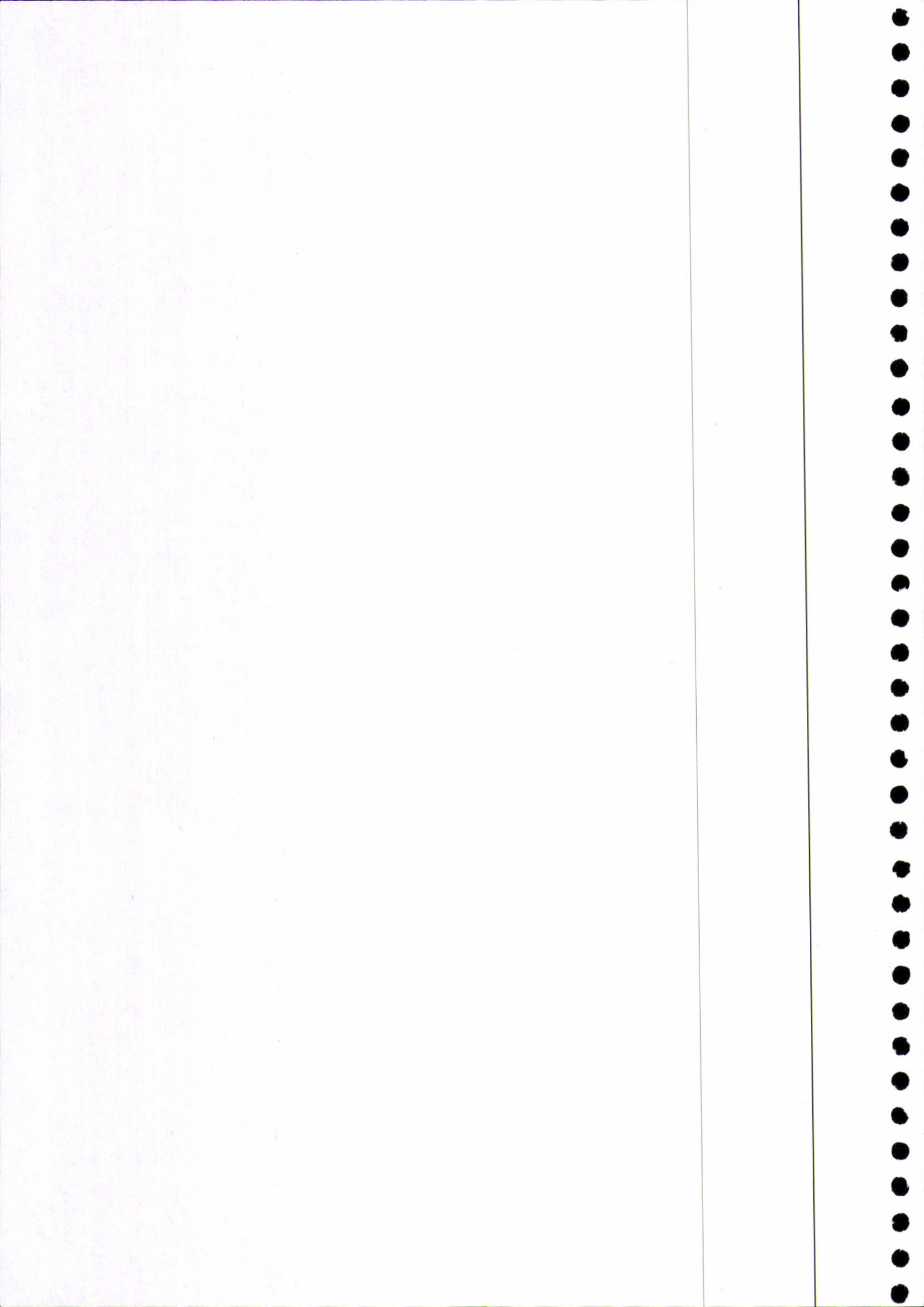


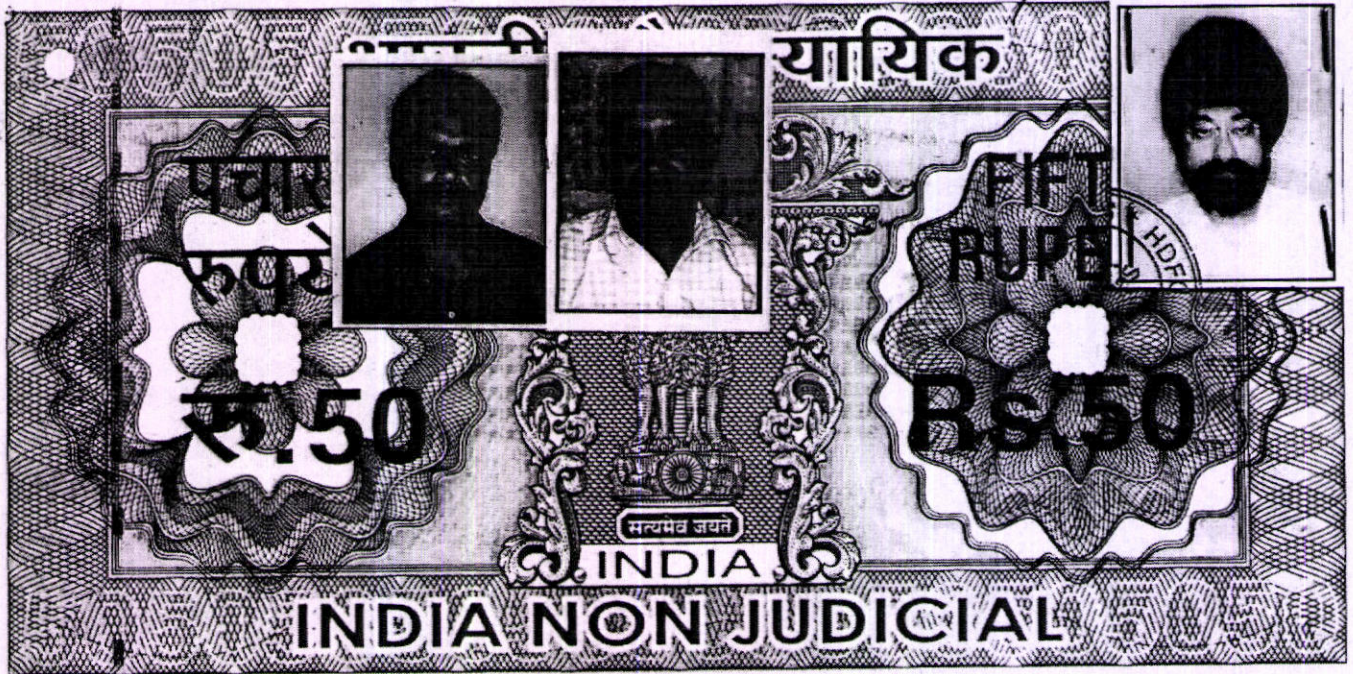
COPY OF THE LEGAL TITLE DEED

As Attached:

- COPY OF LEGAL TITLE DEED REFLECTING THE TITLE OF THE PROMOTER TO THE LAND ON WHICH DEVELOPMENT IS PROPOSED.
- LEGALLY VALID DOCUMENTS WITH AUTHENTICATION OF SUCH TITLE, IF SUCH LAND IS OWNED BY ANOTHER PERSON.



I-21972/10



उत्तर प्रदेश UTTAR PRADESH

Lease - dead

W 357378

**प्रबन्धक बिल्डर्स
ग्रेटर नौएडा प्राधिकरण**

For Gaursons Promoters Pvt. Ltd.

Ed. Co.

Authorized Signatory

०२/०९/७३
 स्टांप दफ्तरी कर का प्रयोग
 स्टांप के दफ्तरी कर का प्रयोग
 स्टांप की बगल में
 हरेन्द्र कुमार स्टांप विक्रेता
 का. सं. ८३, का. सं. ३१-३-२०
 कलकत्ता नगरपालिका, बेलूर रोड

गौडमन फॉर्म नॉमि D-12 H-63
 नॉमि

An agreement to lease has been executed in favour of Mrs. Gaursons Promoters Pvt. Ltd. New Delhi on date 22.09.10 and registered in the office of sub-registrar Gaurambudh ragera Book no-I Vol. 74/9 Pages 215/236 document no. 21871/10 dated 5.10. on which Rs. 24,33,65,850/- stamp duty is adjusted in this lease deed.

२१८७१
 दिनांक ३-१०-२०१०
 रुपये २४,३३,६५,८५०/-
 समाविष्ट किया गया।

२४,३३,६५,८५०/- अंश
 व.र.

LEASE DEED

This Lease Deed made on 11th day of OCTOBER, 2010 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, having its corporate office at 169, Chitvan Estate, Sector Gamma, Greater Noida City Dist. Gautam Budh Nagar (U.P.), a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976 hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s GAURSONS PROMOTERS PVT.LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at **305, Arunachal Building, 19, Barakhamba Road, Connaught Place, New Delhi** through its Authorised Signatory **Mr. Iqbal Singh Sodhi S/o Late H.S. Sodhi R/O J-266, Patel Nagar-I, Ghaziabad (U.P.)** duly authorized by its Board of Directors vide Resolution dated 1st day of October 2010 (hereinafter called the Lessee) which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns of the **Other Part**.

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

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Plots according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

- M/s Gaursons Promoters Pvt.Ltd. - Lead Member
- M/s Arcity Infrastructure Pvt.Ltd. - Relevant Member
- M/s Buland Buildtech Pvt.Ltd. - Relevant Member

the plot No. GH-03 SECTOR-16C, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure/bid document of scheme (code BRS-03/2010) and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1661 dated 22.07.2010 and Allotment Letter

For Gaursons Promoters Pvt. Ltd.



Authorized Signatory

LESSEE

LESSOR



प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

No.PROP/BRS-03/2010/1682 dated 27.07.2010 & for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme (Scheme Code BRS-03/2010). AND WHEREAS the Lessor approved the sub division of the allotted plot on the request of consortium members (as mentioned above), in accordance with the Clause-C-8(e) of the brochure of the scheme and permitted the lessee to execute lease deed in its favour and **to develop and market the project on demarcated/sub-divided plot No.GH-03, Sector-16C, GREATER NOIDA measuring 413261.11 sq.m.** (out of which clear area is **379421.11 sq. mtrs.** of which presently lease deed is being executed). The total area of the sub divided plot as per lease plan is 413261.11 square metre out of which an area of 379421.11 square metre are in possession of the lessor of which lease deed is presently executed and accordingly consideration is determined. Rest affected area i.e. 33840.00 square metre, which is not in possession of the lessor, the lessee do hereby commits that whenever lessor offers this affected area's possession, they will execute supplementary lease deed/lease deed and get possession. The lessee further commits that for staking claims on the affected area they would pay the instalments as intimated vide lessor's letter dated 07th October 2010.

The registered consortium consists of following :-

| S.No. | Name of consortium member | Shareholding | Status |
|-------|------------------------------------|--------------|-----------------|
| 1. | M/s Gaursons Promoters Pvt.Ltd. | 90% | Lead Member |
| 2. | M/s Buland Buildtech Pvt.Ltd. | 5% | Relevant Member |
| 3. | M/s Arcity Infrastructure Pvt.Ltd. | 5% | Relevant Member |


Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s Gaursons Promoters Pvt.Ltd.** has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

| Sl.No. | Plot No. | Sector | Divided area (in sq.m.) as per lease plan | Name of member (Consortium) | Status |
|--------|----------|--------|---|---------------------------------|-------------|
| 1. | GH-03 | 16C | 413261.11 sq.m. | M/s Gaursons Promoters Pvt.Ltd. | Lead Member |
| 2. | GH-03A | 16C | 20285.96 | M/s Buland Buildtech | Relevant |

For Gaursons Promoters Pvt. Ltd.



Authorised Signatory

 LESSOR
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

| | | | | | |
|----|--------|-----|-------------------|--|--------------------|
| | | | sq.m. | Pvt.Ltd. | Member |
| 3. | GH-03B | 16c | 20620.93 sq.m. | M/s Aarcity Infrastructure Pvt.Ltd. | Relevant Member |

Whereas the said registered consortium has given an undertaking dated 07-09-2010 (Copy annexed as Annexure A to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved sub division on the request of consortium members in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub divided plot No. GH-03, Sector 16C, Greater Noida measuring 413261.11 sq.m. (Clear area 379421.11 square metre of which presently lease deed being executed) vide letter dated 07th October 2010.

AND it has been represented to the lessor that the Consortium member have agreed amongst themselves that **M/s Gaursons Promoters Pvt.Ltd.** shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-03, Sector-16C, Greater Noida measuring an area 413261.11 sq.m. (Clear area 379421.11 square metre of which presently lease deed being executed through this Lease Deed) and lessee shareholding in the **Company** shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor. However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

And it has been represented to the lessor that the CONSORTIUM member have agreed amongst themselves that **M/s Gaursons Promoters Pvt.Ltd.** shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-03, Sector 16C, Greater Noida.

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of 379421.11 sq.m. (clear area) is **Rs. 438,49,69,768.00 (Rs. Four Hundred Thirty Eight Crore Forty Nine Lac Sixty Nine Thousand Seven Hundred Sixty Eight only)** out of which 10%

For Gaursons Promoters Pvt. Ltd.

Authorised Signatory

LESSOR

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LESSEE

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ग्रेटर नोएडा प्राधिकरण

i.e. Rs. 43,84,96,977.00 (Rupees Forty Three Crore Eight Four Lac Ninety Six Thousand Nine Hundred Seventy Seven only) which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance approx. 90% premium i.e. Rs. 394,64,72,791.00 (Rs. Three Hundred Ninety Four Crore Sixty Four Lac Seventy Two Thousand Seven Hundred Ninety One only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

| SCHEDULE OF PAYMENT | | | | | |
|---------------------|------------|-----------|-----------|--------------------------|-----------------|
| Head | Due date | Premium | Interest | Total Payable Instalment | balance premium |
| Instalment No.1 | 27.01.2011 | 0 | 236788367 | 236788367 | 3946472791 |
| Instalment No.2 | 27.07.2011 | 0 | 236788367 | 236788367 | 3946472791 |
| Instalment No.3 | 27.01.2012 | 0 | 236788367 | 236788367 | 3946472791 |
| Instalment No.4 | 27.07.2012 | 0 | 236788367 | 236788367 | 3946472791 |
| Instalment No.5 | 27.01.2013 | 246654549 | 236788367 | 483442917 | 3699818242 |
| Instalment No.6 | 27.07.2013 | 246654549 | 221989095 | 468643644 | 3453163693 |
| Instalment No.7 | 27.01.2014 | 246654549 | 207189822 | 453844371 | 3206509143 |
| Instalment No.8 | 27.07.2014 | 246654549 | 192390549 | 439045098 | 2959854594 |
| Instalment No.9 | 27.01.2015 | 246654549 | 177591276 | 424245825 | 2713200044 |
| Instalment No.10 | 27.07.2015 | 246654549 | 162792003 | 409446552 | 2466545495 |
| Instalment No.11 | 27.01.2016 | 246654549 | 147992730 | 394647279 | 2219890945 |
| Instalment No.12 | 27.07.2016 | 246654549 | 133193457 | 379848006 | 1973236396 |
| Instalment No.13 | 27.01.2017 | 246654549 | 118394184 | 365048733 | 1726581846 |
| Instalment No.14 | 27.07.2017 | 246654549 | 103594911 | 350249460 | 1479927297 |
| Instalment No.15 | 27.01.2018 | 246654549 | 88795638 | 335450187 | 1233272747 |
| Instalment No.16 | 27.07.2018 | 246654549 | 73996365 | 320650914 | 986618198 |
| Instalment No.17 | 27.01.2019 | 246654549 | 59197092 | 305851641 | 739963648 |
| Instalment No.18 | 27.07.2019 | 246654549 | 44397819 | 291052368 | 493309099 |
| Instalment No.19 | 27.01.2020 | 246654549 | 29598546 | 276253095 | 246654549 |
| Instalment No.20 | 27.07.2020 | 246654549 | 14799273 | 261453822 | 0 |

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

For Gaursons Promoters Pvt. Ltd.

Authorised Signatory

LESSOR

4

LESSEE

प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.
15. All terms and conditions of brochure and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

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

Witnesses:

1. *Handwritten signature* S.M.
1. *Handwritten signature* S. Babu S. L.
1/2 A, DDA Flats Jharkhand
Calcutta - 75

Handwritten signature
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण
Signed and delivered

for and on behalf of LESSOR

For Gaursons Promoters Pvt. Ltd.

Handwritten signature
Authorised Signatory

For and on behalf of the LESSEE

2. *Handwritten signature* let's Tarinkhan
R 2D 4A Valli nall Daga Daga
N. Delhi *Handwritten signature*

For Gaursons Promoters Pvt. Ltd.

Handwritten signature
Authorised Signatory


LESSOR

16

LESSEE

Handwritten signature
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

आज दिनांक 11/10/2010 को
वही सं 1 जिल्द सं 7428
पृष्ठ सं 77 से 126 पर क्रमांक 21972
रजिस्ट्रीकृत किया गया ।


(राजबहादुर सिंह)
उपनिबन्धक, सदर
गौतमबुद्धनगर
11/10/2010

