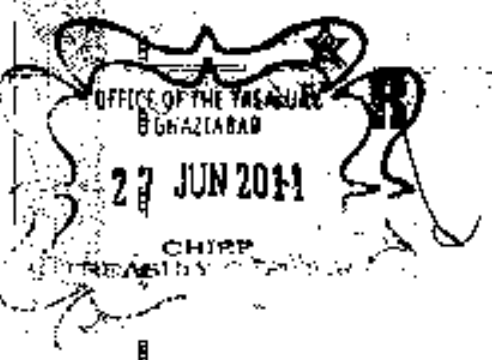


4280-
29



उत्तर प्रदेश UTTAR PRADESH LEASE DEED

AR 565526

This Deed of Lease is made on this 07 day of 07, 2011

Between

Ghaziabad Development Authority, Ghaziabad through its Vice Chairman Sh Narendra K. Chaudhary (hereinafter referred to as the 'Lessor' which expression shall unless repugnant to the context, mean and include its administrators, successors and assigns) of the First Part

And

M/s Suncity Hi-Tech Infrastructures Pvt. Ltd. a Company incorporated under the Companies Act, 1966 having its Registered Office at N-49 1st Floor, Connaught Place New Delhi, through its Brijesh Bhat (hereinafter referred to as the 'Lessee' which expression shall unless repugnant to the context, mean and include its successors and assigns) of the Second Part

नरेंद्र कौशिक



Suncity Hi-Tech Infrastructures Pvt. Ltd.

WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide Commissioner Order No. 929/आउ-07/2010-12 dated 12.01.2011 acquired / ceiling / resumed Gram Sabha land admeasuring 25.370 acres of Village Dasna, Tehsil Ghaziabad, District Ghaziabad the details which are given in Schedule-I hereto (hereinafter referred to as "the Land") for the purpose of Hi-Tech Township in Ghaziabad District, Uttar Pradesh.

AND WHEREAS the lessor, at the request of the lessee vide Government Order No. 929/आउ-07/2010-12 dated 12.01.2011 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 11,29,37,000/- (Rupees Eleven crore twenty nine lac thirty seven thousand Only) and the annual rent of Rs. 1000/- per hect. (Rupees One Thousand Only) reserved hereinafter subject to the rights, restrictions and several covenants hereinafter expressed.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The words and expression used but not defined herein shall have the meaning assigned to them in the Memorandum of Understanding executed between the Ghaziabad Development Authority and Suncity Hi-Tech Infrastructures Pvt. Ltd. dated 22.12.2005, an amended MoU 28.4.10 and revised MoU dated 17.03.11 (hereinafter referred to as "MoU").
2. The Lessor is the lawful owner of land admeasuring 25.370 acres, situated in Village Dasna (the "LAND") and has valid right, title and interest therein and is competent to lease the same to the Lessee. Detailed description of the LAND and a plan thereof (delineated and marked in red) as shown in the Map is attached hereto as SCHEDULE-I.

नरेन्द्र कुमार चौधरी,
हस्ताक्षर

Suncity Hi-Tech Infrastructures Pvt. Ltd.

पट्टा दाता

Registration No.: 4258

Year: 2011

Book No. 1

0101 संजीव कुमार सहायक अभियन्ता भू अर्जन प्रतिनिधि नरेन्द्र कुम

GDA GZD

नौकरी



3. In consideration of the payment of the premium amount of LAND Rs. 11,29,37,000/- and the annual lease rent of Rs. 10267/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-lease hereinafter contained, the Lessor doth hereby demise unto to the Lessee all that piece and parcel of the LAND, more particularly described in the SCHEDULE-I hereto for the development of Hi-Tech Township and associated facilities for as period of 90 years.
4. The Lessee shall have right to get the lease converted into freehold on payment of conversion charges as per prevailing laws in the State after the completion of the development works as specified in the Development Agreement.
5. During the term of the lease, the Lessee shall pay to the Lessor lease rent of Rs. 1000/- per hectare per year in advance (the 'Rent Amount') commencing from the month of 06/07/2011 2011. The Lessee has paid to the Lessor for 10.267 Hectare of land falling in Dasna Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 10.267 Hectare of the LAND, a premium amount of Rs. 11,29,37,000/- towards resumption / acquisition cost of the LAND through Pay Order detailed below, the receipt whereof the Lessor doth hereby acknowledges.

Sl.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
			Paid as above	

6. The Lessee shall have right to develop and use the LAND to develop, construct, operate and maintain the Hi-Tech Township and associated facilities in accordance with the provisions of the MoU and for no other purpose whatsoever.
7. The Lessee shall have right to mortgage, pledge or hypothecate the LAND and the assets created thereon to the financial institutions and other lenders for financial assistance.

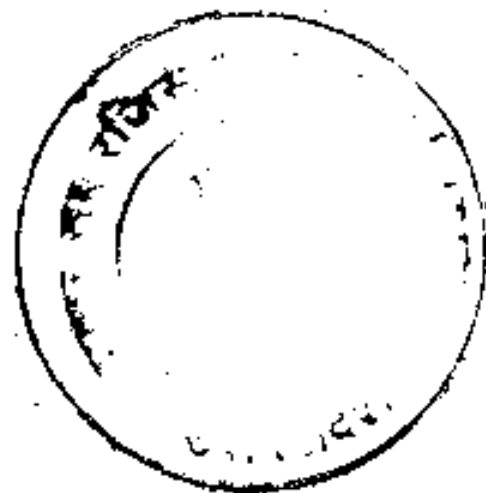
पट्टा गृहीता

Registration No. 9258

Year 2011

Book No 1

0201 मेड सनसिटी इन्फांटोला विजेण विष्ट
ज. न. वि. ४४
एन ४३ नगर विस्तार वि. ४३
नगर/नगर/वि.

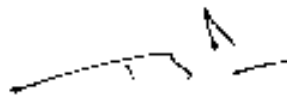


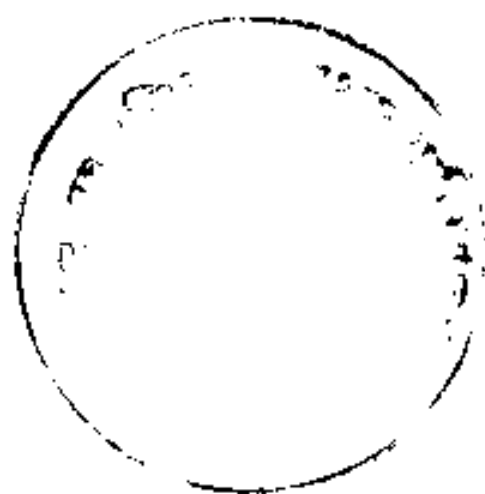


8. The Lessor covenants and warrants that:

- (a) The Lessor has the full right and authority to execute this Deed and to grant the lease of LAND, and that the Lessee, upon payment of the rent and performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the LAND during the full term of this lease without any interruption, disturbance, claims or demands whatsoever by the Lessor or by any persons claiming for and on behalf of the Lessor as per the covenants and provisions of this Lease Deed. If it is found that the Lessee has used the LAND for the purpose other than that for which the LAND has been provided to the lessee, the lessor shall have right to terminate the lease and the land shall vest absolutely in the lessor and the lessor would not be liable to pay any compensation to the lessee.
- (b) The Lessor shall grant, transfer, convey and assure, from time to time, all its reversionary rights, lease rights and interests in respect of such part of the LAND as may be required by the Lessee/ Sub-Lessees for the development of Hi-Tech Township and associated works.
- (c) The Lessor hereby covenants that the Lessee shall enjoy quiet possession of the LAND without disturbance by it or its successors in interest or any person claiming title paramount thereto in any manner.
- (d) The Lessor warrants that the LAND is free from Encumbrances. Encumbrances means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations.


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Gencty Hi-Tech Infrastructures Pvt. Ltd.



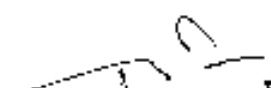
9 The Lessee covenants and warrants that:

- (a) The Lessee shall follow all laws and bye-laws, rules, regulations and directions of Lessor and the local municipal or other authority now existing or hereinafter to exist.
- (b) The Lessee shall bear entire legal expenses of execution of this Lease Deed including registrations charges.
- (c) The Lessee will permit the members, officers and subordinates of the Lessor and workmen and other persons employed by the Lessor at all reasonable time of the day with prior notice to enter into and upon the LAND in order to inspect the LAND and carry on necessary works.
- (d) The Lessee shall pay to the Lessor any dues towards resumption cost of the LAND remaining outstanding and payable as settled by Lessor without in any way affecting Lessee's legal rights of the LAND.

10. Notwithstanding anything contained in this lease deed or the MoU, the Government shall have full rights and title over all the mines and minerals, coal, gold washing, earth oils quarries in and under the LAND or any part thereof which have vested in the Government under section-6 (a) (ii) of Uttar Pradesh Zamindari Abolition and Land Reforms Act 1950 and such Government shall have right to do all acts and things which may be reasonably necessary or expedient for the purpose of searching, removing or enjoying the same, without affecting the lessee's right in peaceful possession of the Land.

11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with




Society Hi-Tech Infrastructures Pvt. Ltd.

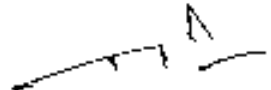




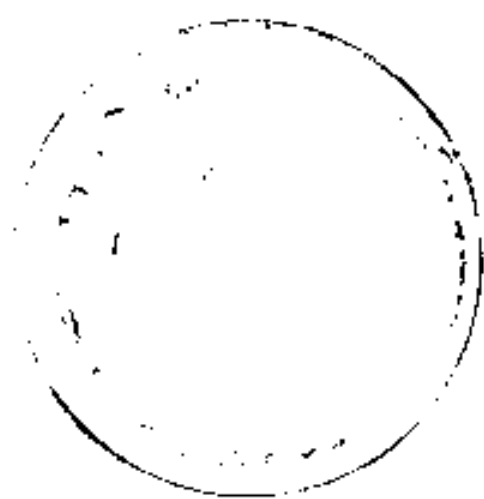
the prior approval of Housing and Urban Planning Department, Government of U.P.

12. If due to any FORCE MAJEURE or circumstances beyond Lessor's control, the Lessor is unable to deliver clear possession of LAND, entire money and other deposits made by the Lessee to the Lessor in regard to the subject land shall be refunded by the Lessor to Lessee.
13. That the Lessee shall keep the Lessor indemnified against any claims for damages which may be caused to any property belonging to the Lessor / others in consequences of the execution of the works and also against claims for damages arising from the actions of the Lessee or his workmen or representative which:
 - i. Injures or destroys any building or part thereof or other structure contiguous or adjacent to the LAND.
 - ii. Keeps the foundations, tunnels or other pits on the LAND open or exposed to weather causing any injury to any person or to contiguous or adjacent building; and
 - iii. Digs any pit near the foundations of any building thereby causing any injury or damages to such building or occupier thereof.
14. That the damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the Lessee.
15. Any relaxation or indulgence granted by the Lessor to the Lessee under this Lease Deed shall not in any way prejudice the legal rights of the Lessor.
16. In the event of any dispute with regard to terms and conditions of the Lease Deed, the matter will be resolved amicably in terms of the provisions of the MoU.





Society Hi-Tech Infrastructures Pvt. Ltd.





17. That the power exercisable by the Lessor under and in accordance with the terms of Lease Deed may be exercised by such other officer as the Lessor may authorize in this behalf. A copy of such authorization shall be handed over by the Lessor to the Lessee immediately upon such authorization.
18. The lease hold rights can be terminated by the Lessor only within provisions of law and Lessor can enter upon the LAND on ground of breach of any terms and conditions of the Lease Deed only after giving appropriate prior notice to the Lessee.
19. In the event of any conflict between terms and conditions stipulated in the MoU and this Lease Deed, those stipulated in the MoU shall prevail.
20. The LAND shall be for the purpose specified in the MoU only and the Lessee shall not be entitled to use the said land for any other purpose not intended under the MoU nor shall it be used for any purpose contrary to the purposes contained in the MoU.
21. The Lessor and the Lessee hereby agree that all notices hereunder to any Party hereto shall be delivered personally or sent by registered mail with acknowledgement due or facsimile to such Party at the address set forth below or such other address as any hereafter be designated in writing by such Party to the other Party. Notices delivered personally shall be deemed to have been received on the date of receipt; notices sent by registered mail shall be deemed to have been received on the tenth day following mailing; and notices sent by facsimile shall be deemed to have been received one (1) Business Day after transmission provided (i) receipt is verbally confirmed and (ii) an original copy is mailed promptly within five (5) Business Days thereafter:


नरेन्द्र कुमार चौधरी
 सचिव


 Sonette Hi-Tech Infrastructures Pvt. Ltd.



(a) Notices to the Lessor, to: The Vice Chairman,
Ghaziabad Development Authority,
Ghaziabad, (U.P.)


(b) Notices to the Lessee, to: _____
Suncity Hi-Tech Infrastructures Pvt. Ltd.,
N-49 1st Floor, Connaught Place
New Delhi.

All notices, orders and other documents required under the terms of the Lease or under (U.P. Act No.6 of 1976) or any rules or regulations made there under shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act 1973 as re-enacted and modified by the U.P. President's Act (re-enactment with modification) Act, 74 (U.P. Act No.30 of 1974).

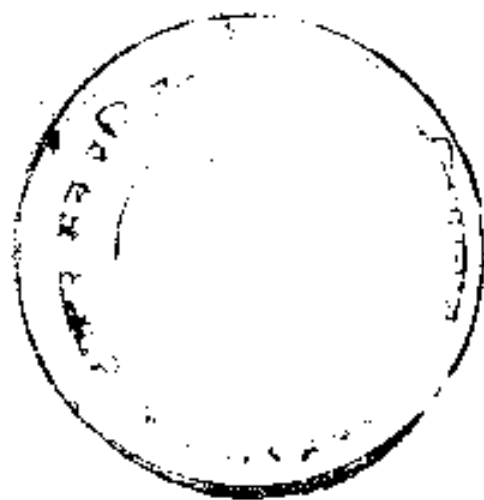
- 22 This Lease Deed shall be subject to the jurisdiction of District Court at Ghaziabad or the High Court of Judicature at Allahabad
23. All arrears payable to Lessor shall be recoverable as arrear of land revenue without prejudice to its other rights under any other law for the time being in force, subject however to the terms of this Lease Deed.
- 24 That the lessee shall not make or attempt to make any alterations whatsoever, in the provisions of its Memorandum and Articles of Association without the prior written consent of the lessor.

The expression "the lessor" and "the lessee" hereinafter used shall in the case of former includes his successors in office and in the case of the latter its successors and assignees


नरेन्द्र कुमार चौधरी
2015


Suncity Hi-Tech Infrastructures Pvt. Ltd.





अनुसूची

ग्राम का नाम	परगना	तहसील का नाम	खसरा न०	प्रस्तावित क्षेत्रफल (है० में)
डासन	डासन	गाजियाबाद	784	0.050
			862	0.051
			918 मि	0.183
			928 इमे	0.072
			970	0.126
			1099	0.013
			2290	0.139
			2369 ख	0.076
			2370	0.038
			2386	0.134
			2410 मि	0.032
			2411 मि	0.032
			2412	0.025
			3189 मि	0.293
			3302 मि	0.044
			3332	0.190
			3403 ग	0.013
			3405 रुमि	0.531
			3427 रुमि	0.351
			3428	0.353
			3440 मि	0.038
			3502 रु	0.038
			3506 रु	0.038
			3731 मि	0.065
			3739 मि	0.102
			3740	0.376
			3752 मि	0.013
			3757	0.114
			3758	0.126
			3763 ख	0.278
			3764 ख	0.266
			3765	0.013
			3766	0.101
			3770 मि	0.078
			3772 रामि	0.265
			3772 रामि	0.612
			3779 क	0.013

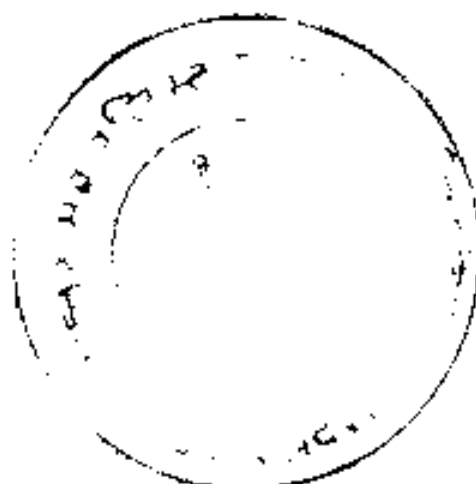


		3779 ख	0.038
		3788 क	0.005
		3788 ख	0.164
		3823	0.245
		3842	0.022
		3847 मि	1.427
		3848	0.263
		3853	0.024
		3872 मि	0.001
		3873 मि	0.006
		3878 मि	0.028
		3884	0.028
		3886 मि	0.068
		3897 मि	0.130
		3916 मि	0.013
		3920 मि	0.509
		3951 गनि	0.001
		3961 मि	0.045
		3967 मि	0.025
		3971	0.057
		3990	0.034
		4001	0.031
		4061 मि	0.001
		4069 खमि	0.873
		4069 गनि	0.229
		4144 खमि	0.053
		4149 ग	0.089
		4149 घनि	0.145
		4165 गनि	0.214
		4181	0.392
		4203 ख	0.025
योग		हेक्टेयर	10.267
		एकड़	25.370

Society Hi-Tech Infrastructures Pvt. Ltd.

नरेन्द्र कुमार चौधरी
उपाध्यक्ष

10/2/2020



SCHEDULE
DETAILS OF THE LAND

Name of Village	Gala No.	Areas (In Acres)
Village <u>Barna</u>	Schedule-1 attached	10.26 Hec
Pargana <u>Barna</u>		
Tehsil <u>GZB</u>		
District <u>GZB</u>		

IN WITNESS WHEREOF THE Lessor and the Lessee have entered these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing.

For and on behalf of the lessee

W. Tech Infrastructures Pvt. Ltd.

For and on behalf of the lessor

Shri. ...

Witness:

1. ...

2. ...

Witness:

1.

2.

...
(Name and Address)

...
(Name and Address)

आज दिनांक 08/07/2011 को

वहाँ से 1 जिल्ल में 9005

पृष्ठ में 39 से 60 पर कनाक 4258

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रारका अधिकारी के हस्ताक्षर

Netu HP
प्रभारी

उप निबन्धक प्रथम

गाजियाबाद

8/7/2011

