

And it has been represented to the lessor that the Special Purpose Company members have agreed amongst themselves that **M/S LAUREATE INFRASTRUCTURE PRIVATE LIMITED**, having its registered office at 323, Plot No. 03, Agarwal Plaza, DDA Community Centre, Sector-14, Rohini, Delhi-110085 shall remain always be the **Lead Member** of the Special Purpose Company and whose shareholding in the **Special Purpose Company** shall remain unchanged till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority) However, the Allottee/SPC will be allowed to transfer up to 49% of its shareholding, subject to the condition that in case of a consortium, the original "Relevant Members" and the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding in their respective SPCs and the shareholding of the "Lead Member" in his SPC shall remain at least 30% till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the NOIDA.

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of ₹. 147,21,77,160.00 (Rupees One Forty Seven Crore Twenty One Lac Seventy Seven Thousand One Hundred Sixty only) out of which 10% i.e. ₹.14,72,17,716.00 (Rupees Fourteen Crore Seventy Two Lac Seventeen Thousand Seven Hundred Sixteen only) have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e. ₹. 132,49,59,444.00 (Rupees One Hundred Thirty Two Crore Forty Nine Lac Fifty Nine Thousand Four Hundred Forty Four only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner:-

SL NO	DUE DATE	INSTALMENT (in ₹.)	INTEREST (in ₹.)	TOTAL (in ₹.)
1	19.03.2011	--	72872770	72872770
2	19.09.2011	--	72872770	72872770
3	19.03.2012	--	72872770	72872770
4	19.09.2012	--	72872770	72872770
5	19.03.2013	82809966	72872784	155682750
6	19.09.2013	82809966	68318235	151128201
7	19.03.2014	82809966	63763686	146573652
8	19.09.2014	82809966	59209137	142019103
9	19.03.2015	82809966	54654588	137464554
10	19.09.2015	82809966	50100039	132910005

LESSOR

LESSEE