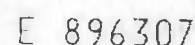
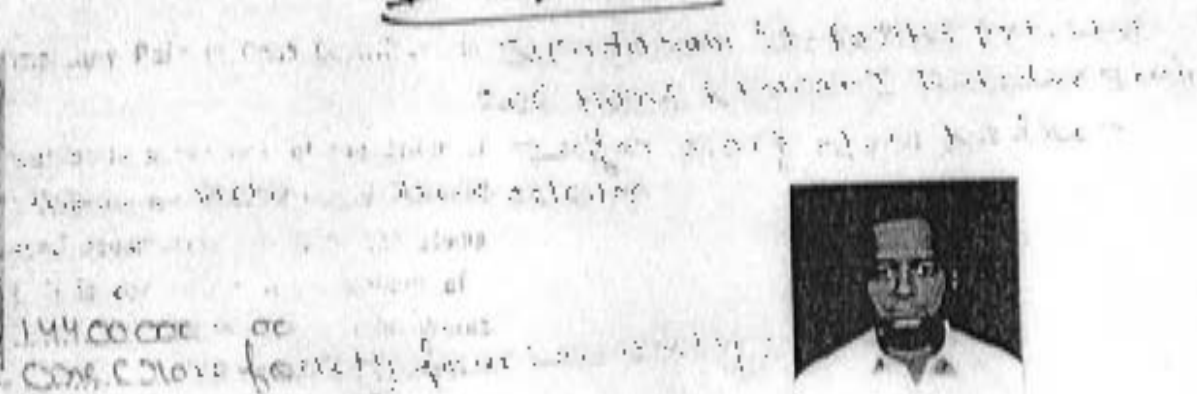


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L. T. Parke



Spire Techpack Pvt. Ltd.

Director

Officer Incharge
 Sr. Cash Treasury Officer
 Pratham Sanku Nagar, Pin 60
 2010103
 Sundaram P. P. S. Pvt. Ltd.

18/04/07



रजिस्ट्रार प्रोवा उत्तर प्रदेश

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Pvt. Ltd.
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Spire Techpark Pvt. Ltd.

W. S. Kulkarni
Director

Spire Techpark Pvt. Ltd.

Director

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उत्तर प्रदेश UTTAR PRADESH

A 766525

Spire Techpark Pvt. Ltd.

White
Director

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एस्पिर टेकपार्क प्रा. लि.
उत्तर प्रदेश (उत्तर प्रदेश)
गोवर्धन नगर



उत्तर प्रदेश UTTAR PRADESH

A 766826

Spire Techpark Pvt. Ltd.

[Signature]
Director

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Sriharisham I.I, Pawan P...

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एल.ए. आ.
न्यायिक न्यायालय (न्यायालय)
देवरगढ़

LEASE DEED

THIS LEASE DEED MADE ON THE 18 day of April in the year 2007 between the Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 4 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 Sundaram I.T. Parks Pvt. Ltd. a company incorporated under the Companies Act, 1956 (No. 1 of 1956) and having its registered office at 206 Hums Humsy, 1 Bahadurshah Zafar Marg, New Delhi-110002, represented hereby through its Director Shri Saapli Gupta, S/o Shri Ram Swaroop Gupta Age 35 Residence at H-20 Sector 27 Noida, hereinafter called the "Lessee" which term shall, unless repugnant to or inconsistent with the context mean and include successors in interest and assigns of the other part.



WHEREAS the plot hereinafter described forms part of the land acquired and developed by the Lessor for the purpose of setting up an urban and industrial township;

WHEREAS the Lessee is desirous to facilitate development of IT Industries and IT enabled Services in Greater Noida in the private/public venture sector "IT Industries and IT enabled Services" referred to hereinafter as "the project and facilities" which is an integrated self contained development of international standard that would offer to high quality ready to use office space and land and seek infrastructure to create high quality of life. The elements of IT Industries and IT enabled Services "the project and facilities" shall include, but not be limited to, the broad elements as listed in SCHEDULE I of the deed.

Whereas the Lessee, considering all the above facts has agreed to develop and the Lessor has agreed to take on lease the said plot on the terms and conditions hereafter appearing, to the purpose of setting up "the project and facilities" according to the 10 year plan building plan to be approved by the Lessor.

Spire Techpark Pvt. Ltd.

[Signature]

M/s Sundaram I.T. Parks Pvt. Ltd.

[Signature]



[Signature]
एसओ डी
रम प्रमजक (वर्गम)
पेटर नौदवा

1) **NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

Lessor with the written consent of the Lessee dated 18-04-2007 executing this deed for area 85029.64 sqm.

That in consideration of the premium of Rs. 10,61,48,066/- (Rupees Ten Crores Sixtee One Laes Fourty Eighty Thousand Sixtee Six only) out of which Rs. 3,05,79,187/- (Rupees Three Carore Five Laes Seventy Nine Thousand One Hundred Eighty Seven only) have been paid by the lessee to the lessor, (the receipt whereof the lessor doth hereby acknowledges) and balance amount to be paid in the manner hereinafter provided :-

Towards balance premium of Rs. 7,13,51,438/- (Rupees Seven Crores Thirteen Laes Fifty One Thousand Four Hundred Thirty Eight only) is to be paid in installments along with interest @ 11 % p.a. on outstanding balances on the dates mentioned hereinafter :-

INSTALMENT NO.	DUE DATE	INSTALMENT AMOUNT	INTEREST AMOUNT	TOTAL AMOUNT OF INSTALMENT	
Inst-01	14.11.2007	59,45,953.00	39,24,329.00	98,70,282.00	Due
Inst-02	14.05.2008	59,45,953.00	35,97,302.00	95,43,255.00	Due
Inst-03	14.11.2008	59,45,953.00	32,70,274.00	92,16,227.00	Due
Inst-04	14.05.2009	59,45,953.00	29,43,247.00	88,89,200.00	Due
Inst-05	14.11.2009	59,45,953.00	26,16,219.00	85,62,172.00	Due
Inst-06	14.05.2010	59,45,953.00	22,89,192.00	82,35,145.00	Due
Inst-07	14.11.2010	59,45,953.00	19,62,165.00	79,08,118.00	Due
Inst-08	14.05.2011	59,45,953.00	16,35,137.00	75,81,090.00	Due
Inst-09	14.11.2011	59,45,953.00	13,08,110.00	72,54,063.00	Due
Inst-10	14.05.2012	59,45,953.00	9,81,082.00	69,27,035.00	Due
Inst-11	14.11.2012	59,45,953.00	6,54,055.00	66,00,008.00	Due
Inst-12	14.05.2013	59,45,953.00	3,27,028.00	62,72,981.00	Due

And in consideration of Rs. Nil/- (Nil) which the lessee agrees to pay as per yearly lease rent determinable @ 2.5% of the premium of the plot to the lessor. This will be the annual lease rent which the lessee shall pay every year in advance to the lessor.

The lessee shall have an option to pay a lump sum amount equivalent to 11

Spire Techpark PVT. Ltd.

Director

Director

Sundaram I. C. P. K. S. V. Ltd.

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times of the annual lease rent i.e. 27.5% of the total premium of the plot amounting to Rs 2,91,90,719/- (Two Crore Ninty One Laes Ninty Thousand Seven Hundered Ninteen Only.) as a one time lease rent with the prior written approval of the lessor.

The lessor doth hereby demise and lease to the lessee, all that plot of land on as is where is basis, mentioned as Plot No. Tz-13A pocket NH, at sector Tech Zone (I. T. Park) area situated in Greater Noida Industrial Development Area District, Gautam Budh Nagar contained by admeasurement 85029.64 SQM' be the same, a little more, or less, and bounded by:

Admeasurement- 85029.64 SQM

ON THE NORTH BY- As Per Leas Plan

ON THE SOUTH BY- As Per Leas Plan

ON THE EAST BY- As Per Leas Plan

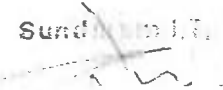
ON THE WEST BY- As Per Leas Plan

And which said plot is more clearly delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as "the demised premises) with their appurtenances unto the Lessee to the term of Ninety Years Commencing from 18th day of April, year 2007 except and always reserving to the Lessor:

- (a) The lessor reserves the rights and title to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plots and full right and power and 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 CEO of the lessor on the amount of such compensation will be

(b)  **chipark Pvt. Ltd.** by water
devised  

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एसओ डा
एच पीएस (अवकाश)
विभाग नोएडा

- (c) Yielding and payment thereof yearly lease rent in advance during the said term unto the lessor on the 18th Day of April year 2007 yearly @2.5 % of the total premium during the first ten years. The lessee shall pay unto the lessor at its office or as otherwise directed, lease rent in advance on yearly basis. The lease rent would be Rs. Nil/- Annually for the first ten years chargeable from the date of execution of the lease deed. The lessee shall pay lease rent annually on due date or in advance without waiting for any demand notice or reminder thereof. The lease rent would be enhanced after every ten years from the date of execution of lease deed by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement and in such case a supplementary deed shall be executed by the lessee. In case of default in payment of lease rent interest @14% per annum compounded half yearly would be chargeable for the delayed period.

II) AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) That the lessee shall pay to the lessor the balance premium in the instalments, with interest @ 11% p.a. on the balance premium as mentioned in Clause I above by the dates mentioned therein.
- b) All Payments should be remitted by the due dates. In case the due date is a bank holiday then the lessee shall ensure remittance on the next working day. In exceptional circumstances the time of deposit for the payment of amount due may be extended by the Chief Executive Officer of the Lessor or his/her authorised representative at his/her discretion.

However in such cases of time extension, an interest @ 14% per annum compounded every quarterly will be charged on the amount payable to the lessor, for such extended period. Such extension, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three such extensions during the entire payment schedule. The above provision does not apply in case of deposit of registration money, reservation money and allotment money.

- c) All payments should be made through a demand draft drawn in favour of **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY** and payable at any

Spire Techpark Pvt. Ltd.

[Signature]
Director

scheduled bank located in Delhi/New Delhi/Noida/Greater Noida.

- d) The payment made by lessee shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the instalment due and the lease rent payable.
- e) That failure to pay any instalment amount as mentioned in Clause I above along with interest due thereon and/or lease rent continuously for six months, the lessor may determine the lease with penalties and consequences given in Clause III hereinafter.
- f) That the Lessee will bear, pay and discharge all rates, assessments of every description including beneficentation levy which during the said term be assessed, charged or imposed upon either on the lessee or on its tenant or on the occupier, jointly or severally, in respect of demised premises or on the buildings to be erected thereupon.
- g) That the lessee will obey and submit to all directions issued or regulations made by the Lessor now existing or hereafter to exist.
- h) That the Lessee will at his own cost develop and erect building on the demised premises in accordance with the plan, elevation, and design to be approved by the Lessor or any officer authorised by the Lessor in that behalf in writing and **shall ensure that the broad elements as listed in SCHEDULE--I are provided in "the project and facilities"** in a substantial workman-like manner, with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of buildings, drains, latrines and connection with sewers etc.
- i) The lessee will be responsible to carry out internal development works comprising of site clearance and leveling, construction of roads and footpaths, drains, culverts, electrification and street lighting, water supply, sewerage and road side arboricultural, development of parks, adequate provision of parking space and any other item as may be desired by the lessor according to norms and specifications prescribed from time to

time
Spire Techpark Pvt. Ltd.

- j) All the peripheral external development work as may be required to be carried out up to allotted **Director** including construction of approach road, drains, culverts, electricity

Spire Techpark Pvt. Ltd.


Director


Spire Techpark Pvt. Ltd.

distribution/transmission lines, water supply, sewerage will be provided by the lessor at its own cost. 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.

- k) The lessee shall also bear the proportionate/full installation expenses (as the case may be) of the requisite size of transformers etc., for power connection to the demised premises from Noida Power Company Ltd.

- l) That the lessee will not make, or permit to be made, any alteration in or additions to the layout of the "the project and facilities" or other erections for the time being on the demised premises.

- m) That the lessee will not erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the terms of such permission; in writing of the plan if any, approved by the Lessor or any officer authorised by Lessor in that behalf and in case of any deviation from such terms of plan, lessee will immediately upon receipt of notice from the lessor or such officer requiring him so to do, correct such deviation as aforesaid and if the lessee shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be corrected at the expenses of the lessee which expenses of the lessor the lessee hereby agrees to reimburse by paying to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf.

- n) That the lessee shall have the option of investment phasing, provided, the lessee meets the minimum acceptable investment of the project. The lessee shall have to invest a minimum of **Rs 25.21 Crores**, excluding land cost, in the first three years from the date of execution of this lease deed (30% of the minimum acceptable investment as defined in the following clause). Further, the lessee shall have to invest a minimum of **Rs. 84.04 Crores**, excluding the land cost, in the seven years from the date of execution of this lease deed (100% of the minimum acceptable investment as defined in the following clause).

Spire Techpark Pvt. Ltd.

- o) Minimum acceptable investment for the project shall be calculated as Rs.4.00 crores per acre (excluding land cost).


Director


DIRECTOR

As a proof of investment the lessee shall submit the Certificate of Chartered Accountant and Approved Valuer of the same to the lessor on yearly basis excluding land cost. Such certificate should be submitted within one month of the completion of each year.

p) That the lessee shall develop the **"the project and facilities"** on the demised premises and meet the following norms of development.

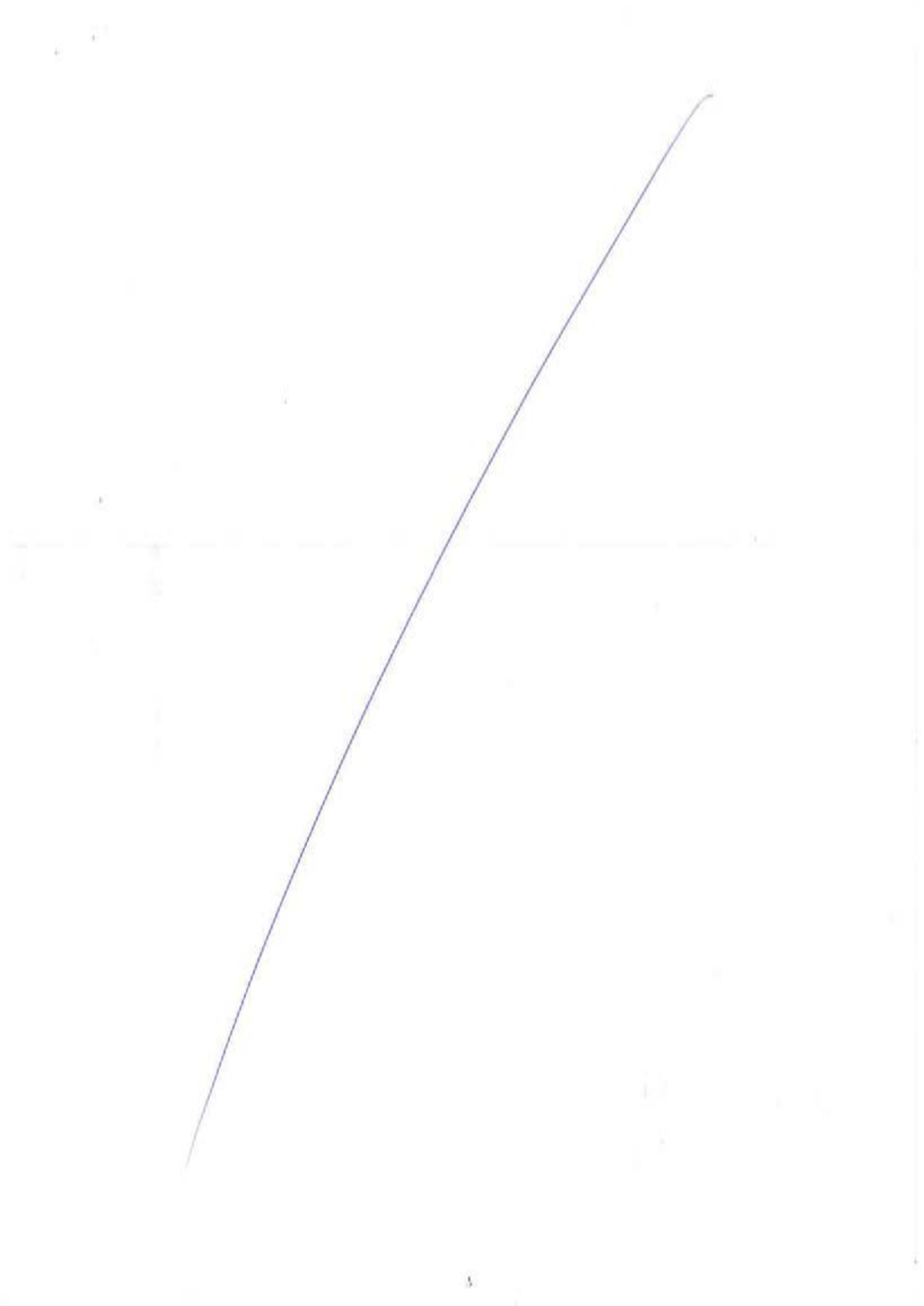
- i) Minimum area of 4000 sqm would be required for establishment of IT/TES units.
- ii) Maximum ground Coverage of 30 % and FAR 187.50. In case of units from one acre upto 2.5 acres, the maximum ground coverage would be 25%.
- vii) Allottees of 5 acres or more would be allowed maximum 10% of total FAR for institutional facilities mentioned in schedule-II. Rest 90% would be used for IT/TES.
- viii) When the area is 10 acres or more and investment is proposed to be more than 50 crores, in such case 10% FAR would be permitted for Residential use for employees and officers of unit/organization including chowkidars and peons, subject of the ratio of institutional and residential facilities should not exceed more than 15% of FAR and rest 85% FAR would be primarily used for IT/TES.
- ix) Allottees of 20 acres or more would be allowed maximum 25% of the total FAR for residential/commercial/institutional facilities and the rest 75% would be utilized for IT/TES purpose, subject to the condition that maximum of 10% of total FAR would be for residential use and maximum of 10% of total FAR would be for commercial use.
- x) Residential/Commercial/Institutional facilities allowed in IT/TES/STP are mentioned in Schedule-II.
- vii) Apart from the built-up space, the lessee shall be allowed to sell (transfer) developed land to clients for their captive use. However, a minimum of 75% of the total allowed FAR of IT Industries and IT Enabled Services would have to be developed as built-up space. The remaining could be sold as FAR in the developed plots.

viii) The lessee shall sell (transfer) the Commercial and Residential FAR in proportion to the sale (transfer) of FAR of IT Industries and IT Enabled

Techpark Pvt. Ltd.

Director

11/10/2017
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As a proof of investment the lessee shall submit the Certificate of Chartered Accountant and Approved Valuer of the same to the lessor on yearly basis excluding land cost. Such certificate should be submitted within one month of the completion of each year.

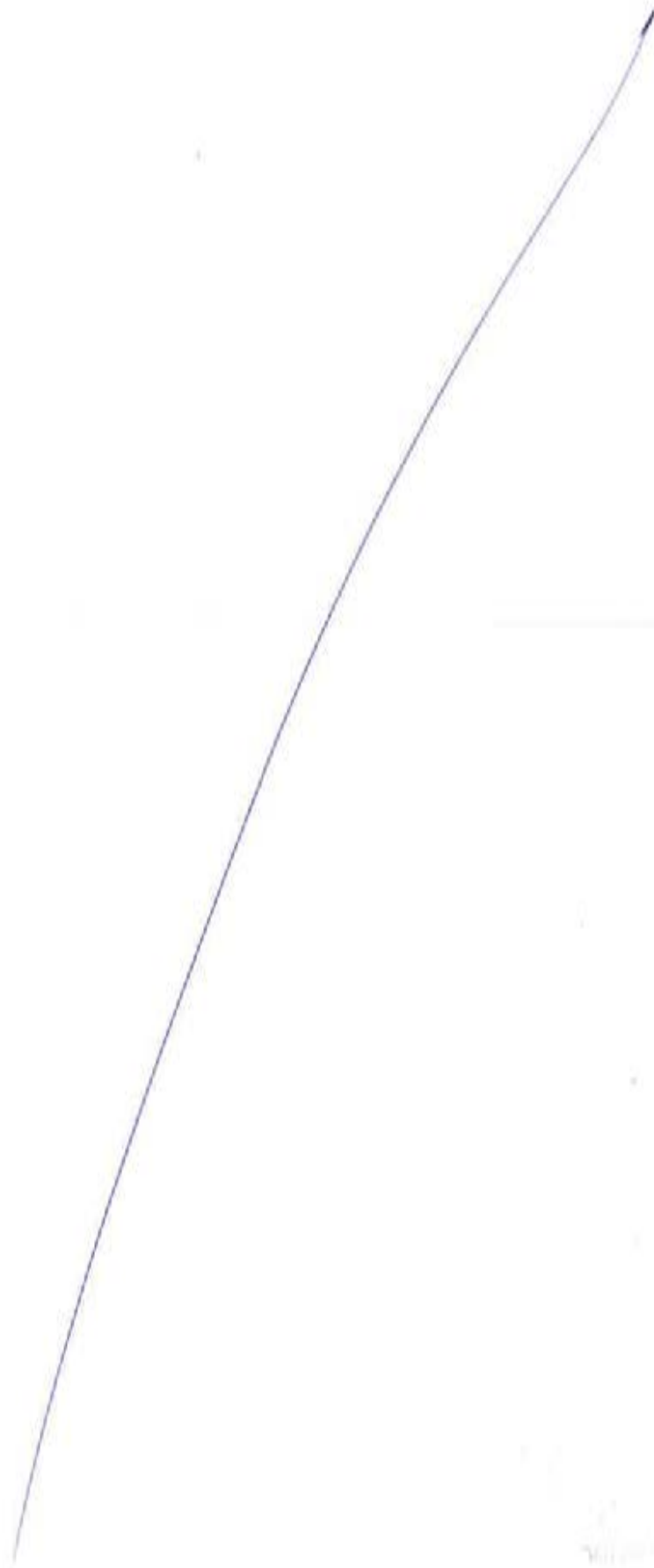
p) That the lessee shall develop the "the project and facilities" on the demised premises and meet the following norms of development:

- i) Minimum area of 4000 sqm would be required for establishment of IT/ITES units.
- ii) Maximum ground Coverage of 30 % and FAR 187.50. In case of units from one acre upto 2.5 acres, the maximum ground coverage would be 25%.
- vii) Allottees of 5 acres or more would be allowed maximum 10% of total FAR for institutional facilities mentioned in schedule-II. Rest 90% would be used for IT/ITES.
- viii) When the area is 10 acres or more and investment is proposed to be more than 50 crores, in such case 10% FAR would be permitted for Residential use for employees and officers of unit/organization including chowkidars and peons, subject to the ratio of institutional and residential facilities should not exceed more than 15% of FAR and rest 85% FAR would be primarily used for IT/ITES.
- ix) Allottees of 20 acres or more would be allowed maximum 25% of the total FAR for residential/commercial/institutional facilities and the rest 75% would be utilized for IT/ITES purpose, subject to the condition that maximum of 10% of total FAR would be for residential use and maximum of 10% of total FAR would be for commercial use.
- x) Residential/Commercial/Institutional facilities allowed in IT/ITES/STP are mentioned in Schedule-II.
- vii) Apart from the built-up space, the lessee shall be allowed to sell (transfer) developed land to clients for their captive use. However, a minimum of 75% of the total allowed FAR of IT Industries and IT Enabled Services would have to be developed as built-up space. The remaining could be sold as FAR in the developed plots.

Spire Techpark Pvt. Ltd. The allottee shall sell (transfer) the Commercial and Residential FAR in

to the sale (transfer) of FAR of IT Industries and IT Enabled

Director



scheduled bank located in Delhi/New Delhi/Noida/Greater Noida.

- d) The payment made by lessee shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the instalment due and the lease rent payable.
- e) That failure to pay any instalment amount as mentioned in Clause I above along with interest due thereon and/or lease rent continuously for six months, the lessor may determine the lease with penalties and consequences given in Clause III hereinafter.
- f) That the Lessee will bear, pay and discharge all rates, assessments of every description including beneficitation levy which during the said term be assessed, charged or imposed upon either on the lessee or on its tenant or on the occupier, jointly or severally, in respect of demised premises or on the buildings to be erected thereupon.
- g) That the lessee will obey and submit to all directions issued or regulations made by the Lessor now existing or hereafter to exist.
- h) That the Lessee will at his own cost develop and erect building on the demised premises in accordance with the plan, elevation, and design to be approved by the Lessor or any officer authorised by the Lessor in that behalf in writing and shall ensure that the broad elements as listed in **SCHEDULE-I** are provided in "the project and facilities" in a substantial workman-like manner, with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of buildings, drains, latrines and connection with sewers etc.
- i) The lessee will be responsible to carry out internal development works comprising of site clearance and leveling, construction of roads and footpaths, drains, culverts, electrification and street lighting, water supply, sewerage and road side arboricultural, development of parks, adequate provision of parking space and any other item as may be desired by the lessor according to norms and specifications prescribed from time to time.

Sc : : : : peripheral/external development work as may be required to be carried out up to allotted plot including construction of approach road, drains, culverts, electricity

Director

110

Service areas.

- q) The lessee shall have the right to sell (Transfer) the developed plot of land and/or the built-up space as per the limitations of the sub-clause (p) above, at its own price. The lessee shall have to sell (transfer) the permissible residential developed plot and/or built-up space to the owners of the IT Industries and IT enabled services. ~~No transfer charges shall be levied by the lessor for this first sale of developed plot(s) and/or built-up space.~~ The lessee shall provide the list of its bonafide users from time to time in whose favour the sale has been executed.
- r) However, for **subsequent sales** the lessee shall take permission from the lessor, which will not be unreasonably withheld if such sale also conforms to the provisions of sub-clauses (p & q) above. Transfer charges as prevalent at the time of the transfer, or as may be decided by the CEO, will be payable on such subsequent sales. Apart from that, the lessee shall have to take the approval of the lessor on the draft lease deed to be executed between the lessee and sub-lessee.
- u) That the lessee/sub lessee shall use the demised premises for the purpose for which it has been allotted and no other purpose without the consent of the lessor and subject to such terms and conditions as lessor may impose and will not do or suffer to be done on demised premises or any part thereof, any act or thing which may or grow to be a nuisance, damage, annoyance or inconvenience to the lessor or the owners, occupier of other premises in the neighborhood.
- v) That the lessee will in no case (except as mentioned above) assign, relinquish (except in favour of the Lessor) **"the project and facilities"** without prior permission of the Lessor. The transfer of plot to lessee's legal heir will be allowed with prior permission of the CEO of the Lessor or an officer authorized by him/her in this regard.
- w) The lessee may with the prior permission of the lessor and subject to such conditions as it may impose, ----- Government/Semi

Spire Techpark Pvt. Ltd.

Director

Sundaram S. S. P. Pvt. Ltd.

Director

17/10/2017

Government organisation /Financial Institution/ Individuals /Firms/ Body Corporate /Banks for the purpose of securing loan for acquiring the plot/ carrying on construction.

That the lessor shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of the lessor.

- v) That every transfer, assignment, relinquishment, mortgage, subletting of any part/whole of **the project and facilities** shall be subject to the terms of the lease deed and the transferee, assignee or sub-lessee shall be bound by all covenants and conditions herein contained and be answerable to the lessor in all respect therefor.

PROVIDED always that if the lessee or his/her/their/its transferee or permitted assignees as the case may be, will assign, relinquish, mortgage, sub-let or transfer the demised premises and building thereon as a whole or residue on the said terms he/she/its will deliver at his/her/its/their own expense to the lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other amending statute.

- w) That the lessee will permit the members, officers and subordinates of the lessor and workmen and other employed by the lessor from time to time and at all reasonable time of the day, to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the lessee will give notice of the provisions of this sub-clause to his/her/their/its tenants/sub-lessee.
- x) That the lessee will develop "**the project and facilities**" and construct all the buildings according to the layout, architectural and elevation controls as prescribed by the lessor/competent authority.
- y) That the lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of description whatsoever for keeping horse, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.

Spire Techpark Pvt. Ltd.
Director

[Signature]
7/5

shall not exercise his/her/their/its option of determining the lease nor

[Signature]
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hold the lessor responsible to make good the damage if, caused by fire, tempest, flood or violence of army or of a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

- aa) That the lessee will be required to submit the broad layout within one year and detailed building plan for the approval of the Lessor within two year from the date of execution of lease deed and will be required to complete construction of first phase i.e. invest as per **sub-clause (n)** and shall have to make it functional within three years from the date of execution of lease deed.

Provided that in exceptional circumstances extension of not more than one year at a time may be allowed to the lessee by the lessor or any officer authorised by him on payment of extension charges @2% of the total premium for extension granted for one year or part thereof for completion of first phase. The extension charges as mentioned above may be revised by the lessor at any time

- bb) The lessee shall have to complete the construction of the whole "the project and facilities" i.e. invest as per sub-clause (n), within 7 years from the date of execution of this lease deed.

Provided that in exceptional circumstances extension of not more than three years, one year at a time, may be allowed to the lessee by the lessor or any officer authorised by him on payment of extension charges @ 4% for the extension of first year or part thereof, @ 6% for the extension of second year or part thereof, and @ 8% for the extension of third year or part thereof, of the total premium of the demised premises. The extension charges as mentioned above may be revised by the lessor at any time. In case the lessee fails to complete the construction within the time period or extended time period decided for the purpose, the allotment/lease can be cancelled/determined with the penalties and consequences as per the clause III of this lease deed.

cc)

Maintenance **Spire Techpark Pvt. Ltd**

Director

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UTTO ST
ON 11/11/2019 (11/11/19)
11/11/2019

1. That the Lessee at his own expense will take permission for sewerage, electricity, and water connections etc. from the concerned departments of the Lessor or from the competent Authority in this regard.
2. That the lessee will keep the demised premises and the buildings:
 - I. at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor;
 - II. and the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
3. That the lessee shall abide by all Regulations, by-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the 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 lessor may consider just or expedient.
5. If the maintenance work of any area is not found satisfactory as per the lessor's guidelines, then the required maintenance work will be carried out by the lessor and the expenses incurred in carrying out such works will be borne by the lessee / sub-lessee collectively or in parts. The decision of the lessor will be final as to the expenses incurred in the maintenance work.
6. The lessee shall maintain all services in good order and in good shape for a minimum period of one year or the extended period as may be necessitated after the date of completion of internal development works at its own cost and thereafter develop a system by which the long term maintenance of the area, services, building shall be ensured to the satisfaction of the lessor.

dd) Cancellation

In addition to the other specific clauses relating to cancellation the Lessor shall be free to exercise its rights of cancellation of lease/allotment in case of

Spire Techpark Pvt. Ltd

Director

Director

through misrepresentations/suppression of material facts.

1/2

2. Any violation of directions issued or rules and regulations framed by the Pollution Control Board or by any other statutory body.
3. Default on the part of the applicant/lessee for breach, violation of terms and conditions of registration, allotment/lease and /or non deposit of allotment money and/or breach of rules/ regulations / provisions of the Act.

In such cases of cancellation the lessor may determine the lease with penalties and consequences given in Clause III hereinafter.

III) AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING:

A. Notwithstanding anything hereinbefore contained if there shall have been in the opinion of the lessor (whose decision shall be final and binding) any breach by the lessee or any person claiming through or under him/her/them/its of any of the covenants or conditions hereinbefore contained and on his/her/their/its part to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises before constructing a building on it **otherwise than it is expressly permitted/allowed in clause II as hereinbefore and fails to complete construction (minimum accepted investment in the project and facilities)** within the period mentioned in clause II (a & bb) it shall be lawful for the lessor, without prejudice to any other right of the lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof and determine this lease and **20% of the total premium** shall stand forfeited in favour of the lessor and thereupon if:

- i) At the time of re-entry, if the demised premises has not been occupied by the lessee by way of constructing a building thereon the lessor may re-allot the demised premises.
- ii) At the time of re-entry :-

a) If the demised premises are occupied by any building constructed by the Lessee thereon the lessee shall within a period of three months from the date of re-entry remove from the demised premises all erections or buildings, fixtures and things which at any time and during

Sundaram, P. & Co., Pvt. Ltd.

S. S. T. & Co. Pvt. Ltd.

Director

b) After the re-entry, the lessor shall be entitled to re-allot the land within the time stipulated above. However, provisions will be made to provide reasonable security at the cost of lessee for the building, fixture and fitting of lessee till time period of three months mentioned above is lapsed.

c) The lessor may at its option agree to purchase the said erection, buildings and fixtures upon payment to the lessee of the price therefor and for his interest in the premises as may be mutually agreed upon.

C. If the lessee commits any act or 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 nuisance removed at lessee's cost and charge damages from the lessee during the period of subsistence of nuisance.

Other Clauses

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provided u/s 43 of the U.P. Urban Planning and Development Act, 1973 as re-annexed and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P.Act.No.30 of 1974),

- F. All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The lessor may also authorise any of its other officers to exercise all or Any of the powers exercisable by it under this 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 functions similar to those of Chief Executive Officer.

- G. The entire legal expenses of execution of the Lease Deed including stamp duty and registration charges shall be born by the lessee.
- H. Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- I. All arrears payable to lessor shall be recoverable as arrears of land revenue.
- J. 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.
- K. In the event of any dispute with regard to the terms and conditions of the lease deed, the same shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property is situated) or the High Court of judicature at Allahabad.

IN WITNESS WHEREOF THE parties hereto have set their hands on the day and in the year hereinafter above written.

In the presence:

1. *[Signature]*
Witness
2. *[Signature]*
Witness

Sanjay
2/10 S. V. D. Nagar
896 D/B/Plots
14th Crossing, Noida

[Signature]

Spire Techpark Pvt. Ltd.

on behalf of the Lessor

[Signature]

Director

[Signature]

3/83- Sen-3

SCHEDULE—1

Elements of I.T. industries and I.T. enabled services (Project and facilities).

- High quality "ready to move" aesthetic work space.
- Un-interrupted power supply
- High speed data communication services including leased line connectivity and optic fiber back bone network.
- Centralised Air-conditioning.
- Ample parking.
- Export facilitation - I.T. infrastructure.

Spire Techpark Pvt. Ltd.

Director


આચાર્ય (સહાયક)
સેક્રેટરી

SCHEDULE-II

Definition of commercial and non-commercial covered space in the context of an I.T. Industries and I.T enabled services,

Commercial areas:

Any space that is utilised for the following purposes would be considered as commercial space:

- Shops
- Areas for storage, display and sale of merchandise
- Cinema Halls
- Hotels
- Restaurants
- Open eating kiosks

Residential areas:

Any space that is utilized for the following purpose would be considered as residential space:

- Residential uses
- Hostel
- Guest House
- Staff Quarter

Institutional Facilities:

- 1- Waiting and transit areas.
- 2- Areas designated for public utilities i.e.
- 3- Travel Services
- 4- Telephone exchange
- 5- Electric sub station.
- 6- Water works.
- 7- Export related facilities.

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Director

8. Canteen.
9. Shop restaurant (Maximum 2% of FAR)
10. Creche & day care centre.
11. Operations and maintenance by specialized agencies.
12. Training center and library.
13. Health club for users/residents of IT industries and IT enabled services.
14. Games/entertainment room for users/residents of IT industries and IT enabled services.
15. Banking and financial services.
16. Business center/conference facilities.



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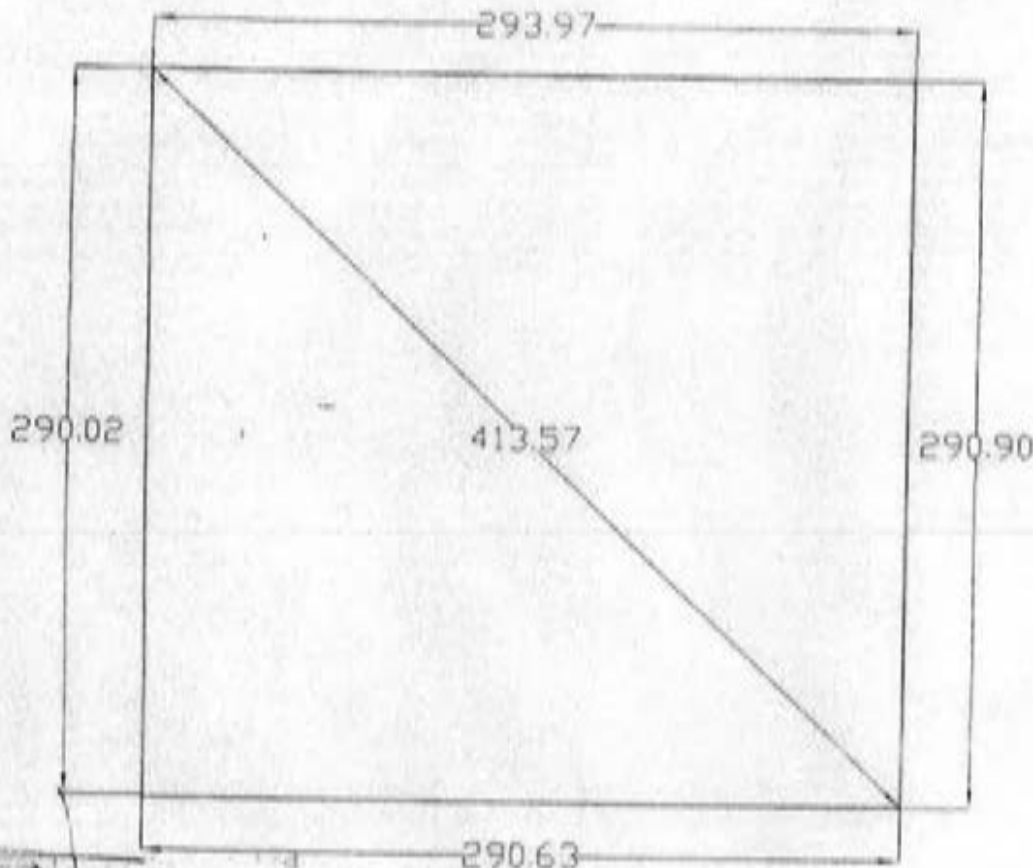

Sd/-
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PLOT NO.-13A

PLOT NO.-11

GREEN BELT

45.00M WIDE ROAD



PLOT NO.-13B

AREA=85029.64 SQM.(21.004 ACRE)

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION HANDED
OVER

LEASE PLAN FOR PLOT
NO-13A IN TECH ZONE
GREATER NOIDA.

ASSTT MGR

MANAGER

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

Spire Techpark Pvt. Ltd.

Director

