

LEASE DEED

This Lease Deed made on 22<sup>nd</sup> day of FEBUARY, 2011 (Two thousand and eleven) between the **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns of the one part and **M/s LAUREATE BUILDWELL PVT. LTD.**, a **Special Purpose Company**, within the meaning of Companies Act, 1956, having its registered office at **323, Plot No. 03, Community Centre, Sector-14, Rohini, Delhi-110085** through its Authorized Signatory **SHRI. RAJEEV SHARMA S/O SHRI C.L. SHARMA**, R/O C-447, **SECTOR-19, NOIDA**, duly authorized by the Board of Directors vide Resolution dated **31.01.2011** hereinafter called the Lessee (which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the other part.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the **Plot No GH-01, 02 & 03, Sector-108, NOIDA** on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the **CONSORTIUM CONSISTING OF-M/s LAUREATE INFRASTRUCTURE PVT. LTD.(LEAD MEMBER), M/S UNITY BUILDWELL LIMITED (RELEVANT MEMBER), M/S BASANT PROJECTS LIMITED (RELEVANT MEMBER), M/S AGGARWAL PLAZA PVT. LTD. (RELEVANT MEMBER), M/S AGGARWAL TOWERS PVT. LTD.(RELEVANT MEMBER), M/S MITTASO PROJECTS PVT. LTD. (RELEVANT MEMBER) & M/S ELIXIR BUILDCON PVT. LTD. (RELEVANT MEMBER)** the plot No. GH-01, 02 & 03, **SECTOR-108, NOIDA**, after fulfilling the terms and conditions prescribed in the **Memorandum of Group Housing Scheme Code**

LESSOR

LESSEE