

2928/56



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.

गढ़ा चड्हा हाई टेक डेवलपर्स प्रिवेट लिमिटेड
उत्तर प्रदेश रजिस्टरेड ऑफिस नं 33, न्यू फ्रेंड्स कॉलनी, न्यू दिल्ली

गिनी चड्हा



दस्तावेज की तिथि 11/06/10
 दस्तावेज करने वाले प्रयोजन 3401 4651
 दस्तावेज क्रेता का नाम व पूरा पता 501
 दस्तावेज की धनराशि

प्रभारी कुमार दस्तावेज विवरों

तात्पर्य 281, लॉइसेस की अवधि 31-3-201
 विवरों का बदान 33, नवयुग मार्किट गाजियाबाद

पट्टा लेख		(90 वर्ष)		
49,005,991.00		10,000.00	40	10,040.00 2,000
प्रतिफल	मालियत	आसत वार्षिक किराया	फीस रजिस्ट्री	नकल व प्रति शुल्क योग शब्द लगभग
श्री	मै 0 उपल चढ़ा हाई 0 डेव 0 प्रा 0 लि 0 द्वारा डायरे 0 गिनी चढ़ा			
पुत्र श्री	नरेन्द्र सिंह चढ़ा			
व्यवसाय व्यापार				
निवासी स्थायी	33 कम्यूनिटी सैंटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली			
अस्थायी पता				
वे यह लेखपत्र इस कार्यालय में	दिनांक 23/6/2010	समय 4:11PM		
बजे निबन्धन हेतु पेश किया।				



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
 उप निवन्धक (पंचम)

गाजियाबाद

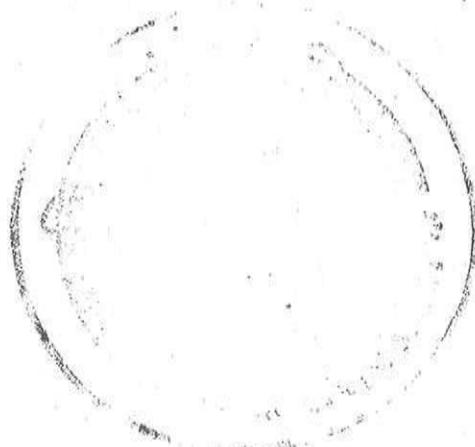
23/6/2010

निष्पादन लेखपत्र द्वाद सनने व समझने मजमुन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
 पट्टा दाता

श्री संजीव कुमार सहायक अभियंता भू अर्जन
 अनुभाग
 प्रतिनिधि नरेन्द्र कुमार चौधरी उपाध्यक्ष
 पुत्र श्री
 पुत्र/पत्नी श्री पेशा नीकरी



श्री मै 0 उपल चढ़ा हाई 0 डेव 0 प्रा 0 लि 0 द्वारा डायरे 0
 गिनी चढ़ा
 पुत्र श्री नरेन्द्र सिंह चढ़ा
 पेशा व्यापार
 निवासी 33 कम्यूनिटी सैंटर 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:

मानेक चड्हा हाई टेक्नोलॉजी



412

क्रम सं० ४११ स्टाम्प लिंगम की लिंगि १११८८१०
 स्टाम्प लिंग काल्पनि का प्रयोग
 स्टाम्प लिंग का नाम व पूरा नाम
 स्टाम्प की धनराशि

प्रमोद कुमार स्टाम्प विक्रेता

संख्या २०१, लाईटोन्स की अवधि ३१-३-२० ।
 लिंगम का स्थान- ३३, चंद्रगुण आर्किट गाजियाबाद।

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री ओमदत्त तिवारी अमीन जी डी ए

पुत्र श्री वी पी तिवारी

पेशा नौकरी

निवारी जी डी ए

व श्री राकेश गर्म

पुत्र श्री रामभज

पेशा अन्न

निवासी ई-६०१ रॉयल रेजिडेन्सी सै०-४४ नोएडा

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

002

Lacesh



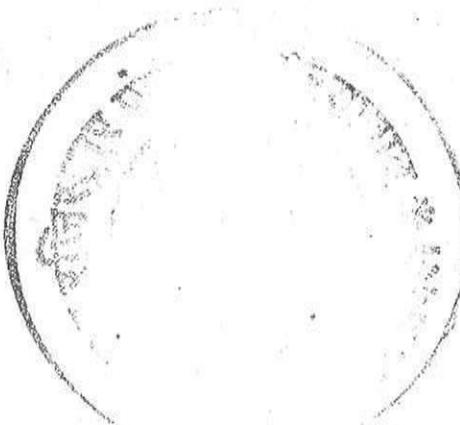
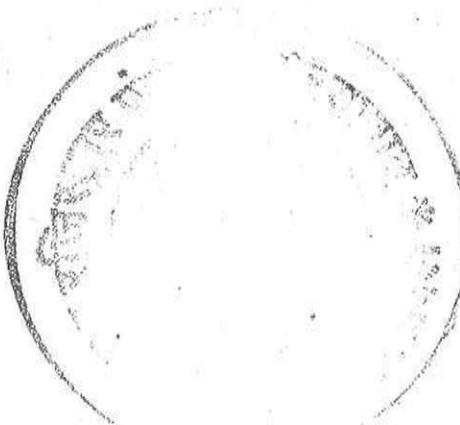
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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 admeasuring 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.

उपलब्ध विनियोग
प्राप्ति कार्यालय
गोपनीय अधिकारी
अधिकारी का द्वारा दिलाई गई वार्ता



पट्टा दाता

Registration No.: 2928

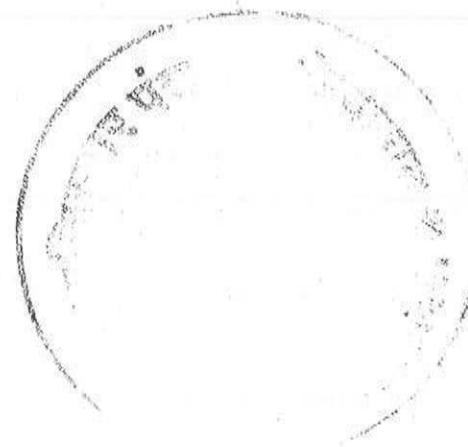
Year : 2,010

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



महाराष्ट्र राज्य
विधायक सभा



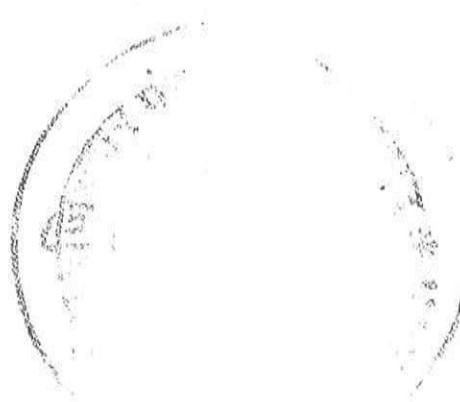
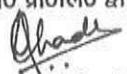
पट्टा गृहीता

Registration No. : 2928

Year : 2,010

Book No. : 1

0201 मे० उप्पल घड़ा हाई० डेव० प्रा०लि० द्वारा डायरे० गिन्नी चढ़द
नरेन्द्र शिंह घड़ा
33 कायूनिटी सेंटर न्यू फ्रेन्ड्स 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



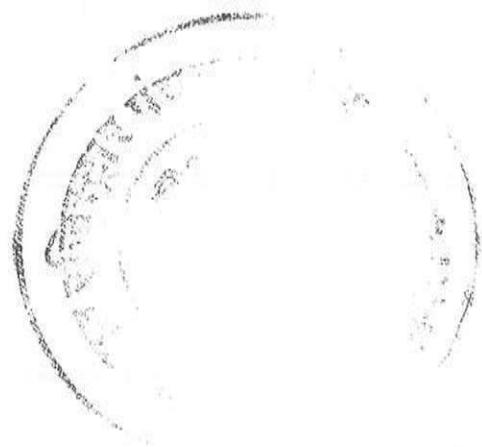


reasonably necessary or expedient for the purpose of searching, removing or enjoying the same, without affecting the lessee's right in peaceful possession of the Land.

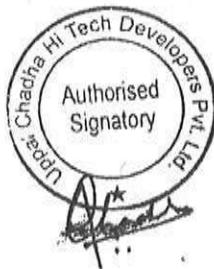
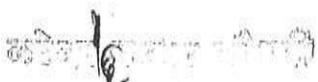
11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.
12. If due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

गोपीनाथ चड्डा
गोपीनाथ चड्डा





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.

16
Signature



SCHEDULE
DETAILS OF THE LAND

Name of Village	Gata No.	Areas (In Acres)
Village.....		
Pargana	Schedule-1	
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. laseel Witness:
(RAKEEN GARG) S/o Sh. Rakesh Bhai
E-60, Royal Residency
Sector-44, Noida

2. ashuwani mittal Witness:
(ASHUWANI MITTAL)

1. Om Dutt Tiwari, S/o Sh. B.P. Tiwari
Amin, G.P.A
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
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"	"	"	259	0.023
"	"	"	263	0.029

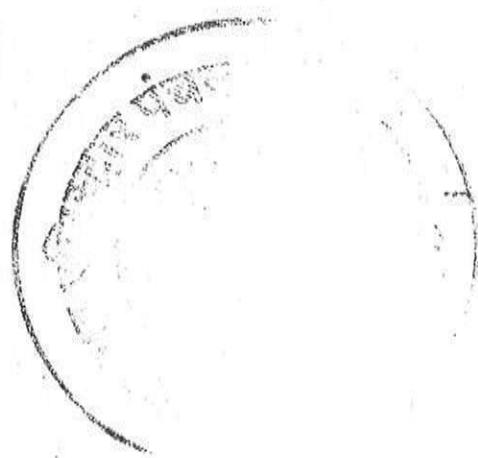


काली बाजार बाजार

"	"	"	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

2018-19
Page No. 13





"	"	"	402	0.009
"	"	"	406	0.005
"	"	"	407 सि	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



आज दिनांक 23/06/2010 को

वही सं. 1 जिल्ह सं. 2411

पृष्ठ सं. 308 से 319 पर कमांक 2928

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

23/6/2010

2024/06

भारतीय गोर न्यायिक

भारत
पर्याय

5.50

भारत

FIFTY
RUPEES

Rs.50

सत्यमेव जयते

INDIA

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.



Chadha

स्टाम्प क्रमांक 139
स्टाम्प क्रमांक का नाम व दृष्टि का नाम
स्टाम्प की धनराशि/दूर्ल्प १०

07 JUN 2010

संजय कुमार स्टाम्प विक्रेता
लाइसेन्स संख्या-62.
लाइसेन्स की अवधि: 31-03-2011 तक
चै०न० 241, सिविल कोर्ट, गाजियाबाद

उपरोक्त स्टाम्प का नाम
गाजियाबाद



उत्तर प्रदेश UTTAR PRADESH

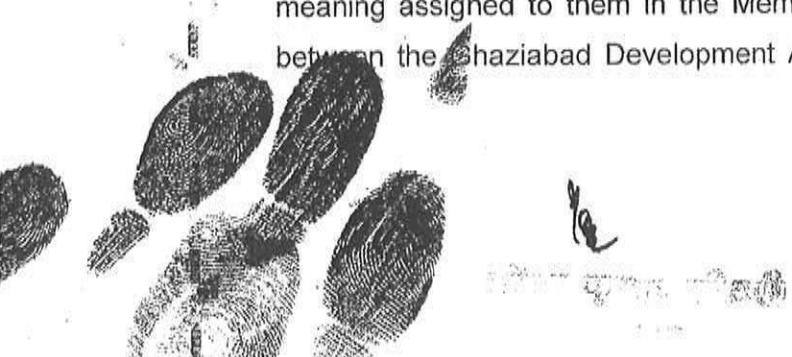
P 174004

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~~ ^{2009/09} 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:

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 Chaddha Hi-Tech



कुमारक राम 12

स्टाम्प क्रमांक का प्रयोगन

स्टाम्प क्रेता का नाम व पुरा नाम 3 अप्रैल 2010, दैरिकॉम्पनीलक्ष्मी

स्टाम्प की धनराशि/भूम्य

10
07 JUN 2010

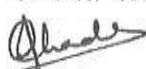
संजय कुमार स्टाम्प विक्रेता

लाइसेन्स संख्या-62,

लाइसेन्स की अवधि: 31-03-2011 तक
मै0नं 241, सिविल कोर्ट, अजियाबाद

पट्टा विलेख	(90 वर्ष)
32,567,000.00	182,568,000.00
प्रतिफल	मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व पति शुल्क योग शब्द लगभग
श्री	मै0 उपल चढ़ा हाईटेक डेव0 प्रा0लि0 द्वारा डाय0 गिन्नी चढ़ा

पुत्र श्री
व्यवसाय व्यापार



निवासी स्थायी 33 कम्पनी 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।



जिल्हाकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निवन्धक (पंचम)

गाजियाबाद

18/6/2010

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



पट्टा गृहीता

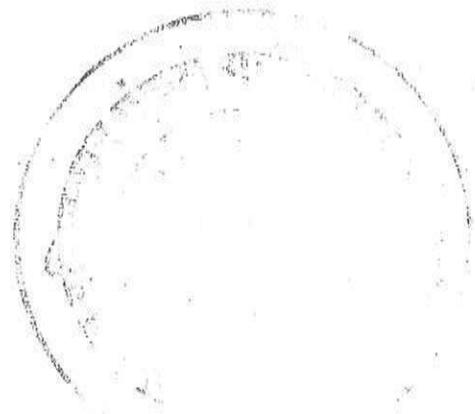


श्री मै0 उपल चढ़ा हाईटेक डेव0 प्रा0लि0 द्वारा
डाय0 गिन्नी चढ़ा

पुत्र श्री
पेशा व्यापार

श्री संजीव कुमार सहायक अधियन्ता भू-अर्जन
अनुभाग
प्रतिनिधि नरेन्द्र कुमार चौधरी उपाध्यक्ष
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

निवासी 33 कम्पनी 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 गग

पुत्र श्री रामभज

पेशा अन्य

निवासी ई-601 रोयल रेजीडेन्सी सै-0-44 नोएडा गौ0बु0नगर

व श्री ओम दत्त तिवारी

पुत्र श्री वी 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



SI.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
		PAYMENT MADE		
	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-Lessees for the development of Hi-Tech Township and associated works.



पट्टा वाता

Registration No.: 2834



Year : 2,010

Book No. : 1

०१०१ 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 Lessor 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

1a
S. C. CHADHA
25/10/2009



पट्टा गृहीता

Registration No. : 2834

Year : 2,010

Book No. : 1

००१ मै० उप्पल चढ़ा हाईटेक डेव० प्रा०लि० द्वारा डाय० गिन्नी चढ़ा

33 कम्यूनिटी सैटर न्यू फ्रेन्ड्स कालोनी नई दिल्ली

आपार



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.

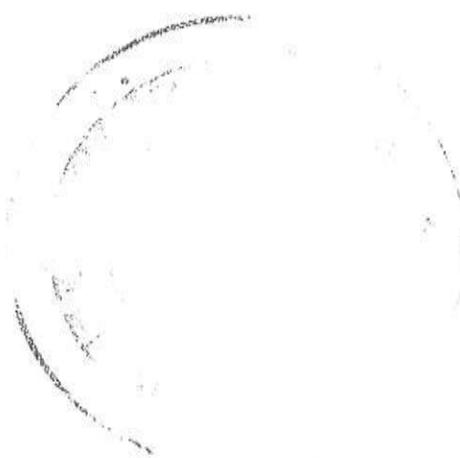
11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.
12. If due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





(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.

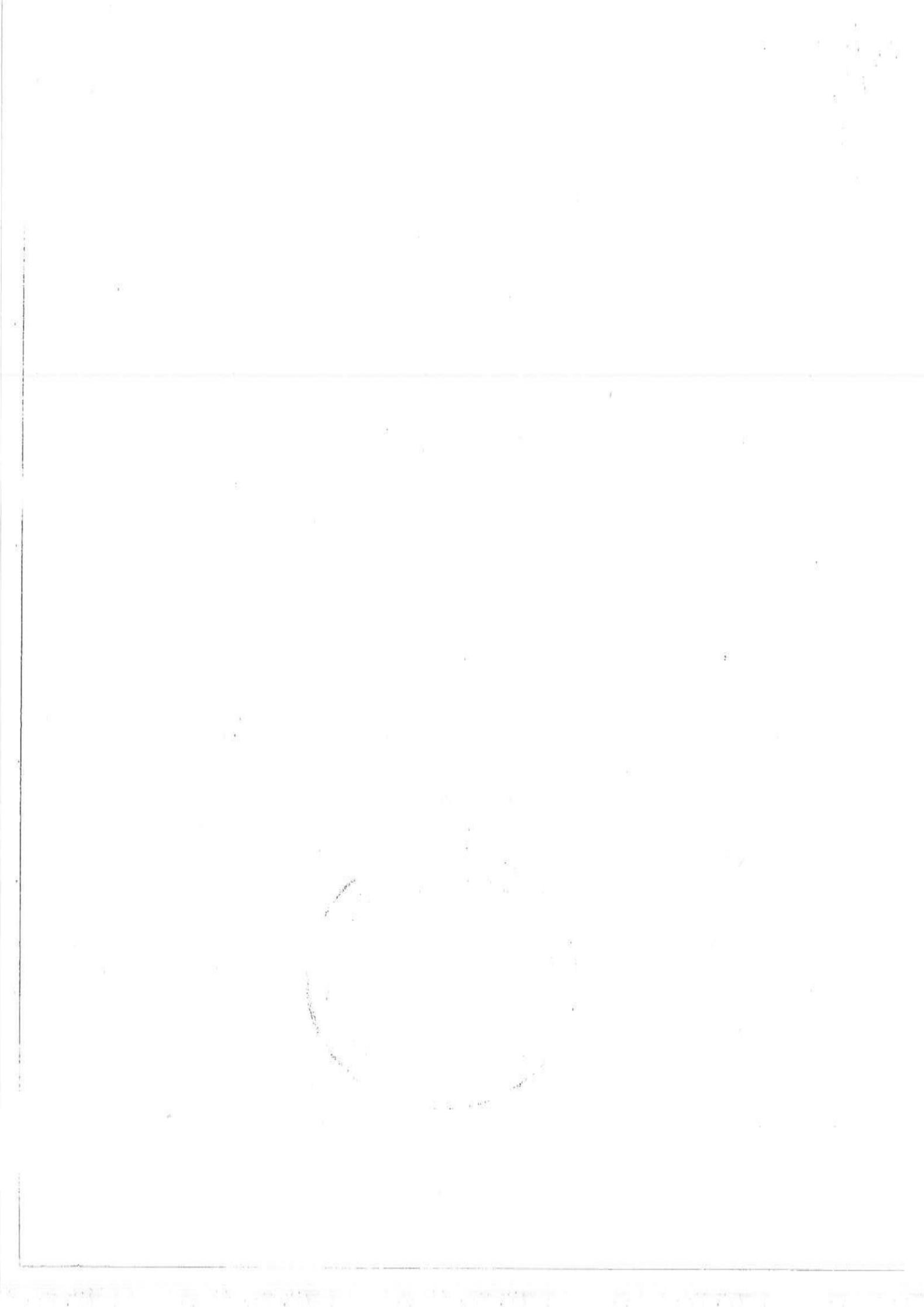
23. All arrears payable to Lessor shall be recoverable as arrear of land revenue without prejudice to its other rights under any other law for the time being in force, subject however to the terms of this Lease Deed.

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.

16





SCHEDULE
DETAILS OF THE LAND

Name of Village	Gata No.	Areas (In Acres)
Village.....		
Pargana	Annex Schedule -1	
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..... Witness:
RAKESH GUPTA S/o. Sh. RamBhai
R/o E 601, Royal Residency,
2.... Sector 44, Noida .

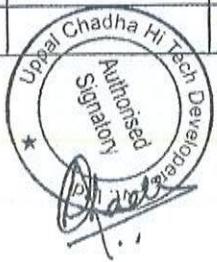
1.....Om Dutt.....
(OM DUTT TIWARI)
AMIN
2.....GDA G2B.

(Name and Address)

(Name and Address)

अनुसूची

जिला व तहसील	परगना	मौजा	गाटा संख्या	रेकॉर्ड
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
			365मि	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
कानपुर रुक्षान रिपोर्ट
१५०८०८

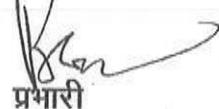
			405	0.468
			539	0.506
			235 / 540	0.096
			235 / 543 मि	0.041
			योग हैक्टेयर	16.597
			एकड़	41.011



16
मार्च २०१५
०११५५५

आन दिनांक 18/06/2010 को
बही सं. 1 जिल्द सं. 2408
पृष्ठ सं. 136 से 146 पर कमांक 2834
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रभारी

उप निवन्धक (पंचम)
गाजियाबाद
18/6/2010

14054

02115 16. 396 (2011) (1)



उत्तर प्रदेश UTTAR PRADESH

AT 780410

LEASE DEED

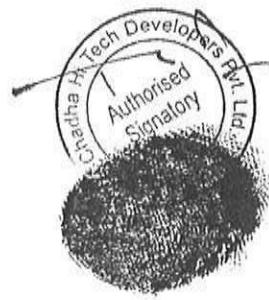
This Deed of Lease is made on this 3 day of 10 2011

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

MS 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.



प्राप्ति क्रमांक 55 तिथि 29/09/2011
 विद्युत ग्राम कर्मसु का नाम A.G
 विद्युत देता का नाम व दूरी का 342
 विद्युत की धनराशि 100/-

विष्णु ग्रन्थालय बुक्स एवं प्रकाशन विभाग
सर्वानन्दसंग्रहालय लक्ष्मणगढ़ ३
साईरामपुर श्री गणेश ३१ अप्रैल २०१२
पृष्ठा नं २८, तात्परीय दृष्टि

~~3421-2181~~ ~~3421-2181~~ ~~3421-2181~~

CATO M37

		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	भै0 उपल चड्ढा हाईटेक डेवलपर्स प्रा0लि0 द्वारा ब्रिजेश विट्ट						
पुत्र श्री	डी एस विट्ट						
पेशा नौकरी							
निवासी स्थायी	33 कम्यूनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई विल्ली						
अस्थायी पता							
ने यह लेखपत्र इस कार्यालय में	दिनांक	3/10/2011	समय	7:05PM			
बजे निवन्धन हेतु पेश किया।							

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी ७
उप निबन्धक (पंचम)

गाजियाबाद

3/10/2011

निष्पादन लेखपत्र वाद सगरे व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त पट्टा दाता पट्टा ग

श्री संजीव कुमार गुप्ता सहायक अभियन्ता
प्रतिनिधि जी डी ए द्वारा नरेन्द्र कुमार चौधरी
पुत्र श्री
पुत्र/पत्नी श्री. पेशा नौकरी ()

पट्टा गृहीता 3/10/2011
श्री मै 0 उपल चढ़ा हाईटेक डेवलपर्स प्रा 0 लि 0 द्वारा
बिजेश बिष्ट
पुत्र श्री डी एस बिष्ट 
पेशा नौकरी
निवासी 33 कम्यूनिटी सेंटर न्यू फ्रेन्ड्स कालोनी नई
दिल्ली



WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Order No. 6025/8-3-09-122एल0ए0/09 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.

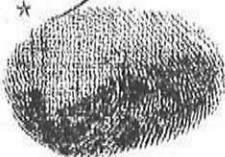
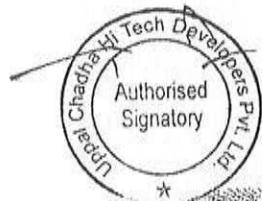
AND WHEREAS the lessor, at the request of the lessee vide Government Order No. 6025/8-3-09-122एल0ए0/09 Lucknow dated 23.12.2009 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 6,40,75,000/- (Rupees Six crore forty lac seventy five thousand Only) 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 द

४११५५५



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सलिल कुमार

SKA

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



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.

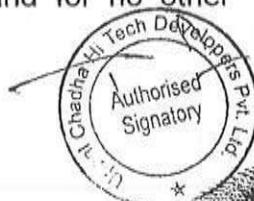
4. The Lessee shall have right to get the lease converted into freehold on payment of conversion charges as per prevailing laws in the State after the completion of the development works as specified in the Development Agreement.

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.

महाराष्ट्र राज्य विकास नियमित वित्तीय वर्ष २०११-१२



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
नीकरी



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

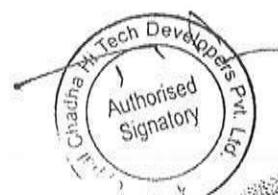
Year : 2,011

Book No. : 1

0201 मैं 0 उपल चड्डा हाईटेक डेवलपमेंट्स 0लि0 द्वारा बिजेश विष्ट
डी एस विष्ट
33 कम्यूनिटी सेंटर न्यू फ्रेन्चस कालोनी नई दिल्ली
नौकरी



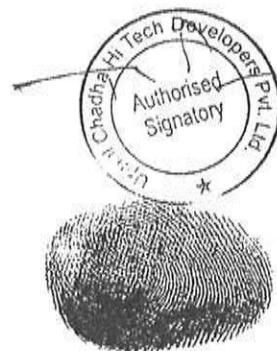
9. The Lessee covenants and warrants that:
 - (a) The Lessee shall follow all laws and bye-laws, rules, regulations and directions of Lessor and the local municipal or other authority now existing or hereinafter to exist.
 - (b) The Lessee shall bear entire legal expenses of execution of this Lease Deed 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.

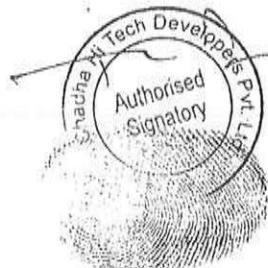
12. If due to any FORCE MAJEURE or circumstances beyond Lessor's control, the Lessor is unable to deliver clear possession of LAND, entire money and other deposits made by the Lessee to the Lessor in regard to the subject land shall be refunded by the Lessor to Lessee.
13. That the Lessee shall keep 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.





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

9/10





(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.)

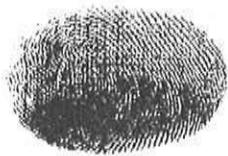
(b) Notices to the Lessee, to; Shri Brijesh Bisht
Uppal Chadha Hi-Tech Developers Pvt.
Ltd., 33, Community Centre,
New Friends Colony, New Delhi.

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.



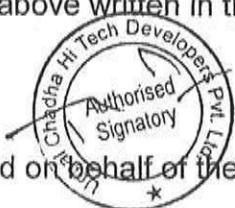


The expression "the lessor" and "the lessee" hereinafter used shall in the case of former includes his successors in office and in the case of the latter its successors and assignees.

SCHEDULE
DETAILS OF THE LAND

Name of Village	Gata No.	Areas (In Acres)
Village.....		
Pargana	Annex Schedule -1 attached	
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.
2.
3.
4.

(Name)



Witness:

1.
2.
3.
4.

(Name)





अनुसूची

जिला व तहसील	परगना	मौजा	गांठा संख्या	रकवा
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 है 0	5.825
			एकड़	14.394

बैंड्र कुमार चौधरे
संपादक

