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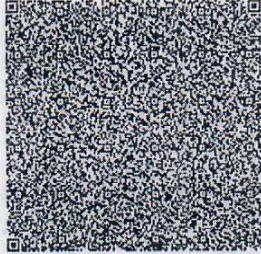
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INDIA NON JUDICIAL
Government of Uttar Pradesh

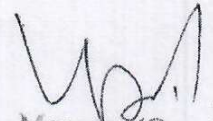
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Certificate No. : IN-UP018522651681950
Certificate Issued Date : 30-Mar-2016 01:36 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL01022111630668910
Purchased by : MSRS SHREEVINAYAKA INFRA SPACE DEVELOPERS PVT LTD
Description of Document : Article 35 Lease
Property Description : COMM. PLOT NO.CS-03, SECTOR-ALPHA-I, AREA-1200 SQMT. GR. NOIDA
Consideration Price (Rs.) : 5,58,13,200
(Five Crore Fifty Eight Lakh Thirteen Thousand Two Hundred only)
First Party : G N I D A
Second Party : MSRS SHREEVINAYAKA INFRA SPACE DEVELOPERS PVT LTD
Stamp Duty Paid By : MSRS SHREEVINAYAKA INFRA SPACE DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 30,98,000
(Thirty Lakh Ninety Eight Thousand only)



.....Please write or type below this line.....


Manager (Com.)
Greater Noida Dev. Authority
Greater Noida

Shree Vinayaka Infraspac Developers Pvt. Ltd.

Director

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



LEASE DEED

This Lease Deed is executed on **30th** day of **March, 2016** at Greater Noida, District. Gautam Budh Nagar, Uttar Pradesh

BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, an Authority constituted under the provisions 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 of the One Part;

and

M/s. SHREEVINAYAKA INFRASPACE DEVELOPERS PRIVATE LIMITED (SPC) a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **G-003, Krishna Apra Plaza, Greater Noida-201308** through its Authorized Signatory **Sh. Ankur Mittal S/o. Sh. K.P. Mittal R/o. A-156, Alpha-01, Greater Noida, U.P.** who is duly authorized vide Resolution dated 29.03.2016 passed by its Board of Directors, being a Company within the meaning of Article C-7(e) of the Brochure of Scheme-2015-16 (Commercial Builders Plot-V), (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

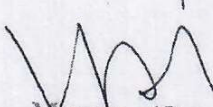
WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

AND WHEREAS a consortium comprising of

- Mr. Ankur Mittal (Lead Member)
- Mr. Avinash Kumar (Relevant Member)
- M/s Hi-Tech City Developers Private Limited (Relevant Member)

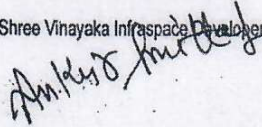
On the basis of sealed tenders vide letter bearing No. GNIDA/Prop /Commercial/ 3510, DATED 29-02-2016 has been allotted Commercial Builder Plot No. **CS-03, Sector- ALPHA-01** Greater Noida **measuring 1200 Sq. Mtrs.** for the purpose of Development of Commercial activities such as showrooms, retail outlets, restaurants, offices such as other commercial uses.

AND WHEREAS in terms of Article C-7(e) of the Brochure of the Scheme, the Consortium Members have formed the Special Purpose Company i.e. **M/s. SHREEVINAYAKA INFRASPACE DEVELOPERS PRIVATE LIMITED** a Company


Manager (Com.)
Greater Noida Dev. Authority
Greater Noida

मिलानकर्ता.....
पुष्टि कर्ता.....
सत्यापित
उजिनि

Shree Vinayaka Infraspaces Developers Pvt. Ltd.



Director

incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **G-003, Krishna Apra Plaza, Greater Noida-201308.**

However, the Member of consortium have agreed that lead member **Mr. Ankur Mittal** shall have at least 30% Shareholding, till completion certificate of at least one phase of the project is obtained from the GNIDA of 40 % construction of the total FAR is obtained from GNIDA. Each Member of the consortium with equal stake of at least 15% will be considered as the relevant member. The lead member of the consortium must be necessarily be a firm /Company registered in India with appropriate statutory Authority.

AND WHEREAS, at the request of the aforesaid Consortium members, the LESSOR has agreed to execute the lease of the allotted plot in the name of the Special Purpose Company i.e. **SHREEVINAYAKA INFRASPACE DEVELOPERS PRIVATE LIMITED** the LESSEE and the LESSEE has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of constructing commercial building/s in accordance with the approved building plan/s utilizing the built-up space as approved by the LESSOR.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

I (a) That in consideration of the premium paid in part and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND also in consideration of the rent hereby reserved AND observance of the covenants, provisions and the stipulations hereinafter contained and on the part of the LESSEE to be respectively paid, observed and performed, the LESSOR doth hereby demise and lease to the Lessee, all the land of Commercial Builders Plot No **CS-03, Sector-ALPHA-01, Greater Noida admeasuring 1200 Square Metres, to be the same a little more or less and bound as under:-**

On the North by :

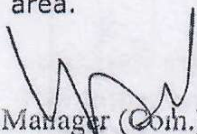
On the South by : As per Lease Plan attached

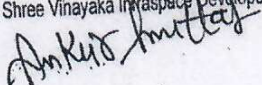
On the East by :

On the West by :

Which plot is more clearly delineated and shown in the attached lease plan (hereinafter referred to as "the Demised Premises") with their appurtenances to the LESSOR for the term of 90 years commencing from the date of execution of this lease deed, except and always reserving to the LESSOR:-

- (i) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.


Manager (Com.)
Greater Noida Dev. Authority
Greater Noida

Shree Vinayaka Infraspace Developers Pvt. Ltd.

Director