

उत्तर प्रदेश UTTAR PRADESH

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भारतीय रिज़र्व बैंक
भारतीय न्यायिक
बीस रुपये
रु.20
Rs.20
TWEI
RUPE
DIGITAL

M/s Jyotirmay Infracore Pvt Ltd.
One Crore Thirteen Lacs Fifty
Seven Hundred Fifty

Date: 23-9-2010 68426
Director
Treasury
23/9/10

For JYOTIRMAY INFRACON (P) LTD
DIRECTOR

सूचना विभाग
दूर सूचना प्रणालियाँ

LEASE DEED

This Lease Deed made on 15TH day of OCTOBER 2010 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976 hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s JYOTIRMAY INFRACON PVT.LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at **GF-25A, INDRAPRAKASH BUILDING, 21, BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI-110001** through its Director **Mr. Dinesh Chand Sharma S/o Late Shri Jai Gopal Sharma R/o 213, Sector-01, Chiranjiv Vihar, Ghazalabad (U.P.)** duly authorized by its Board of Directors vide Resolution dated 22-09-2010 (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 Exotica Housing & Infrastructure Company Pvt.Ltd. - Lead Member
- M/s JNC Constructions Pvt.Ltd. - Relevant Member
- M/s JKG Construction Pvt.Ltd. - Relevant Member
- M/s Radicon Infrastructure & Housing Pvt.Ltd. - Relevant Member
- M/s Jyoti Super Construction & Housing Pvt.Ltd. - Relevant Member
- M/s Gulshan Homz Pvt.Ltd. - Relevant Member

the plot NO. GH-01 SECTOR-16C, GREATER NOIDA, Area 100000.00 sq.m. (Actual Area as per lease plan is 101593.00 square metre after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-02/2010/1470 dated 30.03.2010 and Allotment Letter No.PROP/BRS-02/2010/1514 dated 29.04.2010 and 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.

The consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s Exotica Housing & Infrastructure Company Pvt.Ltd.	36%	Lead Member

LESSOR

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LESSEE
For JYOTIRMAY INFRACON (P) LTD.

DIRECTOR

2.	M/s JNC Constructions Pvt.Ltd.	17%	Relevant Member
3.	M/s JKG Construction Pvt.Ltd.	17%	Relevant Member
4.	M/s Radicon Infrastructure & Housing Pvt.Ltd.	10%	Relevant Member
5.	M/s Jyotsuper Construction & Housing Pvt.Ltd.	10%	Relevant Member
6.	M/s Gulshan Homz Pvt. Ltd.	10%	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 Exotica Housing & Infrastructure Company 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.	Group Housing Plot No.	Sector	Sub Divided area as per Lease Plan (in sq.m.)	Name of member	Status
1.	01A	16C	40657.50	M/s Exotica Housing & Infrastructure Projects Pvt.Ltd. (An SPC of M/s Exotica Housing & Infrastructure Company Pvt.Ltd. & M/s Gulshan Homz Private Limited)	SPC
2.	01B	16C	20005.50	M/s Jyotirmay Infracon Pvt.Ltd. (An SPC of M/s Radicon Infrastructure & Housing (P) Ltd. and M/s Jyotsuper Construction & Housing Pvt.Ltd.)	SPC
3.	01C	16C	20015.90	M/s JNC Constructions Pvt.Ltd.	Relevant Member
4.	01D	16C	20914.10	M/s JKG Construction Pvt.Ltd.	Relevant Member

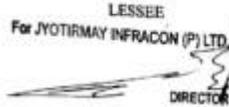
Whereas the said registered consortium has given an undertaking dated 07-09-2010 (Copy annexed as Annexure A to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all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

Whereas the lessor approved the name and status of M/s M/s Jyotirmay Infracon Pvt.Ltd. (SPC of M/s Radicon Infrastructure & Housing (P) Ltd. and M/s Jyotsuper Construction & Housing Pvt.Ltd. on the request of consortium 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 Group Housing plot No.

LESSOR

 [Signature]

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LESSEE
 For JYOTIRMAY INFRACON (P) LTD.

 DIRECTOR

01B, Sector 16C, Greater Noida measuring 20005.50 square metre vide letter No. Builders/2010/BRS-72/27 dated 07th September 2010.

AND it has been represented to the lessor that the Consortium member have agreed amongst themselves that M/s Jyotirmay Infracon Private Ltd. shall solely develop the project on the demarcated/sub-divided Builders Residential/Group Housing Plot No. 01B, Sector-16C, Greater Noida measuring an area 20005.50 square metre. 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 temporary 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 Jyotirmay Infracon Private Ltd. having its registered office at GF-25A, INDRA PRAKASH BUILDING, 21, BARAKHAMBA ROAD, NEW DELHI-110001 shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. 01B, Sector 16C, Greater Noida measuring an area 20005.50 sqm.

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

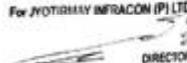
1. This in consideration of the total proportionate premium of 20005.50 Sq.m. sub divided area is Rs. 204283586.00 (Rs. Twenty Crore Forty Two Lac Eighty Three Thousand Five Hundred Eighty Six only) out of which Rs. 2,04,85,586.00 (Rupees Two Crore Four Lac Eighty Five Thousand Five Hundred Eighty Six 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. 183798000.00 (Rs. Eighteen Crore Thirty Seven Lac Ninety Eight Thousand only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

Head	PAYMENT PLAN			bal prop. 90% pr em (proportionate)	183798000
	Due date	Premium	Interest	Total	balance premium
Instalment No.1	29.10.2010	-	11,027,880	11,027,880	183,798,000
Instalment No.2	29.04.2011	-	11,027,880	11,027,880	183,798,000
Instalment No.3	29.10.2011	-	-	-	-

LESSOR

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LESSEE
 For JYOTIRMAI INFRACON (P) LTD.

 DIRECTOR

Instalment No.4	29.04.2012		11,027,880	11,027,880	183,798,000
Instalment No.5	29.10.2012	11,487,375	11,027,880	22,515,255	172,310,625
Instalment No.6	29.04.2013	11,487,375	10,338,638	21,826,013	160,823,250
Instalment No.7	29.10.2013	11,487,375	9,649,395	21,136,770	149,335,875
Instalment No.8	29.04.2014	11,487,375	8,960,153	20,447,528	137,848,500
Instalment No.9	29.10.2014	11,487,375	8,270,910	19,758,285	126,361,125
Instalment No.10	29.04.2015	11,487,375	7,581,668	19,069,043	114,873,750
Instalment No.11	29.10.2015	11,487,375	6,892,425	18,379,800	103,386,375
Instalment No.12	29.04.2016	11,487,375	6,203,183	17,690,558	91,899,000
Instalment No.13	29.10.2016	11,487,375	5,513,940	17,001,315	80,411,625
Instalment No.14	29.04.2017	11,487,375	4,824,698	16,312,073	68,924,250
Instalment No.15	29.10.2017	11,487,375	4,135,455	15,622,830	57,436,875
Instalment No.16	29.04.2018	11,487,375	3,446,213	14,933,588	45,949,500
Instalment No.17	29.10.2018	11,487,375	2,756,970	14,244,345	34,462,125
Instalment No.18	29.04.2019	11,487,375	2,067,728	13,555,103	22,974,750
Instalment No.19	29.10.2019	11,487,375	1,378,485	12,865,860	11,487,375
Instalment No.20	29.04.2020	11,487,375	689,243	12,176,618	-

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

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

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LESSEE
 For JYOTIRMAY INFRACON (P) LTD.

 DIRECTOR

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

A. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing Plot No.01B, Sector-16C, in the GREATER NOIDA, Distt. Gautam Budh Nagar (U.P.) contained by measurement 20005.50 Sq. mtrs. be the same a little more or less and bounded.

On the North by	:	
On the South by	:	As per Lease Plan attached
On the East by	:	
On the West by	:	

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from 15TH DAY OF OCTOBER 2010 except and always reserving to the Lessor.

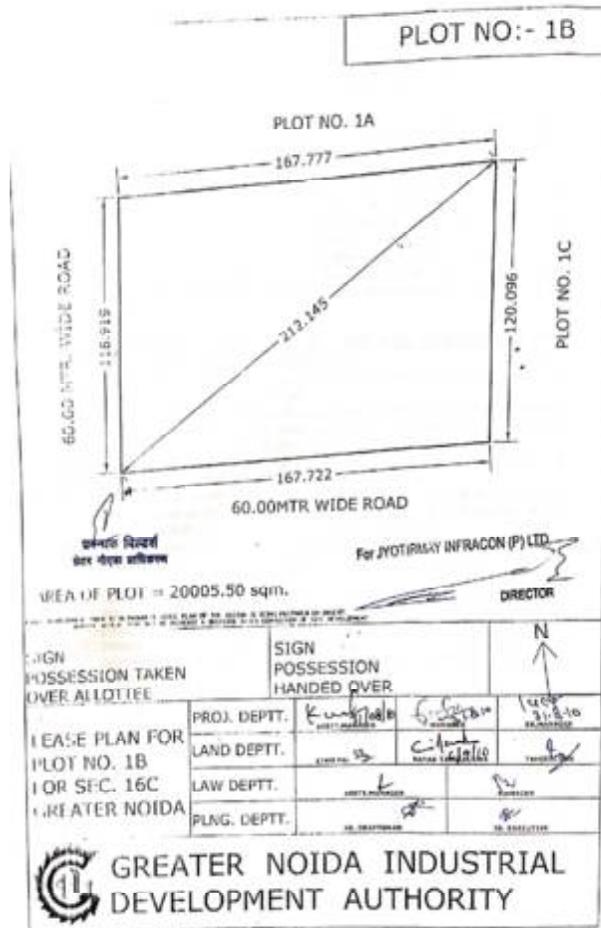
LESSOR

Name: _____

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LESSEE
For ZYOTIMAY INFRACON (P) LTD.

DIRECTOR



- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

(ii) AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid Rs. 2042836/- (Rs. Twenty Lac Forty Two Thousand Eight Hundred Thirty Six only) as annual lease rent being 1% of the plot premium for the first 10 years of lease period.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The Lessee has to pay lease rent equivalent to 11 years @1% of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case

LESSOR
 Director
 For JYOTIRWAY INFRACON

LESSEE
 For JYOTIRWAY INFRACON (P) LTD.
 DIRECTOR

of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part of its members/sub Lessee to pay proportional charges for the allotted areas.

c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

i) Such allottee/sub Lessee should be citizen of India and competent to contract.

ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.

iii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.

b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.

c) The Lessee has obtained building occupancy certificate from Planning Department, Greater NOIDA.

d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate

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LESSEE

For: JYOTI INFRACON (P) LTD.

DIRECTOR

- e) The Lessee shall have to execute sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.
 The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.
- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 30.09.2010, or as decided by the Lessor, to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 20,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	35 %
Maximum permissible FAR	2.75
Set backs	As per Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

LESSOR
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 देवी शर्मा अधिवक्ता

LESSEE
 For/ACTING INFRACON PVT. LTD.
 DIRECTOR

1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
- For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 6% of the total premium.
 - For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.

LESSOR
SUNIL SHARMA
for & on behalf of

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LESSEE
For JY...
PRACON (P) LTD
DIRECTOR

6. The allottee /Lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

TRANSFER OF PLOT

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto 30.09.2010, or as decided by the Lessor, with the prior approval of LESSOR on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.

LESSOR
[Signature]
[Name]

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LESSEE
For JYOTIRMAI INFRACON (P) LTD.
[Signature]
DIRECTOR

- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater Noida Industrial Development Authority.
- (vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.
- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.


LESSOR
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LESSEE
For ZYOTIRMAI INTRADON (P) LTD.

DIRECTOR

LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee will be individually and severally liable for payment of the maintenance amount.

LESSOR

For Jyoti May Infracon (P) Ltd.

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LESSEE

For JYOTI MAY INFRACON (P) LTD.

DIRECTOR

The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the

LESSOR

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LESSEE

For JYOTIRAJ INFRACON PVT. LTD.

For JYOTIRAJ INFRACON PVT. LTD.

DIRECTOR



दिल्ली DELHI

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Undertaking

This undertaking is signed and executed at Greater Noida on 7th date of September 2010 by:-

1. M/s Exotica Housing & Infrastructure Company Pvt. Ltd. (Name of Lead Member Company), a company formed and existing under the provision of Companies Act 1956, having its registered office at 228 Basement Jagriti Enclave, Delhi-110092 (hereinafter referred to as the Lead Member of M/s i.e. the consortium) through Shri. Dinesh Kumar Jain Director of the lead member.
2. M/s JNC Construction Pvt. Ltd. (Name of the Relevant Member Company/SPC) a company formed and existing under the provision of Companies Act 1956, having its registered office at G-128, Preet Vihar, Delhi-110092 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri. Jitender Taneja Director of the relevant member.
3. M/s JKG Construction Pvt. Ltd. (Name of the Relevant Member Company/SPC) a company formed and existing under the provision of Companies Act 1956, having its registered office at B-174, Yojna Vihar Delhi-110092 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri. Jai Kumar Goel Director of the relevant member.

For Exotica Housing & Infrastructure Co. (P) Ltd. For JNC Construction Pvt. Ltd. For Radika Infrastructure & Housing (P) Ltd.
Director / Auth. Signatory Director Director / Auth. Signatory
For JKG Construction Pvt. Ltd. For Gulshan Home Pvt. Ltd.

(Received in the Authority on dated 26th July, 2010) was addressed to GNIDA in this regard.

AND WHEREAS A request letter of the lead member M/s Exotica Housing & Infrastructure Company Pvt. Ltd. and relevant member M/s Gulshan Home Pvt. Ltd. through their SPC and the relevant members M/s Radicon Infrastructure & Housing (P) Ltd. & M/s Jyotisar Construction & Housing (P) Ltd.) through their SPC and the relevant member M/s JNC Construction (P) Ltd. and the relevant member M/s JKG Construction Pvt. Ltd. as contained in the said letter dated 12th July, 2010 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 7th September, 2010 including submission of an undertaking.

Now therefore this undertaking witnesses as under:-

1. That we, the lead member and the relevant member do hereby agree that, notwithstanding the execution of lease deed of an area of 40657.50 sq.m. in favour of M/s Exotica Housing & Infrastructure Projects Pvt. Ltd. (An SPC of M/s Exotica Housing & Infrastructure Company Pvt. Ltd.) and an area of 20005.50 sq.m. in favour of M/s Jyotisar Infracon Pvt. Ltd. (An SPC of Radicon Infrastructure & Housing Pvt. Ltd. & M/s Jyotisar Construction & Housing Pvt. Ltd.) and an area of 20015.90 sq.m. in favour of relevant member M/s JNC Construction Pvt. Ltd. and an area of 20914.10 in favour of relevant member M/s JKG Construction Pvt. Ltd. we shall be liable for the due compliance of all the terms and conditions of the respective lease deed, including but not limited to payment of consideration for the area mentioned in all the lease deeds and any breach of the aforesaid, by any of us, shall constitute a breach hereby empower the GNIDA to take action against any of us.
2. That all of us jointly and severally agree that this undertaking shall form part of Lease Deed to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deed to be executed.
3. That any breach of the condition set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated 7th September, 2010 withdrawn in case Lease Deed has been executed, then the breach of these present shall constitute a breach of the lease deed for which GNIDA shall be entitled to take action against us, including determination of the lease deed to be executed.

That, in terms of clause 8(a) of the scheme, we undertake that the lead member of the consortium shall retain at least 40.02% of the shareholding as per MOA till the completion certificate of at least one phase of the project is obtained from GNIDA.

5. That each of the signatory on behalf of Lead Member and Relevant Member has been duly authorized by their respective Board of Directors to submit this

For Housing & Infrastructure Co. (P) Ltd. For JNC Construction Pvt. Ltd. For JKG CONSTRUCTION PVT. LTD.
For Gulshan Home Pvt. Ltd.
Authorized Signatory

4. M/s Radicon Infrastructure & Housing Pvt. Ltd. (Name of the Relevant Member Company/SPC) a company formed and existing under the provision of Companies Act 1956, having its registered office at GF 25A, Indraprakash Building, 21 Barakhamba Road, Connaught Place, New Delhi-110001 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri. Dinesh Chand Sharma Director of the relevant member.
5. M/s Jyotissuper Construction & Housing Pvt. Ltd. (Name of the Relevant Member Company/SPC) a company formed and existing under the provision of Companies Act 1956, having its registered office at GF 25A, Indraprakash Building, 21 Barakhamba Road, Connaught Place, New Delhi-110001 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri. Dinesh Chand Sharma Director of the relevant member.
6. M/s Gulshan Homez Pvt. Ltd. (Name of the Relevant Member Company/SPC) a company formed and existing under the provision of Companies Act 1956, having its registered office at 4, Dayanand Vihar, Delhi-110092 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri. Deepak Kapoor Director of the relevant member.

WHEREAS in response to the invitation for bid in the BRS-02 (Scheme code) scheme of the Builder Residential / Large Group Housing Plots floated by the Greater Noida Industrial Development Authority (hereinafter referred to as GNIDA), the Lead Member of consortium M/s Exotica Housing & Infrastructure Company Pvt. Ltd. (Name of the Company/ Consortium) submitted their bid for allotment of Plot No.GH-01 Sector-16C, Greater Noida area allotted 100000.00 square meter (Actual Area 101593.00 sq.m.) and agreed to abide by all the terms and conditions set out in the brochure of the scheme.

AND WHEREAS the GNIDA vide letter bearing No.PROP/DRS-02/2010/1514 dated 29th April 2010 allotted Plot No.GH-01 Sector-16C having an area of 100000.00 square meter in favour of consortium.

AND WHEREAS upon being called to have lease deed of the allotted plot executed in the name of the consortium the lead member M/s Exotica Housing & Infrastructure Co. Pvt. Ltd. and the relevant member M/s Gulshan Homez Pvt. Ltd. agreed amongst themselves that as permissible under clause C-8 of the brochure of the scheme the Lease Deed of an area of 40657.50 square meter be executed in favour of the SPC M/s Exotica Housing & Infrastructure Projects Pvt. Ltd. and a separate lease deed of an area of 20005.50 square meter in favour of M/s Jyotissuper Construction & Housing Pvt. Ltd., an area of 20915.90 square meter be executed in favour of relevant member M/s JNC Construction Pvt. Ltd. and an area of 20914.10 square meter in favour of relevant member M/s JKG Construction Pvt. Ltd. and a request letter dated 12th July 2010 was submitted to GNIDA for allotment of the said plots.

For Jyotissuper Construction & Housing Private Limited
 Director (Auth. Signatory)
 For Radicon Infrastructure & Housing Pvt. Ltd.
 Director
 For Gulshan Homez Pvt. Ltd.
 Authorized Signatory

Undertaking. A copy of the board Resolution in favour of each of the signatory is being annexed as Annexure 'A', Annexure 'B', Annexure 'C' and Annexure 'D' to this Undertaking and the same shall be deemed to be part of this Undertaking.
6. That this Undertaking has been given by us voluntarily and without any threat, coercion or duress of any kind whatsoever.

IN WITNESSES WHEREOF each of the two executants have appended their signatures in the presence of each other on the date first mentioned above.

For Eastern Housing & Infrastructure Co. (P) Ltd.

[Signature]
Director (Joint Signatory)
Lead Member

Witnesses

1. *[Signature]*
Ranjay Rathore
27/6, Thon Singh Nagar,
Anand Bahad, Haridwar.

2. *[Signature]*
S. R. MALHOTRA
TU 413

For JNC Construction Pvt. Ltd.
[Signature]
Relevant Member
Director

For JNC Super Construction
and Housing Private Limited
[Signature]
Relevant Member
Authorized Signatory

For JNC CONSTRUCTION PVT. LTD.
[Signature]
Relevant Member
DIRECTOR

For Eastern Infrastructure & Housing (P) Ltd.
[Signature]
Director (Joint Signatory)
Relevant Member

For Gulshan Home Pvt. Ltd.
[Signature]
Authorized Signatory

For JNC - SHRIHACON (P) LTD.
[Signature]
DIRECTOR

[Signature]
Witness
for above witnesses

nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.

5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District, Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1978 (U.P. Act No. 6 of 1978) and by the rules and/or regulations made or directions issued, under this act.
7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges leviable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/flats shall be used for residential purpose only. In case of default, under the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
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 set their hands on the day and in the year herein first above written.

In presence of:
Witnesses:

सचिव निदेश
द्वारा निदेश

for and on behalf of LESSOR

1. श्री कृष्ण नारायण
शुभ (१९९९) २ वीर वीर ३१

For and on behalf of the LESSEE

2. S.K. Sharma
S. M. Sharma
T.C. 412

LESSOR

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LESSEE

For JYOTIRAJY INFRACON P.LTD.

सचिव निदेश
द्वारा निदेश

DIRECTOR

आज दिनांक 18/10/2010 को
घंटे में 1 तिथि में 7451
पृष्ठ नं. 65 से 110 पर कलंक 22213
संशुद्धि किया गया।

Sei
(राजस्थानपुर जिला)
उपनिबंधक, सदर
श्रीरामपुरा नगर
18/10/2010



(भाग १) I-22200000

प्रमाणपत्र अथवा प्रतीति प्राप्त करने के लिए

या प्रमाण-पत्र प्रस्तुत करने का दिनांक

न कर्म का प्रतीति का नाम 18/10/10

का प्रकार दि. 18/10/10

काल की अवधि 22/10/10

प्रमाणपत्र प्राप्त करने का दिनांक 22/10/10

1. प्रमाणपत्र के अतिरिक्त प्रमाण के लिए प्रमाण

2. कर्म का प्रमाण 54

3. प्रमाणपत्र 10000

प्रमाण करने की दिनांक

यदि प्रमाण प्रमाणपत्र का प्रमाण प्रमाण

प्राप्त करने के लिए प्रमाण प्रमाण

अथवा प्रमाणपत्र के अतिरिक्त

प्रमाणपत्र
प्रमाणपत्र