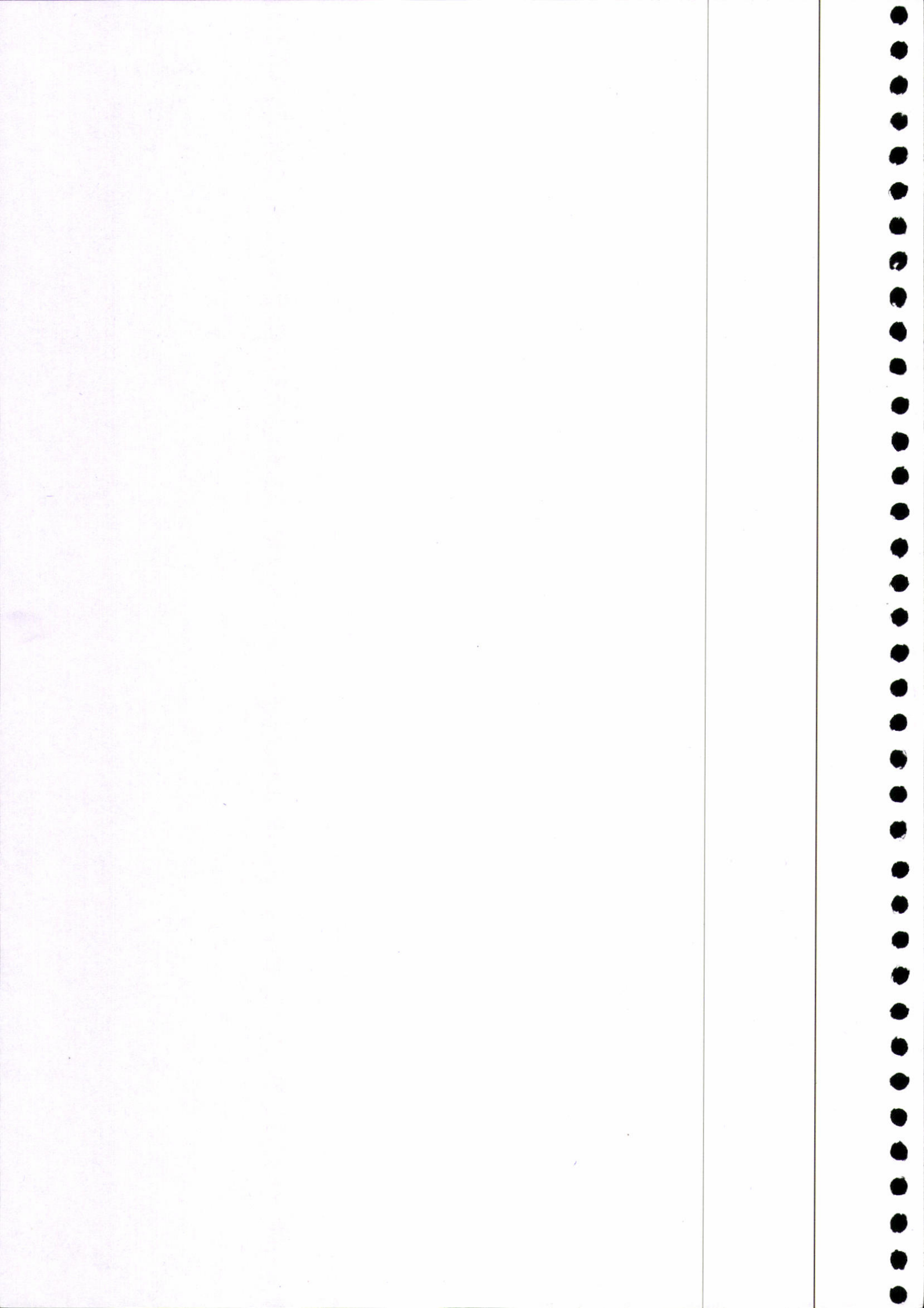


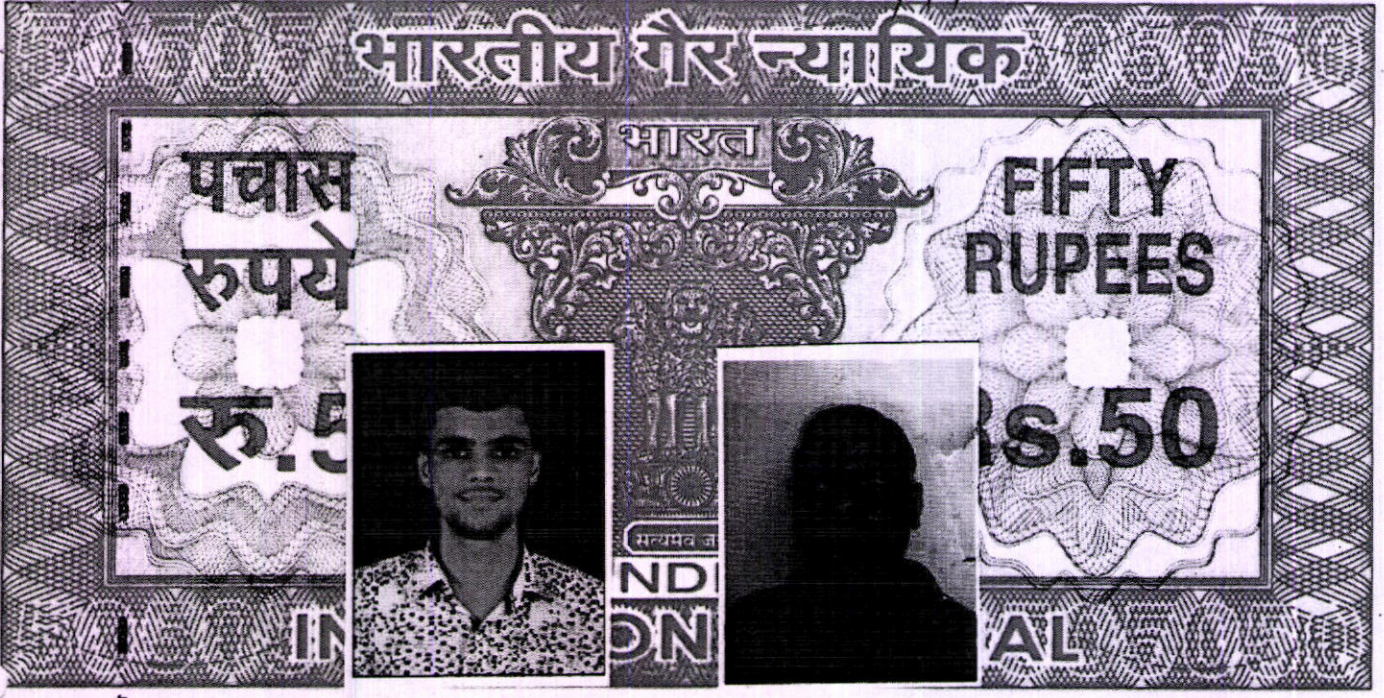
COPY OF THE LEGAL TITLE DEED

As attached :

- Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed.
- Legally valid documents with authentication of such title, if such land is owned by another person.



I-14316/14 Atulyam



उत्तर प्रदेश UTTAR PRADESH

AV 130691

SUB-LEASE DEED

This Sub-Lease deed is made on this 02nd May of 2014 at Greater Noida

Between

M/s U.P. Township Private Limited, a company incorporated under the Indian Companies Act 1956, of the first part (A Parent Company as defined in the company Act) having their registered office at 60, Friends Colony East, New Delhi-110065 through its Authorized Signatory Mr.S.Raghav R/o D- 25 Vivek Vihar Delhi -110095 , duly authorized by the Board of Director vide resolution dated 29th March 2014 hereinafter called the First Part/Lessee (now Sub-Lessor), which expression shall unless the context does not so admit, include is executors, successors in office, administrators, representatives and permitted assigns of the First Part/Lessee now (Sub-Lessor).


And

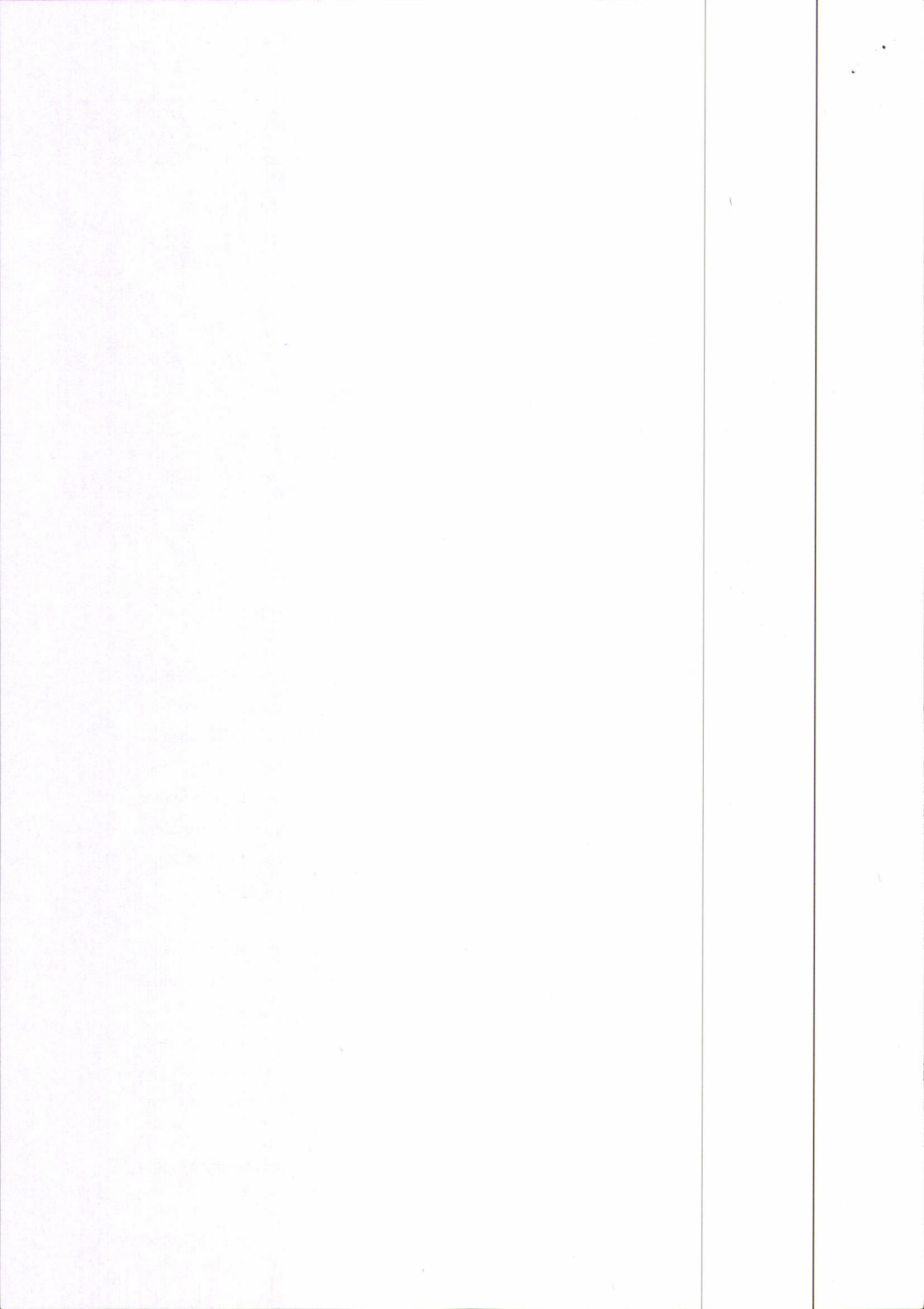
M/s U.P. Township Infrastructure Pvt. Ltd. (100% a subsidiary company of above parent company as defined in the company Act) a company incorporated under the Indian Companies Act 1956 having its registered office at 60, Friends Colony East, New Delhi-110065 through Authorized Signatory Mr. Sandeep Shishodia R/o Gaur Biz Park Plot no.-1 Abhay khand-II ,Indirapuram Ghaziabad (U.P) duly authorized by the Board of Director vide resolution dated 26th April 2014 hereinafter called the Second Part/Sub-Lessee.

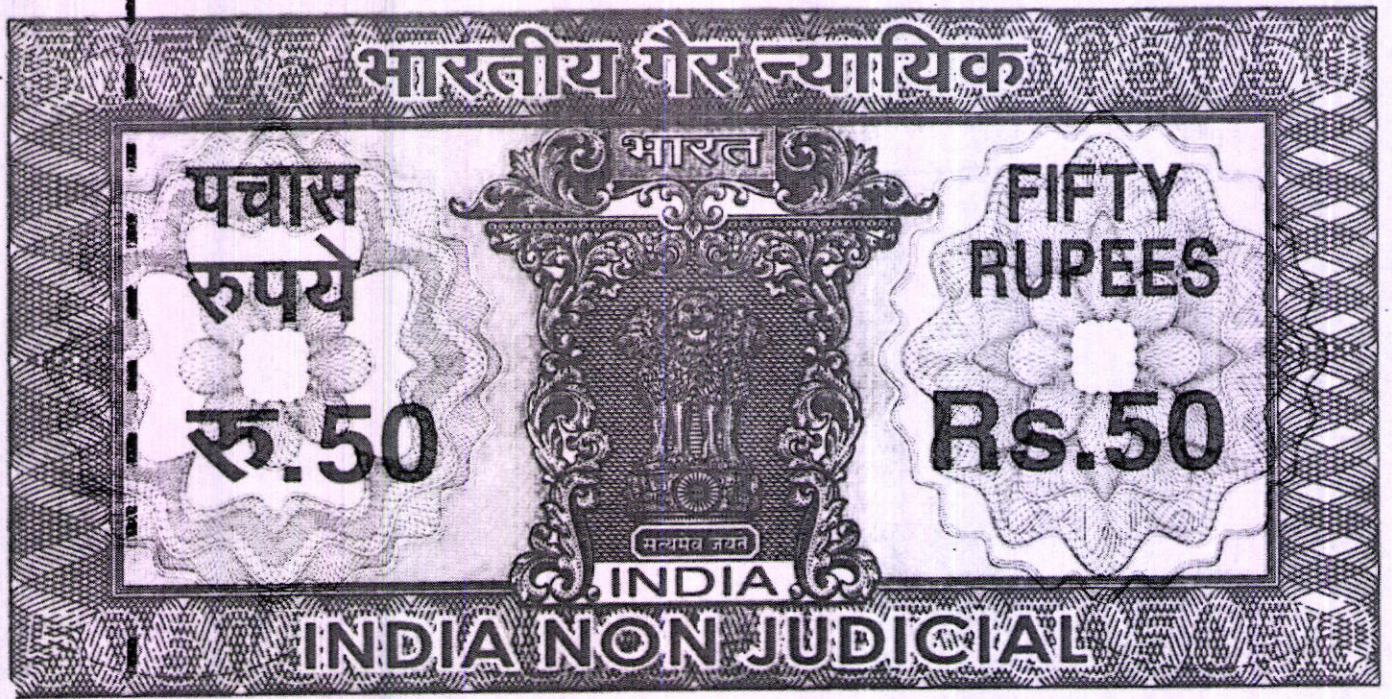
For UP Township

Authorized Signatory

-1-

For UP TOWNSHIP INFRASTRUCTURE PVT. LTD.

AUTHORISED SIGNATORY





उत्तर प्रदेश UTTAR PRADESH

AV 130692

That the execution of lease deed of Plot No. GH-01, Sector Omicron-1, Greater Noida having land area 117200.50 sq.mtr. (as per lease plan attached Annexure-1) was done on 22.02.2007 between Greater Noida Industrial Development Authority (GNIDA) & M/s U.P. Township Private Limited . As per the Exit Policy of the State Government dt. 06.01.2009, the lessee (now Sub-Lessor) surrendered an area of 84419.80 sq. mtr to GNIDA on 13.12.2010 and a surrender deed was consequently executed & registered in the office of Sub Registrar Sadar , G.B.Nagar on the above date. An area of 32780.70 sq.mtr. was left with the lessee (now Sub-Lessor) as per the above surrender deed. The plot number which was surrendered was hereafter referred to as GH-01B, Omicron-1 and the plot which was retained is referred to as GH-01A, Omicron-1.

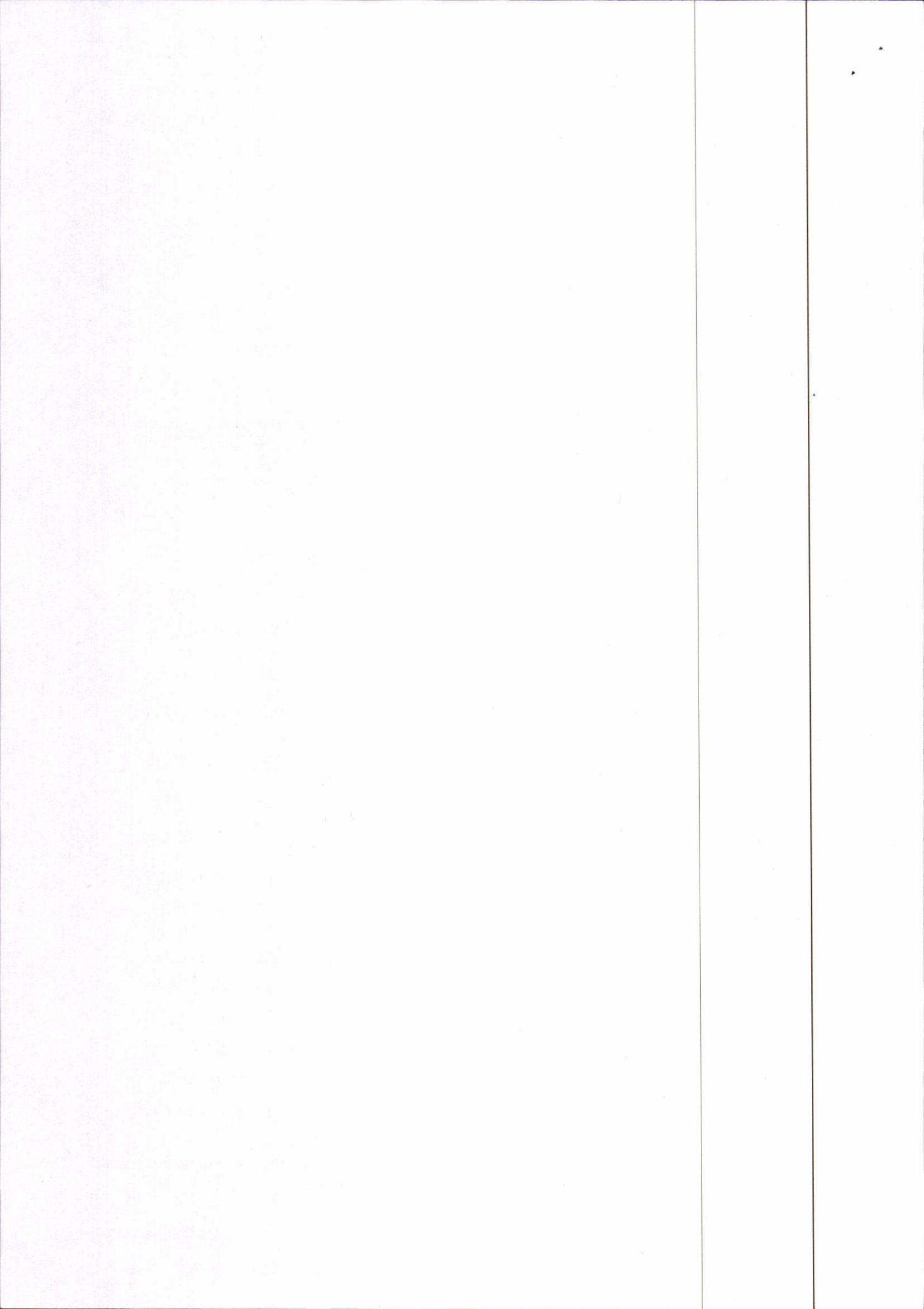
The plot no. GH-01A, having area 32780.70 sq.mtr. which was retained with the lessee (now Sub-Lessor) is now being transferred with all rights & liabilities to its subsidiary Company M/s U.P. Township Infrastructure Pvt. Ltd for total consideration of Rs.73 Crores only which have been duly received by Parent company which is duly acknowledged. The Lessor/GNIDA has already granted permission vide letter no. 1658/2013 dated 24.06.2013 to execute the sub lease deed for implementation.

For UP Township Pvt. Ltd

Authorised Signatory

For UP TOWNSHIP INFRASTRUCTURE PVT. LTD.

AUTHORISED SIGNATORY



आज दिनांक 02/05/2014 को

वही सं. 1 जिल्द सं. 15818
पृष्ठ सं. 193 से 206 पर क्रमांक 14316

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

2/5/2014



