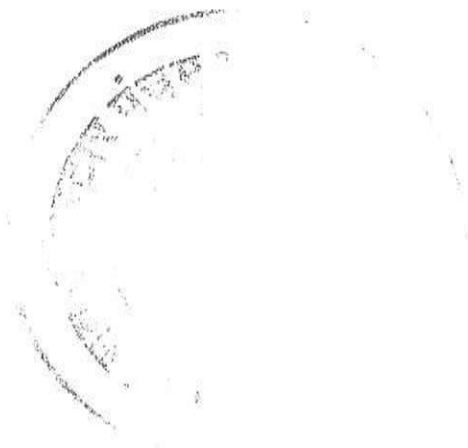


Government shall have right to do all acts and things which may be reasonably necessary or expedient for the purpose of searching, removing or enjoying the same, without affecting the lessee's right in peaceful possession of the Land.

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.
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

96



(ii) an original copy is mailed promptly within five (5) Business Days thereafter:

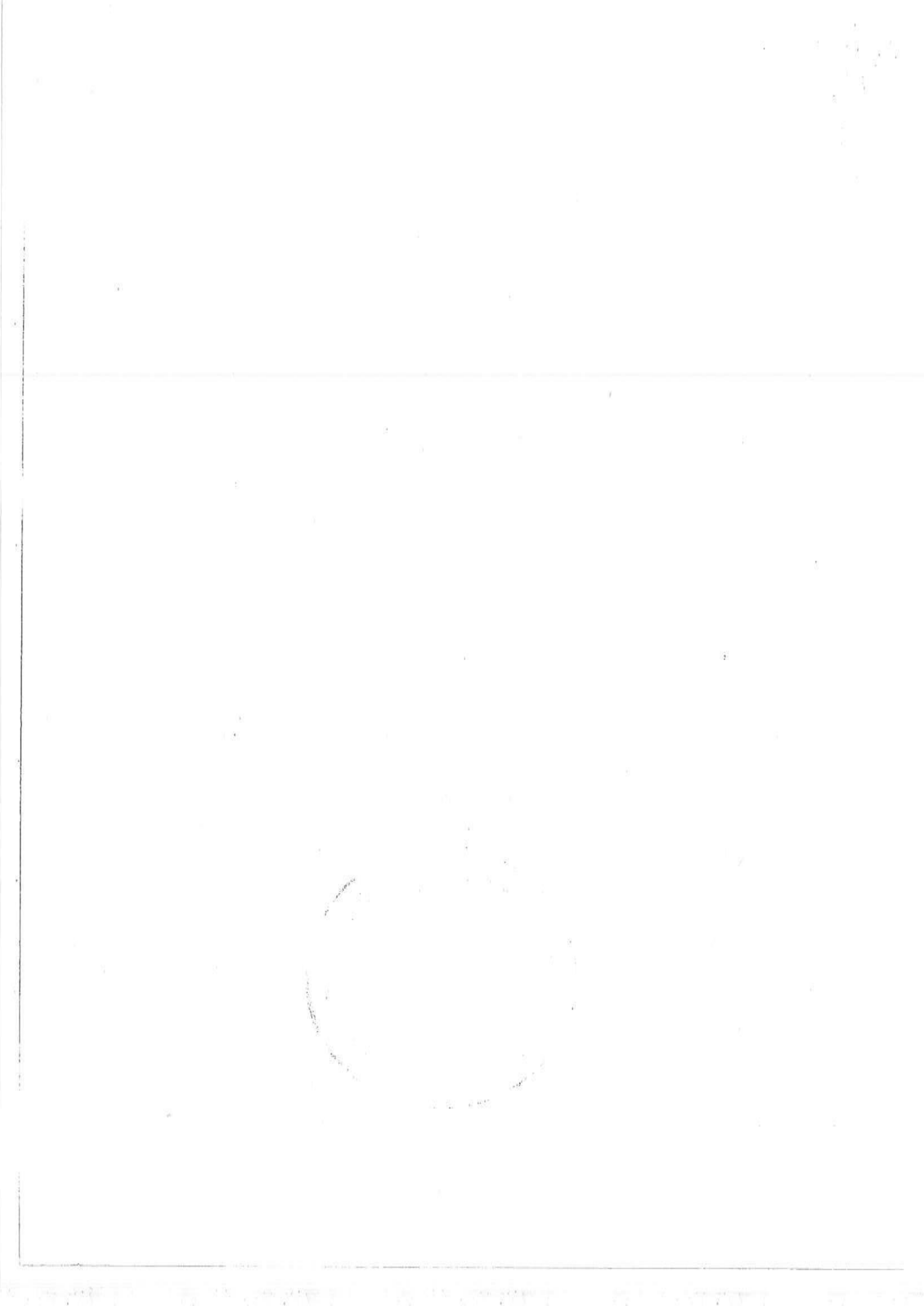
- (a) Notices to the Lessor, to; The Vice Chairman,
Ghaziabad Development Authority,
Ghaziabad, (U.P.)
- (b) Notices to the Lessee, to; Shri Ginni Chadha, Director
Uppal Chadha Hi-Tech Developers Pvt.
Ltd., 33, Community Centre,
New Friends Colony, New Delhi.

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	
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 Lessee



For and on behalf of the lessor



Witness: 1.... Rakesh...
Rakesh Garg, 87, Sh. Rambhaya
R/o E 601, Royal Residency,
 2.... Sector 44, Noida.

(Name and Address)

Witness: 1.... Om Dutti..
(OM DUTTIWARI)
AMIN
 2.... GDA G2B.

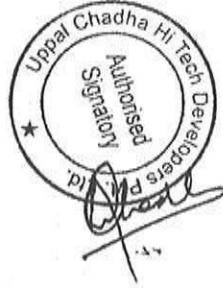
(Name and Address)

अनुसूची				
जिला व तहसील	परगना	मौजा	गाटा संख्या	रकबा
गाजियाबाद	डासना	बयाना	53	0.698
			60	0.146
			61	0.159
			64 मि	0.245
			66	0.146
			68	0.154
			69	0.526
			71	0.241
			72	0.725
			83	0.210
			197 मि	1.451
			207 मि	0.266
			213	0.063
			228	0.287
			237 मि	0.684
			244	0.151
			246	0.149
			252	0.122
			266 मि	0.314
			296	0.042
			297	0.179
			301	0.101
			327	1.005
			365 मि	1.020
			374	1.077
			382 मि	0.513
			386	0.573
			387 मि	0.684
			388	1.265
			390	0.266
			392 मि	0.787
			401	0.646
			403	0.591



१६
नरेश कुमार शर्मा
२०१७१७

			405	0.468
			539	0.506
			235 / 540	0.096
			235 / 543 मि	0.041
			योग हैक्टेयर	16.597
			एकड़	41.011



16
जतिन हैक्टेयर 41.011
एकड़

आन दिनांक 18/06/2010 को

बही सं. 1 जिल्द सं. 2408

पृष्ठ सं. 136 से 146 पर क्रमांक 2834

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

18/6/2010



L 4054

02/10/14 14.394 (1)



उत्तर प्रदेश UTTAR PRADESH

AT 780410

LEASE DEED

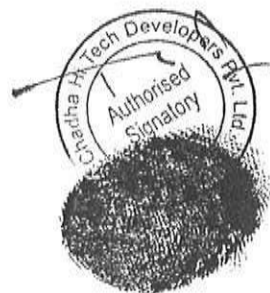
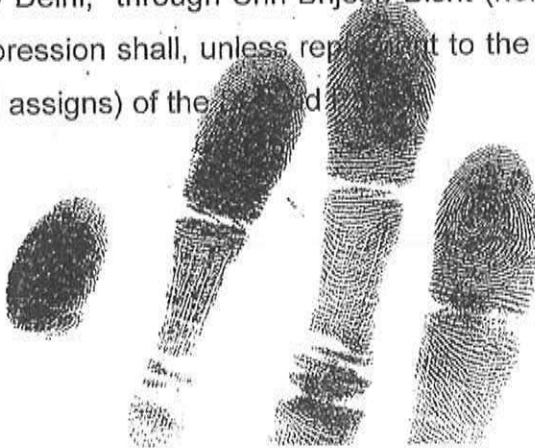
This Deed of Lease is made on this 3 day of 10 2011

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.



SS 29/09/2011

100

विष्णु प्रसिद गुप्ता राज्य विमोचक
लार्डस नम्बर 8
लार्डस की अवधि 31 मार्च 2012
भाग नं 28, तहसील क

34km यहा हाई डेव
डेवलपर्स प्रा0लि0 द्वारा

CAT 0 4137

पट्टा विलेख

(90 वर्ष)

64,075,000.00

10,000.00

40 10,040.00

2,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मै0 उप्पल चढढा हाईटेक डेवलपर्स प्रा0लि0 द्वारा ब्रिजेश बिष्ट
पुत्र श्री डी एस बिष्ट
पेशा नौकरी
निवासी स्थायी 33 कम्युनिटी सेंटर न्यू फ्रेंड्स कालोनी नई दिल्ली
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 3/10/2011 समय 7:05PM
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 अभियन्ता
प्रतिनिधि जी डी ए द्वारा नरेन्द्र कुमार चौधरी
पुत्र श्री
पुत्र/पत्नी श्री. पेशा नौकरी



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



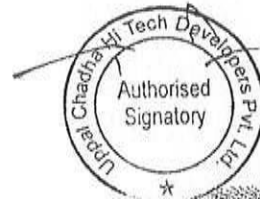
WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Order No. 6025/8-3-09-122एल०ए०/09 Lucknow dated 23.12.2009 acquired / ceiling / resumed Gram Sabha land admeasuring 14.394 acres of Village Bayana, Tehsil Ghaziabad, District Ghaziabad the details which are given 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. 6025/8-3-09-122एल०ए०/09 Lucknow dated 23.12.2009 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 6,40,75,000/- (Rupees Six crore forty lac seventy five 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 14.394 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.

नरेन्द्र कुमार चौधरी
3915943



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सलिल कुमार

पुत्र श्री रामप्रकाश

पेशा नौकरी

निवासी काजीपुरा गा बाद

ब 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

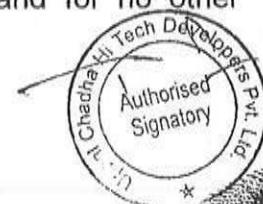


3. In consideration of the payment of the premium amount of LAND Rs. 6,40,75,000/- and the lease rent of Rs. 5825/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-lease hereinafter contained, the Lessor doth hereby demise unto to the Lessee all that 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 5.825 Hectare of land falling in Bayana Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 5.825 Hectare of the LAND, a premium amount of Rs. 6,40,75,000/- 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.

नरेन्द्र कुमार चौधरी
2011



पट्टा दाता

Registration No.: 4054

Year: 2,011

Book No.: 1

0101 संजीव कुमार गुप्ता सहायक अभियन्ता प्रतिनिधि जी डी ए द्वारा

जी डी ए गा बाद
नौकरी



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.
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. : 4054

Year : 2,011

Book No. : 1

0201 मै0 उप्पल चढढा हाईटेक डेवलपर्स पा0लि0 द्वारा ब्रिजेश बिष्ट
डी एस बिष्ट
33 कम्यूनिटी 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

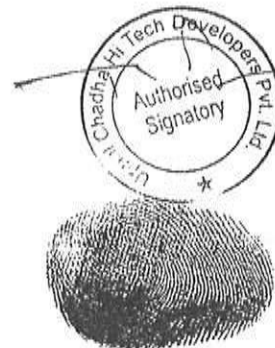




may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.

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.

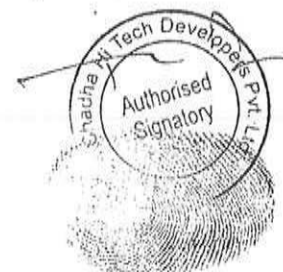
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16. In the event of any dispute with regard to terms and conditions of the Lease Deed, the matter will be resolved amicably in terms of the provisions of the MoU.
17. That the power exercisable by the Lessor under and in accordance with the terms of 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

[Handwritten signature]



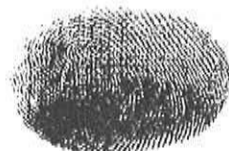
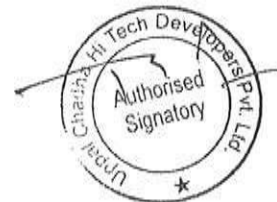


(ii) an original copy is mailed promptly within five (5) Business Days thereafter:

- (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:

1. सावित्री लाल
2. राम प्रसाद
रामदासपुरा
गोबिन्द

Witness:

1. मोहन लाल
2. बालू लाल
बालू लाल

(Name and



(Name and





अनुसूची				
जिला व तहसील	परगना	मौजा	गाटा संख्या	रकबा
गाजियाबाद	डासना	बयाना	199	0.812
			201 मि	0.128
			239	0.790
			252	0.122
			253	0.246
			264 मि	0.237
			265 मि	0.247
			365 मि	0.255
			389	0.853
			395 मि	0.678
			396 मि	0.294
			400	0.646
			514 मि	0.491
			235 / 541 मि	0.026
			कुल योग है०	5.825
			एकड़	14.394


नरेन्द्र कुमार चौधर
 सहायक

