

Page | 2

GAUR CITY CENTRE/GF-40/Mr. Sachin Kumar Mourya

To,

Dated: September 15, 2016

Mr. Sachin Kumar Mourya S/o Mr. Bindra Prasad Mourya
 And Mrs. Deepshika singh W/o Mr. Sachin Kumar Mourya
 R/o A-406, 6th Avenue, Gaur City 1 Plot GH-01, Sec-4, Greater Noida. 201301

Sub: Allotment of Commercial Unit in the GAUR CITY CENTRE (Project) situated at Gaur City Centre Gaur City

Dear Sir(s)/Madam,

In response to your application dated 06 Jan 2016 we, M/S GAURSONS HI-TECH INFRASTRUCTURE PVT.LTD., a Company registered under the Companies Act, 1956 having its Corporate Office at Gaur Biz Park, Plot No. 1, Abhay Khand-II, Indirapuram, Ghaziabad (hereinafter referred to as the 'Company' which expression shall, unless it repugnant to the context or meaning thereof be deemed to include its successors and assigns) hereby subject to the terms and conditions mentioned hereinafter allot to you Commercial Unit No. GF-40 on Ground Floor.

Carpet Area:- _____ sq.mtr. (_____ sq. ft.) approx. (Total Area _____ sq.mtr. i.e. _____ sq.ft approx). as per specifications attached herewith, in the proposed Project known GAUR CITY CENTRE, situated at Gaur City Centre Gaur City for a cost of Rs.3,777,950.00 (Three Million Seven Hundred Seventy Seven Thousand Nine Hundred Fifty Only) + service tax, as assessed and attributed by the Government of India, payable as per Payment Plan mentioned hereinafter. The said rates are exclusive of certain charges mentioned hereinafter.

Remarks:- _____

1 SQ.MTR = 10.764 SQ.FT.

Layout of the Commercial and the project are attached herewith. (Annexed here with as Annexure D & E)

The Estimated Date of Possession 30/04/2018 + grace period of 6 months

Company

Signature of the Allottee(s)

Page 3

Interpretation of some indicative terms

Applicant: - means persons, applying for allotment of the Commercial Unit, whose particulars are set out in the booking application form and who has appended his signature in acknowledgment of having agreed to the terms & conditions of the booking application form and allotment.

Application (Booking Application):- A request for allotment of Commercial Unit made by the Person(s)/Firm/Company on a standard format namely booking application form of company. In case of more than one applicant the other will be considered as co-applicant, prior to execute the allotment letter they will be considered as Intending Allottee(s).

Allotment Letter: - Confirmation of booking of Commercial Unit by the Company, a format containing the terms and conditions of allotment, duly executed between the Company and Intending Allottee(s).

Allottee(s) :- Those who have executed the allotment letter thereafter a particular Commercial Unit has been reserved for that particular Allottee(s) and those who have agreed to abide by all the terms and conditions till the time and indenture of conveyance is executed. In case more than one allottee the other will be considered as co-allottee(s) and allottee and the co-allottee(s) will have the equal share in the Commercial Unit.

Commercial Unit: - The Commercial Unit in the project Gaur City Centre which is identified by a number, that number is also identifying the Floor of that Commercial Unit. "Said Commercial Unit" shall mean the specific Commercial Unit applied for by the Applicant in the Said Project, details of which has been set out in the Booking Application

Area

Area of land: - Total Area of land over which the projects Gaur City Centre is being constructed.

Carpet Area: - means the net usable floor area of a Commercial Unit excluding the area covered by the external walls, areas under services shafts, exclusive balcony (if any) or verandah area (if any) and exclusive open terrace area, but includes the area covered by the internal partition walls of the Commercial Unit.

Common Area and Facilities:- Means all facilities to be used by all the Commercial Unit, such as, corridors, staircases, staircase shafts and mummies, lifts, lift lobbies, shafts and machine rooms, all service shafts, fire escapes, all underground and overhead tanks, electric sub-station, control panel room, installation area of transformer and DG set, guard towers, entrance and exit of the project, water supply, treatment plants, pump house, sewerage systems, EPABX systems, common toilets, rain water harvesting systems etc.

Total Area:- The area after loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the layout plan of a particular Commercial Unit.

Cost of Commercial Unit: - The cost of Commercial Unit is total consideration amount of a particular Commercial Unit duly agreed between the company and the buyer nothing has been calculated or charged separately for location, Lease rent, electricity connection power backup connection or any other item, the applicable taxes and IFMS (Interest Free Maintenance Security) are not the part of consideration/cost of Commercial Unit.

Fit Out Period:- After completing the construction the final touch to a particular Commercial Unit will be given during a prescribed schedule said duration is called the Fit Out Period.

Force Majeure Clause:- means any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform obligations under this allotment which shall include but not be limited to:

- (a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters.
- (b) Explosions or accidents, air crashes and shipwrecks, act of terrorism.
- (c) Strikes or lock outs, industrial dispute.
- (d) Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.
- (e) War and hostilities of war, riots, bandh, act of terrorism or civil commotion

Company

Signature of the Allottee(s)

Page 4

- (f) The promulgation of or amendment in any law, rules or regulations or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the party/company from complying with any or all the terms and conditions as agreed in allotment; or
- (g) any legislation, order or rule or regulation made or issued by the Govt, or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said project/Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever.

Layout and Plans: - The Architectural Drawings of project comprising of whole planning of constructions, open areas and drawings of particular floor and a particular Commercial Unit.

Payment Plans: - These are the mode of payment towards the captioned booking of Commercial Unit having mode, intervals and the time frame for the payments which is also prescribed in the price list of the project.

Maintenance Charges: - means the charges to be paid by the Allottee(s) for the maintenance and upkeep of the Project @ prescribed rates on the total area of the Said Commercial Unit, applicable on monthly basis and payable in advance.

Taxes: - shall mean any and all prevailing taxes payable by the Company or the taxes going to be attributed in future, by way of value added tax, state sales tax, central sales tax, works contract tax, workers welfare cess/fund, service tax, cess, educational cess, G.S.T. or any other taxes, charges, levies by whatever name called, in connection with the development/construction of the Said Commercial Unit, or Said Project.

Company

Signature of the Allottee(s)

Page 5

Details of Title and Ownership of the Company (Annexed herewith as Annexure C):

TERMS AND CONDITIONS FORMING THE PART OF ALLOTMENT LETTER FOR ALLOTMENT OF COMMERCIAL UNIT

1. That the allottee(s) has/have seen all the documents of titles and other relevant papers/documents etc. pertaining to the aforesaid Project and is/are fully satisfied about the title and rights of the Company. The drawing and plans of the project has been displayed at the site office of the project & the corporate office of the Company. The specifications of actual construction are duly specified in the brochure and also forming the part of booking application/allotment. The company reserve it right to use/rent out the open areas of the project including the central Atriums or exhibition sale or business promotion activities.
Note: The request for any change in construction/specification of any type in the Commercial Unit will not be entertained.
2. That the project Gaur City Centre will be constructed in two phases, in phase-I basement(parking lower ground floor, first and second floor will be constructed, the construction of the remaining floors from third onwards will be constructed in phase-II as per requirement as and when deemed fit by the company.
3. That the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (hereinafter referred to as ACT). As per section 2 of the Act, shopping malls and multiplexes are specifically excluded from its preview. Thus the very Act entails non application of its provisions upon shopping malls and multiplexes. That the building plans of proposed project have been duly submitted/sanctioned to/by the Development Authority. The project will have Commercial Units of different sizes and dimensions on various Floors.
4. That the allottee(s) is/are aware of and has/have knowledge that the building plans are tentative and agree to that the Company may make such changes, modification, alterations and additions therein as may be deemed necessary or may be required to be done by the Company in accordance with the Government/Development Authority or any other local authority or body having jurisdictions. Additional purchasable FAR, compoundable FAR and green Building FAR etc. will be permissible time to time as per the Authority's regulations. The company can make any type of change in layout/elevation/design/alteration in open area etc. and can amalgamate or divide the commercial units as and when required and deemed fit by the company and by signing this allotment and terms & conditions, all time consent of the allottee(s) shall be presumed for all has been stated herein. The dimensions shown in the brochures, maps or any other documents have been calculated on non-plastered brick wall to brick wall bases.
5. That the consideration is for the area of the said Commercial Unit which will be Sold/Sub-leased, as mentioned "Carpet Area". All the unsold areas of the project will be the sole ownership of the company, the company will be entitled to dispose off or utilize those areas as desired and decided by the company. The company can sub lease the vacant Commercial Unit(s) as a whole or in part to one or more person(s)/company(ies)/institutions) whosoever.
6. That the allottee(s) has read over and understood all the content/terms & conditions of maintenance agreement, agreement for supply of electricity, agreement for power backup etc. which will be executed with execution of this allotment.
7. That the schedule of payment/instalment has been duly explained to the allottee(s) who shall be responsible for making payments on time, any separate demand letter for the instalment falling due will not be required to be sent by the Company and that cannot be claimed as a right or any duty /obligations towards the Company.

Company

Signature of the Allottee(s)

Page| 6

8. That the instalments of payment will run as opted for, in the payment plan. The allottee (s) shall be bound to make timely payments as per the payment schedule and in case of default, interest will accrue upon the delayed payment and such accrued interest over the delayed payment will be determined and payable at the time of final payment. The allottee(s) desirous of knowing the interest accrued upon the delayed payment can seek the required information from the Company's corporate office or from the consumer portal on Company's website. Timely payment is the main essence of the booking & allotment and in case of delay, interest @ 9.5% per annum shall be charged for the delayed period. In case two regular instalments remains unpaid, the allotment shall be treated as cancelled and 25% amount of the cost of the Commercial Unit shall be forfeited and balance amount (if any) will be refunded without any interest. The said refundable amount will be refunded only after rebooking of the Commercial Unit and after receiving the sum of refundable amount from the new buyer. As the company/promoter utilized the deposited amount for the development and construction of the project.

Note: Timely payment being the main essence of the allotment, any delay in payment due to any reason whatsoever may it be sanction of loan from Bank or any other reasons shall be the sole responsibility of the allottee(s). It shall be always clear that if availed loan for the Commercial Unit the dues of the Banks/financial institutions shall be refunded directly in all the cancellation / refund cases. Any amount paid in terms of taxes to the Government or Authority concerned shall not be refunded.

9. That the allottee & co-allottee (if any) will have equal share in the Commercial Unit and in case of death of any of them the allotment will continue only after providing a certificate regarding the legal heirs of the deceased from the appropriate authority and a No Objection Certificate from the bank if availed a loan. Similarly in a case where any dispute arises between the allottee(s), allotment will continue only after providing consent in writing by them and No Objection Certificate from the bank concern. The interest over the delayed payment shall be charged. The dispute whatsoever stated above shall not give any effect in that. In above mentioned circumstances the Company will hold the booking / allotment for two months only there after the Company can cancel the said booking/allotment and the allottee(s) shall have no claim or right whatsoever except to the claim of refundable amount shall be refunded after deduction as procedure described above. For the refund the consent of all allottee(s) with respect to the share shall be necessary.
10. That the Company/promoter may restore the cancelled Commercial Unit in its sole discretion after receiving 10% of the cost of the Commercial Unit as restoration charges. The said restoration charges shall be calculated on the prevailing rates at the time of restoration.
11. That the allottee(s) and the family members have a right to visit and inspect the project site during the course of construction, while deriving this right if any loss or damage happens, the Company shall not be held liable for any loss/cost/damages or any other expenses on account of such visit.
12. That In case reissuance of allotment letter, tri partite agreement, permission to mortgage or any other document is required and requested by the allottee(s) or bank/financial institution, the company has sole right to reissue or reject the reissuance. The reissuance at every time shall attract a fee of Rs. 10000/- plus Service Tax as applicable, as administrative charges and shall be payable by the allottee(s).
13. That any alteration / modification as the Company may deem fit or as directed by any competent authority(ies) resulting ± 3 % change in the area of the Commercial Unit including terrace/balconies, there will be no extra charge/ claim by the Company also the allottee(s) shall not be entitled for any refund.
14. That although all the major construction of the Commercial Unit will be completed, however the final touch (as described in annexure A) will be done during the "Fit Out Period" of 06 months. It has been experienced that if the final touch to a Commercial Unit has been given and the possession delays as the allottee(s) do not proceed with, the said finished Commercial Unit get deteriorates with the span of time. Therefore the concept of Fit-Out period has been adopted and being applied. The final touch which will take 20 to 30 days for an individual Commercial Unit and the owner(s)/ allottee(s) may get these final installations done in his/her/their own presence, if desired so.

Company

Signature of the Allottee(s)

Page 7

15. That it is thoroughly clear to the allottee(s) that final finishing of the Commercial Unit shall be done after deposition of entire amount and obtaining NO DUES from the company. Pendency of completion certificate shall not be the reason to hold the dues.
16. That the construction could be completed prior to the date mentioned in the allotment. In that case the Fit out of the Commercial Unit cannot be denied on any ground whatsoever. The date given in the allotment is an assessment only and construction could be completed earlier to that.
17. That only after the registration of Sale deed/Sub lease deed with possession of the Commercial Unit, the allottee(s) shall be considered as the owner of the Commercial Unit.
18. That the monthly maintenance charges shall commence from the date of possession or the cut-off date for the same.
19. That if there is delay in handing over the possession of Commercial Unit beyond the grace period of 6 months from the estimated date of possession due to any reason(s) which were within the control of the Company, the Company will pay to the Allottee(s) an interest @ 9.5% per annum over the deposited amount of cost of the Commercial Unit excluding the taxes and other charges provided that all due instalments of Commercial Unit were received on time, any waiver of interest or the payment with interest shall not be considered as payment on time. In case the the allottee(s) do not proceed with possession of Commercial Unit, the penalty of Rs. 100/- per sq.mtr. per month of the Carpet Area of the Commercial Unit shall be applicable and payable by the allottee(s) the said penalty shall commence from the date of expiry of Fit-out period.
20. The holding and waiting period of an Commercial Unit shall have a limit maximum of 6 months from the date of issuance of completion certificate/part completion where the allottee(s) do not proceed for possession i.e. the sale/sub-lease deed of Commercial Unit remains pending at the end of the allottee(s) even the entire cost has been paid, the said allotment shall be treated as cancelled and no other claim except to refund of amount without any interest and with deduction of 25% of Cost of Commercial Unit will be entitled and entertained.
 Note:- For all the cases of refund, the amount deposited as applicable taxes & delayed period interest shall not be refundable and cannot be claimed from the Company.
21. That any delay on account of the authority for issuance of the completion certificate/part completion shall not be considered as a delay in completion on the part of Company. The date of applying the completion certificate shall be presumed as the date of completion, the Company shall not be liable for the penalty for delay in possession after the said date, any claim for delay in possession will be confined up to the date of applying for the completion certificate only. It is shall also cleared that the completion certificate in part could also be obtained after depositing the requisite fee and obtaining the NOCs from all the concerned departments. After the expiry of 90 days from the date of applying for the completion certificate along with all the requisite formalities and documents in case not issued/provide by the Authority, it shall be deemed as issued provided in law/by laws; therefore the issuance of completion certificate shall not be a reason for denial of taking the possession.
22. In case the allottee(s) surrender/cancel the booking/allotment at any stage due to any reason what so ever than 25 % of the cost shall be forfeited balance(if any) shall be refunded without interest.
23. That the Sale deed/Sub lease deed of the Commercial Unit shall be executed and registered only after completing the construction, after receipt of total consideration and other charges. The other connected expenses/charges i.e. cost of Stamp Duty, registration charges/fees, miscellaneous expenses and Advocate's fees/charges, these fee and charges shall be borne and paid by the allottee(s) and who only will be responsible and liable for paying deficiency in stamp duty/penalty/interest as per the Stamp Act and the stamp duty and deficiency thereon if imposed by the government/competent authority over the allotment letter, agreement for maintenance, electricity and power backup etc. shall also be paid and borne by the allottee(s).

Company

Signature of the Allottee(s)

Page 8

24. That until a Sale deed/Sub lease deed is executed and registered, the Company shall continue to be owner of the Commercial Unit and the allotment shall not give any right or title or interest therein even though all the payments have been received by the Company. It is further clarified that the Company is not constructing Commercial Unit as a contractor on the other hand Company is constructing the project as its own as a promoter. The Company shall have first lien and charge over the Commercial Unit for all its dues and payable to the Company.
25. That it will be necessary to obtain a No Dues Certificate/NOC from the Company in case of subsequent sale/sub lease along with due incorporation of the particulars of the subsequent transferee(s) with the Company, and the said NOC will be issued by the Company upon payment of administrative charges @ Rs. 220/- per sq mtr. of the Total Area of the Commercial Unit + service tax.
26. That all taxes such as Water Tax, Sewerage Tax, Electricity Charges or any other taxes or charges shall be payable by the owner(s) of Commercial Unit from the date of possession i.e. from the date of Sale/Sub-lease deed.
27. That the owner(s) after possession shall comply with all the mandatory requirements and compliances as per the Ministry of Environmental Impact Assessment (EIA) norms, UP: Pollution Control Board/ Water Commission/any other rules and regulations by State of U.P or any other competent authority. That the owner(s) shall abide by all laws, rules and regulations of the Development Authority/local authority/State Govt./Govt of India and shall be responsible for all deviations, violations or breach of any of the conditions of law/byelaws or rules and regulations.
28. That the basement space as per the permissible usage can also be allotted for other purposes like storage spaces etc.
29. That a single point electricity connection will be taken for the project from the Competent Authority and the electricity will be distributed through separate meters to the Commercial Unit through pre-paid systems. The Electricity Connection shall be provided for the capacity as opted in the application form _____ KVA and also in accordance with all other Terms & Conditions as per the electricity supply agreement.
30. That the Power back-up facility availed as opted in the application form _____ KVA, no request for power backup facility shall be entertained later on if not availed. The per unit charges of the power back-up (i.e., running of DG set) shall be subject to the prevailing rates of fuel at the time of possession.
Note: Any request for reducing the electrical and power back-up load shall not be entertained and no refund shall be made thereon, the said load(s) will be final as opted in booking application.
31. That the rate for Electricity charges will be as per the prescribed rates of Authority concerned which includes Fixed charges, unit charges, regulatory charges, taxes and duties. However the line losses of the units will be charged extra. Power backup consumption charges will include the fixed charges (payable in case of non-usage of power back-up) which will be payable along with the consumed unit charges the rate of which will be decided by the Company on the basis of the cost of the inputs like fuel, wages etc. and will increase / decrease along with the cost of these inputs, the details are attached with 'Electricity Supply Agreement'. The rates for Electricity and Power backup consumption including the fixed charges (payable in case of minimum/non- usage of electricity and power back-up) will be decided by the UPERC/authority).
32. That it is hereby agreed, understood and declared that the Company may take construction finance/demand loan for construction of the above said Project from the banks/financial institutions after mortgaging the land/ Commercial Unit s of the said Project. However, the sale/sub lease deed in respect of Commercial Unit in favor of allottee(s) will be executed and registered free from all encumbrances at the time of registration of same.

Company

Signature of the Allottee(s)

Page 9

33. That if there any Service Tax, Trade Tax, V.A.T, G.S.T., and additional levies, rates taxes, charges, compensation to the farmers, cess and fees etc. as assessed and the attributable to the Company as consequences of Court order /Government/ Development Authority /Statutory or other local authority (ies) order, the allottee(s) shall be liable to pay his/his/their proportionate share for the same to the Company as and when demanded, if the appropriate authorities impose any tax on this transaction in future then the allottee(s) is hereby agrees for payment of the same and all times indemnify and keep harmless to the Company.
34. That the non-refundable Interest Free Maintenance Security (IFMS) of amount @ Rs 1077/-per sq.mtr. based on the total area shall be charged for Commercial Unit . The monthly maintenance charges in advance is also applicable and payable that will be charged through the electricity meter and the amount will be utilized for electricity expenses, cleaning, maintenance of lift, parks, roads, security and other amenities falling under the common use and for the common areas of the project.
 "Presently the monthly maintenance charges has been decided for Commercial Unit @ Rs 108/-per sq.mtr. based on the total area of Commercial Unit , however, the rates decided by the Company considering the rates of consumable and wages etc. at the time of possession shall be final and binding.
 Note: NOC from the Company/Maintenance Agency is required for clearance of maintenance dues prior to the subsequent transfer of Commercial Unit by the owner otherwise the subsequent buyer will not be allowed.
35. That the Commercial Unit shall be used only for the purpose which has been shown in the approved plans/as per bye-laws / lease deed in the favour of company by the GNIDA, the purpose which may or likely to cause public nuisance or not permissible under the law shall not be allowed. Any type of encroachment/ construction in the entire Project including roads, lobbies, roof etc. shall not be allowed to the Commercial Unit owners. They also shall not be permitted to closing of verandah, lounges, balconies (if any) and common corridors etc., even if particular floor/floors occupied by the same party. Any alteration in elevation and outside color schemes of exposed walls of verandah, lounges or any external wall or both faces of external door and windows of Commercial Unit. Any type of change inside the Commercial Unit which may cause or likely to cause damage to the safety, stability of the structure shall not be permitted, as there are hidden RCC column and RCC shear wall supporting whole structure therefore no change is allowed.
 Note:- The company reserves its right to allow the signboard/advertisement material which can be displayed at the designated place only demarcated by the company.
36. That it shall be the responsibility of allottee(s) to inform the Company in writing about subsequent change(s) in the address otherwise the address given in the booking application form will be used for all correspondence and it shall be deemed to have been received by the allottee(s) and the Company shall not be responsible for any default.
37. That in the event of any dispute whatsoever arising connected with the booking/allotment of the said Commercial Unit, the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAL-WESTERN UP. The said allotment is subject to arbitration by the designated committee of arbitrators appointed by the CREDAL and the decision of the arbitrator will be final and binding on all the parties. The arbitration proceedings shall always be held in the city of Ghaziabad (U.P) India, The Arbitration and Conciliation Act-1996 or any statutory amendments/ modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the courts subordinate to it alone shall have jurisdiction in all matters arising out of or touching and/or concerning this allotment.
 Log on to CREDAL (NCR) at www.credalnrcr.org
38. In case of NRI allottee(s) to observance of the provision of the Foreign Exchange Management Act-1999 and any other law as may be prevailing shall be responsibility of the allottee(s)

Company

Signature of the Allottee(s)

Page| 10

39. That the following Annexure are annexed herewith which are also being the part of this allotment form.

- A. Specifications of the Commercial Unit.
- B. Payment Plan.
- C. Details of Title and Ownership of the Company.
- D. Layout Plan of Commercial Unit
- E. Layout Plan of Project.

Disclaimer: I/we have fully read over and understood all the terms & conditions mentioned herein above and terms & conditions mentioned in maintenance agreement, agreement for supply of electrical energy agreement for power back up. My/our all queries have been duly explained by the executive of the company. I/we have discussed and taken legal advice from the counsel of my/our own choice. It is clear to me/us that for any change in layout of the project, my/our written consent is required as per the law, I/We hereby given consent to that the Company can make any type of change in layout/elevation/design of the project. My/our consent will be presumed as all-time written consent for the same.

Company

Signature of the Allottee(s)

Specifications

(Gaur City Centre)

Flooring

- Cement Concrete Flooring

Walls

- Plastered partition wall with OBD in pleasing shades.

Electricity

- One electric single point inside the shop.

Flooring of Common Corridor

- Ceramic Tiles/Kota Stone in Common Corridor/Common Area.
- M.S. Railing in Corridor.

Doors

- Rolling shutter.

Toilet

- One Male & Female Toilet sets on Lower Ground, First Floor & Second Floor.

Escalator

- Escalator at Lower Ground, Ground Floor & First Floor for upward direction only.

Page| 12

Annexure C**Details of Title and Ownership of the Company**

Whereas land admeasuring 503216 sq. meters was purchased by the Company i.e. M/s Gaursons Hi-Tech Infrastructure Private Limited from the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U. P. Industrial Development Area Act, 1976 on lease hold basis under the Scheme Code RTS 01/2010 (I) for development of Township at Plot No. GH-01, Sector 4, Greater Noida vide Lease Deed, which was duly registered vide Document No. 8016 in Book No. 1 Volume No. 6110 at Page Nos. 371-400 on 05.05.2010 in the office of Sub Registrar, Gautam Budh Nagar (U. P.).

Whereas the Company has taken over the physical possession of aforesaid Plot from the 'GNIDA' on 05.05.2010. And Whereas the company has divide the said land into various plot and sectors with the approved layout plan. The Plot of the project 'Gaur City Centre' is nomenclature as C-1A having an area admeasuring 22223.60 sq.m. The Company has offered to sell Commercial Unit of various size and dimensions, multiplex, suites etc in the proposed Project 'Gaur City Centre'.

The Company is authorized to execute sub-lease of the Commercial Unit in favor of its allottee(s) on the terms & conditions of booking application, allotment letter & Lease Deed executed in favour of Company by the GNIDA.

Whereas all terms and conditions of the lease deed of the above Township Plot executed in favor of the company shall also be applicable to the intending allottee(s).

I/we have fully read and under stood the terms and conditions of the scheme brochure code RTS-01/2010 (I) and the lease deed executed in favor of the company by the GNIDA, all shall be abide and binding over me/us.

Company

Signature of the Allottee(s)