

Copy No 7634 of 2016

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

04AD 670057

कोमल शर्मा एवम् पति के 25 व. का स्वामित्व

मुलक का पंजीयन किया गया है।

SUB-REGISTRAR-II
INDIA

20-09-16

57 स्टाफ् पत्रिका
स्टाफ् कर्म करण का प्रमाण AP
स्टाफ् कर्म का नाम व पता
स्टाफ् का पता

अशुल कुमार स्टाफ् विडेंता

आ. नं० 145211 सी० असा. 3-9-2016
एच सत्यागीय कार्यालय कोरगा

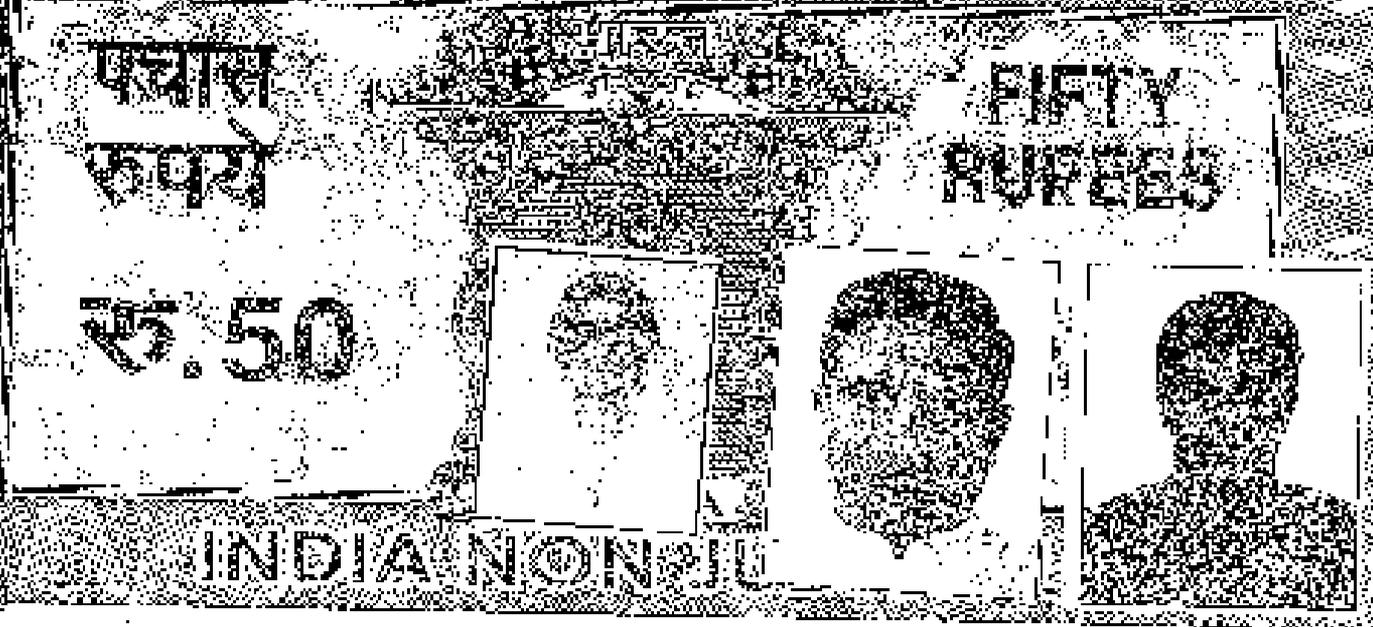
राम प्रसाद त्रिपाठी ज० की लकड़ें व त्रिपाठी

ए मशोक हरि नई दिल्ली



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भारतीय गैर न्यायिक



INDIA UTTAR PRADESH

43 812959

TRIPARTITE SUB-LEASE DEED

THIS TRIPARTITE SUB-LEASE DEED is on this 27th day of Dec (hereinafter referred to as "Original Sub-Lease Deed")

BY AND BETWEEN

NRW OKHA INDUSTRIAL DEVELOPMENT AUTHORITY an Authority constituted under the provisions of Section 3 read with Section 2(b) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter referred to as the "LESSOR"

AND

M/s Ship's Lane Limited a company duly incorporated and existing under the provisions of the Companies Act, 1956 and having its registered office at D-32, Main Vikas Marg, Laxmi Nagar, Delhi-110092 represented by its Authorized Signatory Mr. Sanjay Singh S/o Late Sri L.C. Agrawal duly authorized vide resolution dated 09.12.2011 passed by the Board of Directors, hereinafter referred to as the "LESSEE" which expression, unless repugnant to the subject or context, shall include its successors and permitted assigns.

AND

M/s Devi Homes Pvt. Ltd. a company duly incorporated and existing under the provisions of the Companies Act, 1956 and having its registered office at D-32, Main Vikas Marg, Laxmi Nagar, Delhi-110092 represented by its Authorized Signatory Mr. Amit Walla S/o Late Sri H.C. Walla duly authorized vide resolution dated 20.12.2011 passed by the Board of Directors, hereinafter referred to as the "SUB-LESSOR" which expression, unless repugnant to the subject or context, shall include its successors and permitted assigns.

For Ship's Lane Limited

For Devi Homes Pvt. Ltd. Limited

Authorized Signatory

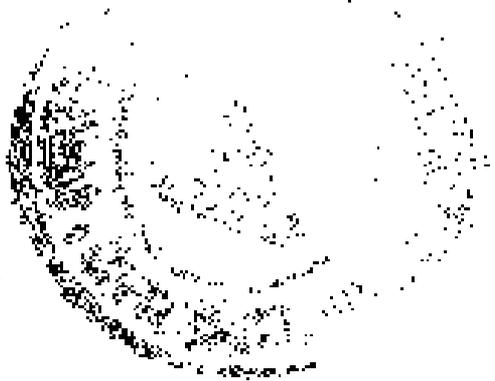
Authorized Signatory

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25 DEC 2011

3 324 1130 01/01/11
A-2/11/2/1130



भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹. 50

Rs. 50

INDIA NON JUDICIAL

UTTAR PRADESH

AB 812960

27/10/2011

WHEREAS a Sub lease deed dated 27/10/2011 has been executed and duly registered by the "LESSOR" in favour of the "LESSEE" whereby the "LESSOR" has leased to the "LESSEE" the plot of land demarcated as Plot No. A-22 Sector 153 Noida, measuring 1935.90 sq. mtrs to the "LESSEE" for a term of twenty years commencing w.e.f. 10/4/2005

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AND WHEREAS the LESSOR has demised and leased to the Lessee the Demised Plot, for purpose of carrying out a Development of "HITEC Infrastructures", in favour of Lessee vide Deed dated 19th April, 2005 at Noida duly registered with the Sub-Registrar, Noida in Bahi No 1, Vol No 1376 Pages No. 927 To 952 as document No 3589 & 3590 dated 27-04-2006, (hereinafter referred to as "Original Lease") for a period of 20 years commencing from 10th April, 2005.

The Total lease premium to be paid by lessee to Lessor under the said Lease Deed is Rs. 22,91,86,717.20. Out of the aforesaid amount of Rs. 13,08,79,025/- Lessor has paid to Lessor under the Said Lease Deed an amount of Rs. 5,12,04,952/- and the balance amount of Rs. 12,55,44,568/- along with interest @ 15% per annum (compounded half yearly) is to be paid by the Lessee and sub Lessee in four half yearly installments commencing from 31-03-2013 to Lessor in terms of the said Lease Deed.

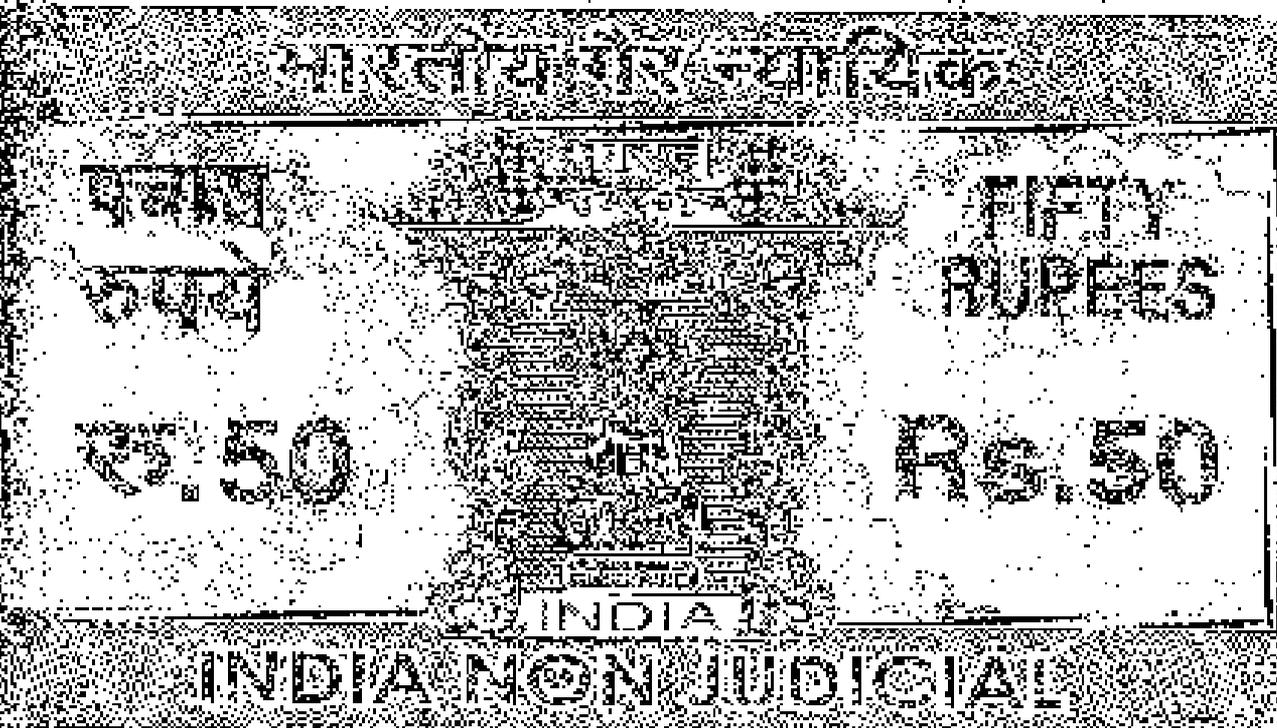
The sub-lessee would pay total premium being 50% i.e. Rs. 14,52,14,260/- of total premium of per annum amounting to Rs. 29,04,28,320/- out of which Rs. 5,04,39,510/- has already been paid the receipt where of the lessor hereby acknowledges and balance sum of Rs. 9,47,74,750/- shall be paid in four half yearly installments commencing from 31-03-2013 alongwith equal 15% per annum interest to be compounded half yearly and the remaining total mtrts falling due consensually as follows:-

For Lessor: *[Signature]*
Private Limited

[Signature]
For Lessee: *[Signature]*

[Signature] For One of the Joint Signatories
Joint Signatory

[Signature]
Joint Signatory



Uttar Pradesh

AB 812961

DATE	INSTALLMENT	PRINCIPAL	INTEREST	TOTAL AMOUNT
30-09-2011	Installment - 01 Only Interest	0	5685486.00	5685486.00
31-03-2012	Installment - 02 Only Interest	0	5685486.00	5685486.00
30-09-2012	Installment - 03 Only Interest	0	5685486.00	5685486.00
31-03-2013	Installment - 04	23693689.50	5685485.00	29379174.50
30-09-2013	Installment - 05	23693687.50	4254364.50	27948052.00
31-03-2014	Installment - 06	23693687.50	2843243.00	26536930.50
30-09-2014	Installment - 07	23693687.50	1421621.50	25175069.00

Provided that the interest shgll be computed at the rate mentioned above on the total amount of the balance outstanding from time to time from the date of allotment i.e. one shall be payable half yearly on the 30th day of Sept and 31st day of March each year, the first of each payment to be made on the 30th day of Sept and forth thereafter.

[Signature]
[Signature]

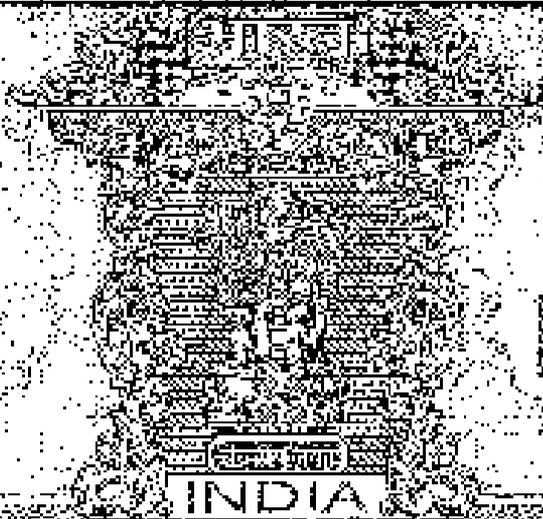
Bar Clari H... Limited

[Signature]
[Signature]

पञ्जाब प्रजासत्ताक

ਪੰਜਾਬ
ਰੁਪਏ

₹. 50



INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

NEW UTTAR PRADESH

AB 812962

AND WHEREAS the "LESSEE" and the "SUB-LESSEE" are desirous of executing a tripartite sub lease deed in respect of the aforesaid area agreed to be sub leased by the "SUB-LESSEE"

1. NOW THIS TRIPARTITE SUB LEASE DEED WITNESSETH AS FOLLOWS:-

That in consideration of a premium of Rs 14,52,42,000/- out of which a sum of Rs 504,39,900/- has been paid by the "SUB-LESSEE" to the "LESSEE", the receipt whereof the "LESSEE" acknowledges and the balance consideration of Rs 9,47,74,730/- which has been agreed to be payable by the "SUB-LESSEE" to the "LESSOR" directly together with interest @ 15% p.a.

And the payment of a sum of Rs 28,05,781/- towards proportionate lease tax in respect of the sub leased premises which amount has been paid by the "SUB-LESSEE" to the "LESSEE" and for which the "LESSEE" hereby acknowledges receipt.

The "LESSEE" does hereby sub lease the leased premises to the "SUB-LESSEE" on as is where is basis for the un-expired portion of ninety years of the main lease deed dated 10th April, 2005 On the terms and conditions set out hereinafter except and always reserving to the "LESSOR" its rights, title and powers as specified in the lease deed dated 10th April, 2005.

For Govt. Housing Officer Limited

47/11, Jangra Estate, Lucknow

Authorized Signatory

For Govt. Housing Officer Limited

Authorized Signatory

Authorized Signatory

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Authorized Signatory

फरक बताओ

Book No. 1

100

Year

2011

Book No. 1

Q. 1) कौन सा पदार्थ विद्युत्वाहक प्रवाह को अच्छे ढंग से चलावा सकता है ?

आपका उत्तर



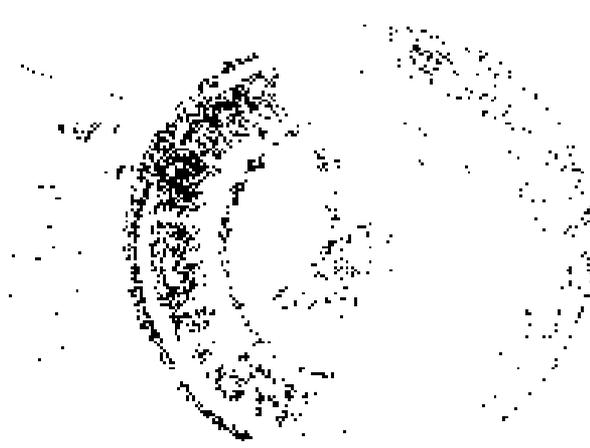
Q. 2) कौन सा पदार्थ विद्युत्वाहक प्रवाह को अच्छे ढंग से चलावा सकता है ?

आपका उत्तर

A

कौन सा पदार्थ विद्युत्वाहक प्रवाह को अच्छे ढंग से चलावा सकता है ?

उत्तर



भारतीय नॉन-जुडिशियल

पचास
रुपये

₹. 50

FIFTY
RUPEES

RS. 50

INDIA

INDIA NON JUDICIAL

NEW UTTAR PRADESH

AB 812963

(1) THE "LESSEE" and the "SUB-LESSEE" hereby acknowledge and admit that as per the Lease Deed, the "LESSOR" has all the rights and title to all mines, minerals, coals, working gullies, earth and quarries in or under the soils and full rights and powers at any time to do all the acts and things, which may be necessary or expedient for the purposes of searching for, working and obtaining, removing and erecting the same without providing or leaving any vertical support to the surface of the plot or for the structures then being standing thereon, provided always that the "LESSOR" shall make reasonable compensation to the "SUB-LESSEE" for all damage directly occasioned by the exercise of the rights reserved for the "LESSOR" in the Lease Deed. The decision of the Chief Executive Officer of the NMDA, as the amount of such compensation shall be final and binding on "LESSEE" and the "SUB-LESSEE".

(ii) A right to lay water mains, drains, sewers or electric wire under or above the sub-leased premises or its main leased plot.

2. By virtue of this sub-lease deed, the SUB-LESSEE enters into the shoes of the LESSEE and becomes responsible for, and to comply with, all terms and conditions of the Lease-deed dated 10th April, 2005, and will be entitled to directly deal with the LESSOR and other government and statutory authorities for the various purposes required under the Lease-Deed, including but not limited to applying for sanction of plans, maps, completion certificates, and other such procedures, etc.

3. AND THE "SUB-LESSEE" do hereby declare and agree with the LESSOR the following:

For Levi H. ... Private Limited

For Govt. of ... Secretary

Secretary

गणना क्रमांक

क्रमांक/१९९०

वर्ष

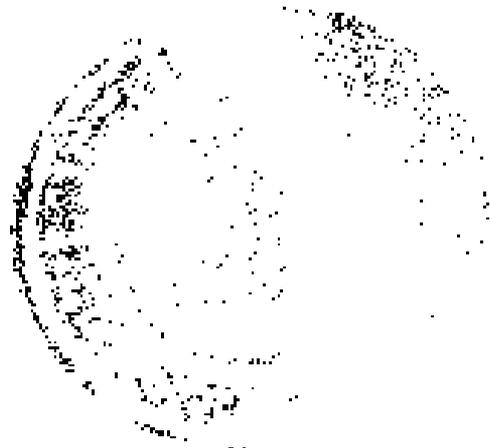
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पृष्ठ सं.

१

०२०१ - राजकीय सेवा प्रवेश परीक्षा अर्जित व लिपि
पत्रिका प्रकाशन
राजकीय सेवा प्रवेश परीक्षा (P.C.T.) लिपि प्रकाशन
पत्रिका

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- (i) That the Sub-lessee shall at all times during the term hereof duly perform and observe all the covenants which are contained in this Sub-Lease Deed and the Lease Deed. All the terms and conditions set out in the Lease Deed shall be deemed to be part of this sub-lease deed. The "SUB-LESSEE" expressly acknowledges that they have seen, perused and obtained a copy of the said lease deed. In the event there is any inconsistency between any term of this Sub-lease Deed and the Lease Deed, the provisions of the Lease Deed shall override the provisions of the Sub Lease Deed, as adjusted to the extent of the area sub-leased.
- (ii) That the "SUB-LESSEE" shall pay directly to the "LESSOR" the balance consideration in installments together with interest in the manner and on the dates set out in Article I above.
- (iii) The "SUB-LESSEE" shall use the sub leased premises only for the purpose of construction and setting up a Development of IT/ITES Infrastructure, for which the same has been sub leased and for no other purpose whatsoever and will not do or suffer to be done on the sub leased premises, any act or thing which may or grow to be a nuisance, damage, annoyance or inconvenience to the "LESSOR" or other "SUB-LESSEES" or the occupants of other premises in the neighborhood.
- (iv) In the event the "LESSOR" demands any enhancement in the rent of the Leased Land including that for the sub leased premises then the SUB-LESSEE shall be liable to pay the enhanced rent on proportionate basis relating to the area sub-leased herein, directly to the "LESSOR".
- (v) The SUB-LESSEE shall bear, pay and discharge all rates assessments of every description, to proportionately pay taxes, charges, costs, demands, duties, revenue, cess, levies etc that may be levied or demanded by the "LESSOR" and/or any other governmental/competent authority in future in respect of the land and the sub leased premises.
- (vi) Except as permitted under the rules, the SUB-LESSEE shall not be entitled to sell, transfer, change its shareholding, change its constitution, assign or otherwise part with possession of the whole or any part of the sub leased premises without the prior written permission of the "LESSOR", and as per the terms and conditions of the Lease Deed and those to be included in the Permission to Transfer (P.T.M) and on payment of transfer charges, change in shareholding charges, etc as applicable from time to time to the "LESSOR". The decision of the "LESSOR" in respect of the terms and conditions for the transfer and that relating to transfer charges, change in shareholding charges will be final and binding on the LESSEE "SUB-LESSEE" and all subsequent transferees.
- (vii) That the SUB-LESSEE shall obey all directions issued or regulations made by the "LESSOR" now existing or to be issued/made in future from time to time.
- (viii) That the SUB-LESSEE will not make, or permit to be made, any alteration, erection or additions to the layout of the sub leased premises without the previous permission in writing from the "LESSOR" and in case of any deviation from such terms of plan, "SUB-LESSEE" shall immediately upon receipt of notice from the "LESSOR" requiring him to do so, correct such deviation as aforesaid and if the "SUB-LESSEE" shall neglect to correct such deviation within period of time after the receipt of such notice, then it shall be lawful for the "LESSOR" to cause such deviation to be

Approved by the Board of Directors of the Lessor
 For Lessor: *[Signature]*
 Director
 For Lessor: *[Signature]*
 Director
 Approved by the Board of Directors of the Lessee
 For Lessee: *[Signature]*
 Director
 For Lessee: *[Signature]*
 Director



corrected at the expenses of the "SUB-LESSEE" and the "SUB-LESSEE" hereby agrees to reimburse to the "LESSOR" such amount as the "LESSOR" (whose decision shall be final) shall fix in that behalf.

- (x) The "SUB-LESSEE" may with the prior written permission of the "LESSOR" and subject to such conditions as the "LESSOR" may impose, mortgage the demised premises to Government/State Government organization/ Financial Institution/Individuals/ Trust/Body Corporate/Banks for the purpose to be clearly specified in the application for permission to be submitted by sub-lessee.
- (xi) That the "LESSOR" shall have first charge upon sub leased premises for the amount of unpaid balance, charges, taxes, interest of any other dues of the "LESSOR" by whatever name called.
- (xii) That every transfer, assignment, relinquishment, mortgage, subletting of any part thereof of the sub leased premises shall be subject to the terms of the Lease-deed and the transferee and payment of transfer charges and every transferee, assignee, sub-lessee, mortgagee or the like shall be bound by all covenants and conditions herein contained and be answerable to the "LESSOR" in all respects therefor.
- (xiii) That the "SUB-LESSEE" will permit the members, officers and subordinates of the "LESSOR" and workmen and others engaged by the "LESSOR" from time to time and at all reasonable time of the day, to enter into and upon the sub leased premises in order to inspect the same and carry on necessary works mentioned before and for which purpose notice would be given by the lessor to the "SUB-LESSEE".
- (xiv) That the "SUB-LESSEE" shall not erect or permit the sub leased premises or any part thereof any stable, sheds or other structures of description whatsoever for keeping any kind of animals whatsoever.
- (xv) It is specifically agreed by the "SUB-LESSEE" that in the event there is any change in constitution or change in the management control of the "SUB-LESSEE" or the "SUB-LESSEE" undergoes amalgamation with any other company or transfer of interest to any third party either in whole or in part without the prior written permission of LESSOR or as permitted under rules then in such an event, the "LESSOR" shall have a right to terminate this Sub-Lease Deed at its sole option and take the possession of sub leased premises from the "SUB-LESSEE".
- (xvi) Without prejudice to any other clause herein in this sub lease relating to the cancellation, upon the happening of any one or more of the events mentioned situations. It shall be lawful for the "LESSOR", without prejudice to any other legal right or remedies available under the law, to re-enter the sub leased premises or any part thereof and thereafter the Sub-Lease Deed shall stand determined.
- a) If the "SUB-LESSEE" or any other persons(s) claiming through or under the "SUB-LESSEE" commit a breach of any of the covenants or conditions contained in the lease deed or the sub-lease deed and such breach is not remedied following receipt of a written notice from the "LESSOR" specifying the nature of breach and providing the "SUB-LESSEE" reasonable opportunity to remedy the breach.

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For Urvashi Enterprises Private Limited
For Urvashi Enterprises Private Limited



- b) If the "SUB-LESSEE" or any other person(s) claiming through or under him/her negligently or otherwise fails to observe generally and/or perform their/s/their obligations stipulated under the lease deed in this Sub-Lease Deed.
- c) If the "SUB-LESSEE" or any other person(s) claiming through and under him, whether actually or purportedly transfers, creates, alienates, extinguishes, relinquishes, mortgages, or assigns the whole or any part of his rights, title or interest relating to whole or any part thereof, except, in the manner stipulated in the Sub-lease Deed.
- d) If the "SUB-LESSEE" is adjudged insolvent or under any law by a Court of Law.
- e) In the event of discovery of the fact that the "SUB-LESSEE" has furnished false and/or incorrect information/facts or concealed relevant and/or material information/facts and obtained this sub lease as a result thereof.
- f) In the event of non-observance/non-compliance of any of the terms stipulated in the lease deed.

In the event of such determination of sub lease the following consequences shall follow:-

- (a) At the time of re-entry, the sub leased premises are not occupied by the "SUB-LESSEE", the "LESSOR" may forfeit the whole or part consideration paid by the Sub-lessee and the "LESSEE" shall have the right to sub lease that premises to any other person, However, the "LESSEE" will have to give a notice in writing to the "SUB-LESSEE" requiring him to show cause granting him reasonable time to reply.
- (b) Any losses suffered by the "LESSOR" on fresh sub lease of the premises, not because of conditions aforesaid on the part of "SUB-LESSEE" or any person claiming through or under him shall be recoverable by the "LESSOR" from the "SUB-LESSEE".
- (vii) If the SUB-LESSEE commits any act or omission on the demised premises resulting in nuisance, it shall be lawful for the "LESSOR" to ask the Sub-Lessee to remove the nuisance within a reasonable period failing which the "LESSOR" shall itself get the nuisance removed at Sub-lessee's cost and charge damages from the Sub-lessee during the period of subsistence of nuisance.
- (viii) The "SUB-LESSEE" shall not hold the "LESSOR" responsible to make good the damage, if any, caused by fire, tempest, flood or violence or if as a result of any irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for the purpose for which it has been sub-leased.
- (ix) The "SUB-LESSEE" shall indemnify and keep the "LESSOR" indemnified against all liability, costs, damages claims or demands which may be incurred or suffered by or caused to the "LESSOR" by reason of any breach, default, contingent non-observance or non-performance by the "SUB-LESSEE" of the terms and conditions of the Sub-lease Deed and / or the Lease Deed or if any of the "SUB-LESSEE's" representations and warranties given in this Sub-Lease Deed are found to be false.

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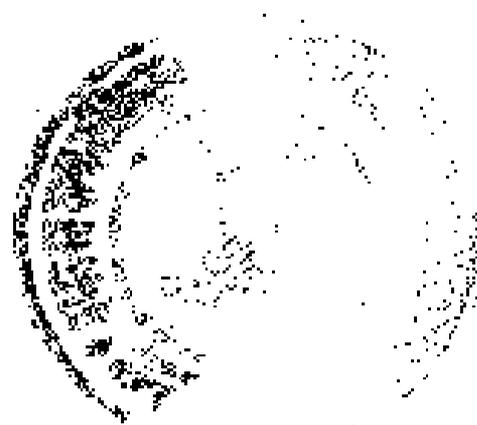
For and on behalf of the Lessor
 Signature
 Name of the Lessor
 Designation
 Address



- xx) That the Sub-lessee shall have to apply for sanction of Building Plan and provisions of Ground Coverage, F.A.R., Set back & Height, Green Area & Parking need shall be allowed in accordance with Tender, allotment, Lease Deed and Building Byelaws.
- xxi) That the Sub-lessee shall have to obtain separate Site Plan, Possession Certificate of the Sub-divided plot and complete the construction of Building work within the stipulated period allowed for construction and apply for occupancy certificate to Building Cell, Noida as per rules and regulations.
- xxii) That the period from 10.1.2005 to 13.7.2010 shall be treated as Zero period and calculation of the period of construction period/validity of Building Plan shall also be made after deducting the Zero period.
- xxiii) That Addl. Distt. Magistrate, (P) Distt. Gautam Budh Nagar have informed vide his letter No. 2307/ST-ADM/2871 Dated 8.9.2011 that "कृपया अपने पत्र संख्या नौएड/सि/एनएन/2011/1008, दिनांक 30.06.2011 का प्रतिलिपि करने का कदम उठाकर के साथ-साथ के डिजायनिंग गैरमहकूमर के अपने आदेश दिनांक 07.09.2011 को विमानानुसार निवेश जारी करने के आदेश दिए हैं। अतः आदेश संख्या नौएड/सि/एनएन/2011/1008/2002, दिनांक 19 अक्टूबर, 2005 के अनुषंगान्त में M/s Shipra Estate Ltd. के पत्र में Development of L.R. and ERS Infrastructure को परियोजना आदेश विदे प्राप्त है। पूरा विलेख आपके द्वारा दिया गया है। निरुद्ध सारप्रतिपत्ति संख्या नौएड/सि/एनएन/2005/500/28/2009, दिनांक 19 जनवरी 2005 को एक शर्तों के साथ एक गारंटी प्राप्त कर स्थापन शुरू में एक प्रकल्प को जारी किया गया है। यदि निर्धारित शर्तों को पूरी परत में M/s Shipra Estate Ltd. एक कार्य नहीं करती है तो एक गारंटी वापस की जा सकती है। M/s Shipra Estate Ltd. की दो 100% subsidiary कंपनियों M/s August Residency (P) Ltd. तथा M/s Urv Homes (P) Ltd. हैं। M/s Shipra Estate Ltd. अपने अगली 100% subsidiary कंपनियों को परत निवेश करने की अनुमति नहीं करती है। उत्तर प्रवेश स्थापन अधिनियम के अन्तर्गत ऐसा पाठित है कि यदि Registrar of Company उत्तर प्रवेश एक certificate दे कि transferred company एक कंपनी की 99% या उससे अधिक की subsidiary कंपनी है, तो एक एक लेख द्वारा Registrar of Company उत्तर प्रवेश के अपने एक अज्ञात ROC/Misc/1501 & ROC/Misc/3002, dated 1.8.2011 को M/s August Residency (P) Ltd. तथा M/s Urv Homes (P) Ltd. को M/s Shipra Estate Ltd. की 100% subsidiary company अज्ञात है। M/s Shipra Estate Ltd. ने अपने अपने पत्र में बताया है कि subsidiary कंपनी पर नहीं करे एक विना समुहों को एक कंपनी M/s Shipra Estate Ltd. पर था अज्ञात पर संख्या नौएड/सि/एनएन/2011 से आठ है कि M/s Shipra Estate Ltd. को NOIDA द्वारा दिनांक 16.7.2010 को अज्ञात करवा दिया गया है। अतः अज्ञात ऐसे जन्म के दिनांक से M/s Shipra Estate Ltd. को शर्तों एवं शर्तों के अन्तर्गत परत स्थापन शुरू के प्रवेश एक शर्तों को परत विलेख किया था समझा है। शर्तों का पालन न किया जाने के अज्ञात में एक गारंटी की अज्ञात को अज्ञात के को एक में एक अज्ञात में निवेश अज्ञात आरंभ।"

[Handwritten signature]

For M/s Shipra Estate Ltd. *[Signature]*
 M/s Shipra Estate Ltd.
 10/10/2011



3. **OTHERS**

All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1974 (U.P. Act No. 6 of 1974) or any Rules or Regulations or Directions made thereunder shall, as deemed to be duly served as provided in 45 of the U.P. Urban Planning and Development Act, 1972 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P. Act No. 20 of 1974).

All powers exercised by the "LESSOR" under this Sub-Lease may be exercised by the Chief Executive Officer of the "LESSOR". The "LESSOR" may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this Sub-Lease.

Provided that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other Officer who is entrusted by the "LESSOR" with the similar functions to those of Chief Executive Officer.

All the terms & conditions of the Procedure of Scheme/Agreement/Lease/Lease Deed shall be binding upon the "SUB-LESSEE".

The cost and expenses of preparation, stamping and registering this Sub-Lease Deed and all other incidental expenses including any duty or charges that may be levied by the "LESSOR" or any competent authority/government shall be borne by the "SUB-LESSEE".

The Chief Executive Officer of the "LESSOR" reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and/or expedient.

Any relaxation, concession or indulgence granted by the "LESSOR" to the "SUB-LESSEE" shall not in any way prejudice the legal right of the "LESSOR".

The "SUB-LESSEE" on written request may be permitted by the "LESSOR" to read out these provisions on the similar terms & conditions as applicable to the "LESSOR" including payment of charges by whatever name called.

All arrears payable to the "LESSOR" shall be recoverable from the "SUB-LESSEE" and "SUB-LESSEE" as arrears of land revenue.

The High Court of Judicature at Allahabad and the District Court in Sultanpur District shall have territorial jurisdiction to the exclusion of all other courts.

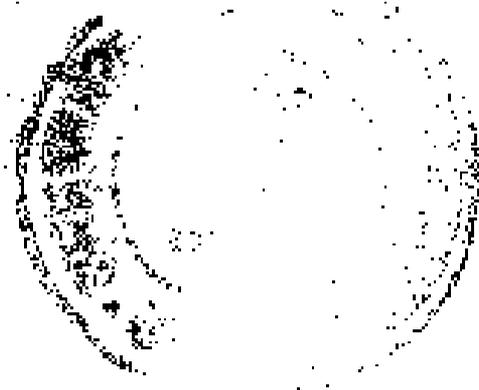
For and on behalf of the lessor, **Shri. B. S. Singh**, Director, Housing & Public Works Department, Government of Uttar Pradesh, Lucknow.

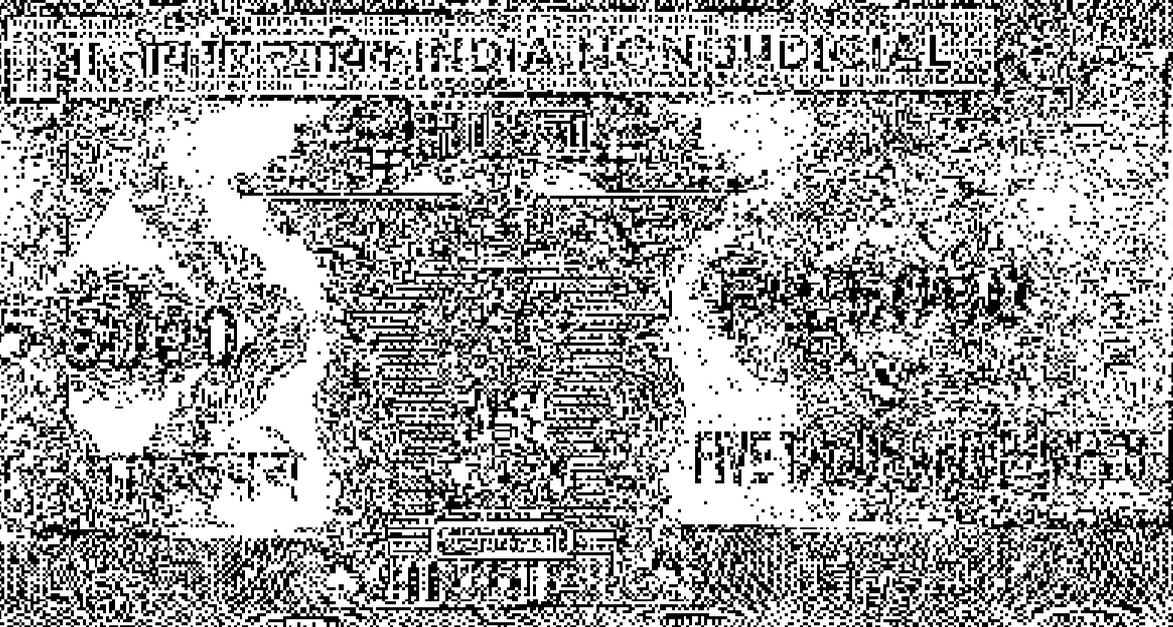
Accepted and agreed to on behalf of the lessee, **Shri. B. S. Singh**, Director, Housing & Public Works Department, Government of Uttar Pradesh, Lucknow.

Accepted and agreed to on behalf of the lessee, **Shri. B. S. Singh**, Director, Housing & Public Works Department, Government of Uttar Pradesh, Lucknow.

Accepted and agreed to on behalf of the lessee, **Shri. B. S. Singh**, Director, Housing & Public Works Department, Government of Uttar Pradesh, Lucknow.

[Handwritten signature]





NEW UTTAR PRADESH

X-813556

02/04/2020
New Okhla Industrial Development Authority
Sector-6,
Noida

02/04/2020 16:13 | 2020 dated 20/4/2020

In consideration of the letter of the Industrial Development Commission, Govt. of U.P. bearing No. 2168/78/2/2005/16 I.C./3005 dated 30.12.2005 granting 100% exemption in payment of stamp duty from on the lease deed to be executed by New Okhla Industrial Development Authority having its office at Main Administrative Block, Sector-6, Noida which expression shall include repugnant to the context or subject include its administrators, successors) and in accordance with Letter No. 1703/Sale-Registrar, Noida dated 20.10.2019 issued by the Sub-Registrar, J Noida, Gautam Budh Nagar, Uttar Pradesh in favour of M/s Urvic Hobbies Private Limited having its registered office at D-32, Main Vikas Marg, Laxmi Nagar, Delhi 92 hereinafter referred to as sub-lessee (which expression shall, unless repugnant to the context or subject include its administrators, successors) for the purpose of I.T. and ITIS Infrastructure Ltd.

सत्यमेव जयते
For Foreign National Bank
[Signature]
[Stamp]

For Foreign National Bank
[Signature]
[Stamp]

क्र. सं. 1133a

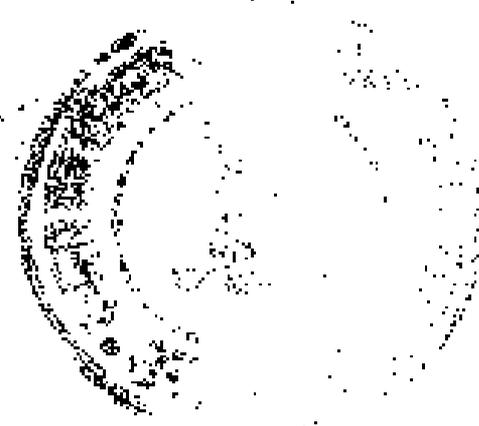
दि. 20-12-11

पं. सं. 1133a

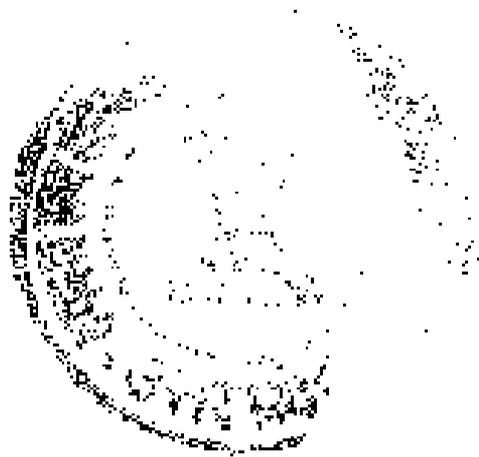
पं. सं. 1133a

पं. सं. 1133a

दि. 20-12-11







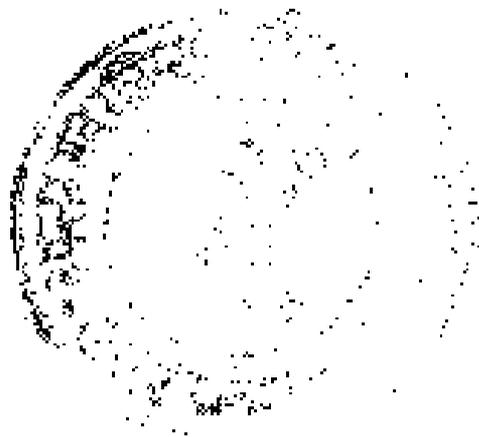
Bank Guarantee only and only if you serve upon us a written claim or
command or order before (3 years) 12.30.16.

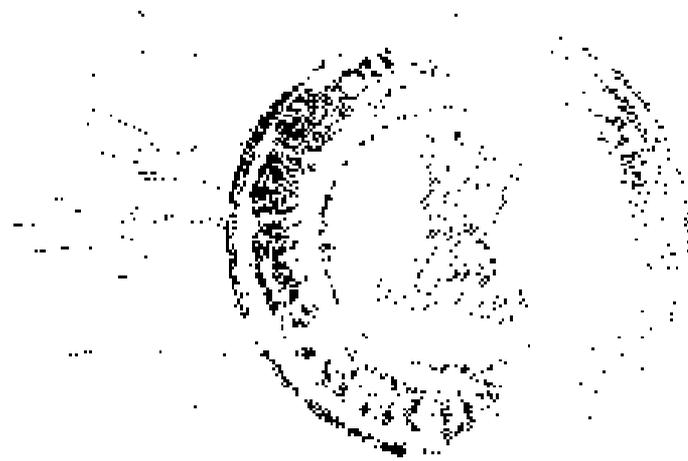
In witness whereof the bank sets its hand at Lucknow on the 30th day of
December, 1911

For Punjab National Bank
[Signature]
Manager
Lucknow, Punjab National Bank, Ltd.

[Signature]

[Faint circular stamp]





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अपर जिलाधिकारी(निर्/रा0),
गौतमबुद्ध नगर।

दिनांक 28/10/2014
सं. 13-10-2014

सहायक महा प्रबन्धक(संस्थागत),
नवीन आधुनिक औद्योगिक विकास प्राधिकरण,
गौतमबुद्ध नगर।

23/11/एसासी0-1000/0110/2014

दिनांक 28/10/2014

विभाजित संस्थागत भूखण्ड सं० ९-2/1, सैक्टर-132 एवं ९-02/2,
सैक्टर-132 के उध परदा अलेख को सूचना में।

प्रति,

उपरोक्त विषयक भूपट्ट अपन कर सख्या NO(DA)AGM(INS)T/0820 दिनांक
07/12/2014 का अंदा अहण करे जिसके अन्तर्गत भूखण्ड सं० ९-02, सैक्टर-132, सैक्टर
02/2 के अन्तर्गत विभाजित भूखण्ड सं० ९-02/1, सैक्टर-132 एवं ९-02/2
सैक्टर-02 (प्रत्येक का अकाल 33383.90 वर्ग मीटर) को Shikha Bhatta Ltd. को 100
प्रतिशत स्वामित्व की कम्पनी कम्पनी M/s Anand Residency Pvt. Ltd. एवं M/s Uday
Nehra Pvt. Ltd. की Subsidiary के रूप में अलेख निशाक हेतु सजाव की पूरा के क्रम
में की जाने वाली बैंक गारन्टी की काशरि गवास्ताकर अथवा करण की केशरि की जारी
की।

अपर को सूचना में उध निरन्धक-द्वितीय, नएदा ९ अथवा आधुनिक संस्था
10/11/2014-1/गोएक दिनांक 07/10/14 अधिन कर अंशक कर्मचारि हेतु अधिन की
जा रही है। अतः नएदा अनुसार आवश्यक काशरि करणे जा करण करण। Shikha Bhatta
Ltd द्वारा की गयी बैंक गारन्टी को अन्तुक्त विषय वार्ते के सम्बन्ध में पूर्व में अधिन करण के
सम्बन्ध से काशरि जारी किये जा चुके हैं।

सहायक अपर कर्तव्य।

अपनी,

(राजेश चन्द्र),
अपर जिलाधिकारी(निर्/रा0)
गौतमबुद्ध नगर।



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उप निदेशक
नीला हिरीज

दिनांक 15/07/2011

सेवा में

श्रीमान् उपर निदेशिकां (गि/च)
अनवर नौदमहम्मद २०१०

विषय :- अवैध प्रवेश के द्वारा जो छुट्टी के दिन में जो जाने वाले बैंक कार्डों की अवधि मूक
है संबंध में।

महोदय,

श्रीमान् शोखत औद्योगिक लिफ्ट अधिकार क्षेत्र-२, नीला हिरीज नौदमहम्मद २०१०
द्वारा अपना वैध पत्र दिनांक ०२/०७/२०११ में आपके द्वारा अवैधक हिरीज से उक्त चेकबुक
अवधि में ही है जो कि प्रो. अंतर्गत लिफ्ट की १०० प्रतिशत सबसिडिडी कम्पनी कम्पन: वैशाल
कॉन्स्ट्रक्शंस प्रो. लि. एवं वैशाल एपी इन्फ्रास्ट्रक्चर्स के अंतर्गत से संबंधित है।

श्रीमान् जो उक्त रिपोर्ट के संबंध में अज्ञान कथना है कि उक्त पत्र में उक्त क्षेत्र
अवधि पंजीकृत प्रवेश कम्पनी से उक्त है के संबंध में बैंक कार्डों अवधि पर एक सबसिडिडी
अवधि पर अवधि ००००० रु. ३६०० रु. २६१३०१३३ नादिकत होतो है जिस पर ५ प्रतिशत रु. १७००
अवधि के दर से १,३०,८१,०००/- रुपये की प्रत्येक अवधि पर उक्त अवधि लिये जाने के अवधि
उक्त हीन अवधि का अवधि अवधि हो अवधि।

अतः श्रीमान् जी को अवधि
अवधि अवधि है।

दिनांक- २१/०७/२०११

अवधि

अवधि
अवधि-अवधि-अवधि-अवधि
अवधि-अवधि-अवधि-अवधि



ST-12-1/

उत्तरणी: डान

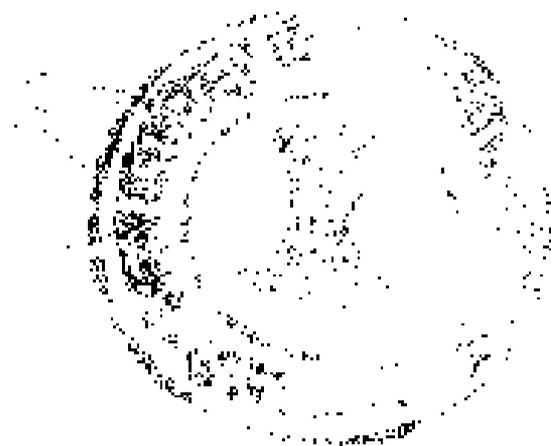
वैश्वदेव मन्त्रोऽथ

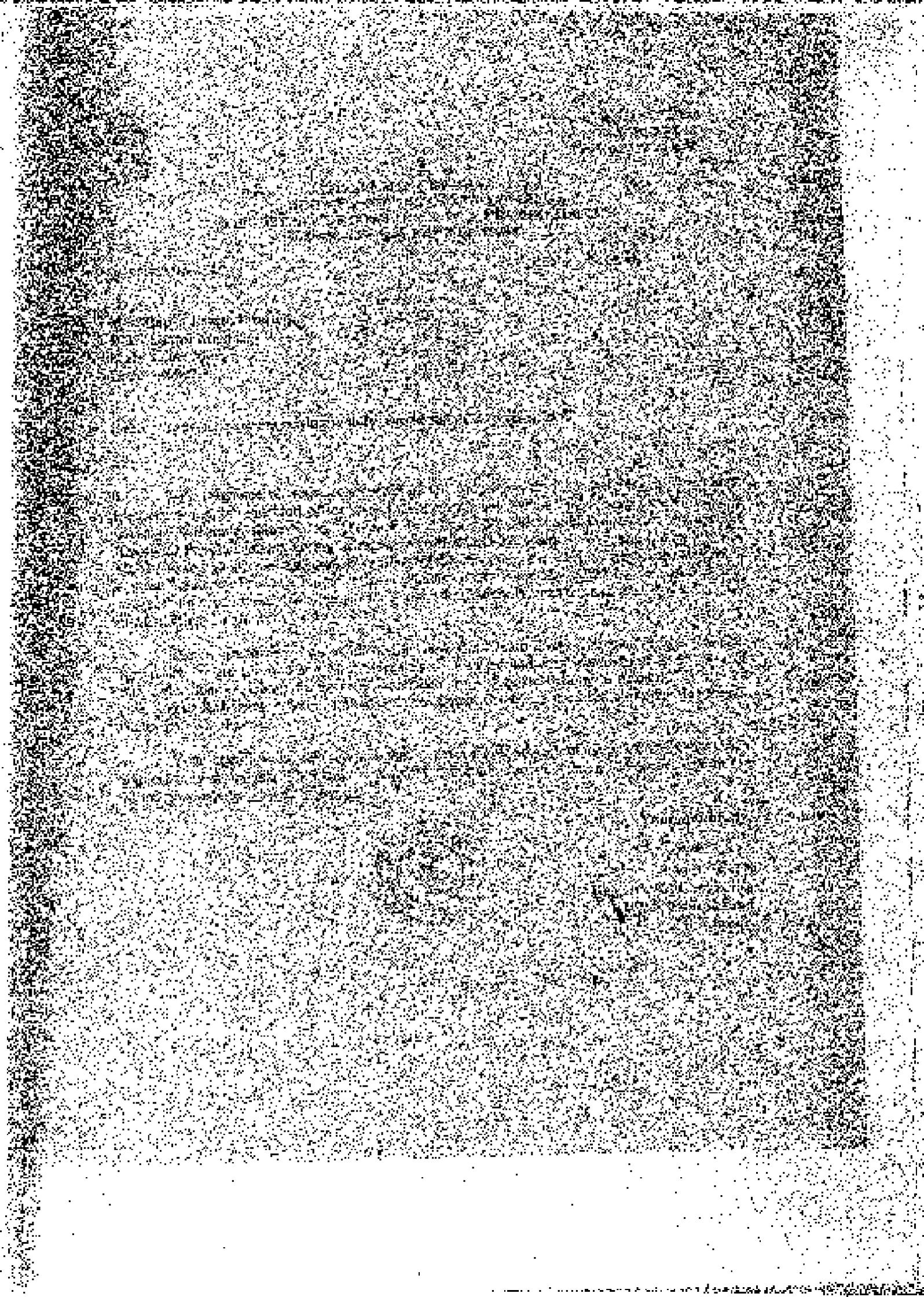
१६

उत्तरणी: डान

वैश्वदेव मन्त्रोऽथ



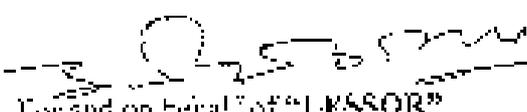






IN WITNESSES WHEREOF THE PARTIES have set their hands on the day and in the year herein below written.

Witness Sanjay Bhambhaniya Etc
13. Bhambhaniya Bhambhaniya
Address B-317, Patel Nagar-II
Delhi


For and on behalf of "LESSOR"
Authorized Signatory

Witness Sunil Dutt Sharma
13. D. V. Sharma
Address D-1512, Bal Wajra
Delhi


For and on behalf of "LESSEE"
Authorized Signatory

Witness
Address

For and on behalf of "SUB LESSEE"
For Urvil Finance Pvt. Ltd.
Authorized Signatory
Urvil Finance Pvt. Ltd.
A Chartered Bank
Authorized Signatory

पदा
द्वारा

आज दिनांक 28/12/2011 को

वही सं. 1 जिल्द सं. 3906

पृष्ठ सं. 113 से 134 पर कमांक 11601

संशोधित किया गया।

संशोधिकाग्न अधिकारी के हस्ताक्षर

(आर०के० गौड़म)
उप-निबंधक द्वितीय
नोएडा

28/12/2011

पढ़ा.....
सुना.....



सचिव प्रो. वि. वि.

सं० १००० नोएडा