

बिहार UTIAR PRADESH

AT 844964

RECORD NO. = EN-UP017675426379e-10

LEASE DEED

This lease deed is executed on 11th of March 2019 at Greater Noida, District Gautam Buddha Nagar, NCT of India

BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, an Authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (of P. Act No. 6 of 1976) (hereinafter called the Lessor) which comprises all assets the estate does not so admit, include its successors of the said Act;


 For GID Indraprastha Private Limited
 Pr. Esq. Kumar Agrawal
 Director
 DIN: 03056835

(LESSOR)

(LESSEE)

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारतीय गैर न्यायिक
INDIA NON JUDICIAL

एक हजार रुपये
₹ 1000



ONE THOUSAND RUPEES
Rs.1000

भारत उत्तर प्रदेश

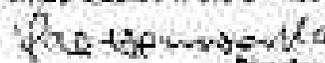
AT 044965

Stamp No. : IN-UP017675426175000

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1072. GLD InfraProjects Private Limited, a Company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Plot No. 104, First Floor, Vardhman's Smart Shopping Plaza, 15C, Savita Vihar, Ghaziabad, Uttar Pradesh. Director Sh. Pradeep Kumar Agrawalla S/o Sh. Jitendra Prasad Agrawalla R/o Post Barapali, Dist. Bargarh, Orissa-768029. With valid authorized with Resolution dated 01.03.2016 passed by its Board of Directors, with a Company within the meaning of Article 8(d) of the brochure of Public Provident Fund's Flat Scheme Code-1035-10 (Commercial Builders Flat - 1) (100 square feet) Land Use - Terrace - which expression shall, unless the context otherwise requires, include its directors, officers, representatives and agents, the registered and other staff.

10722. The land hereinafter described forms part of the land acquired under Land Acquisition Act, 1954 and developed by the Lessor for the purpose of a 100% integrated industrial and Urban Township.

For GLD InfraProjects Private Limited

Director
Pradeep Kumar Agrawalla (DIN:02532616)

(LESSOR)

(LESSEE)

भारतीय गैर न्यायिक INDIA NON JUDICIAL



भारतीय गैर न्यायिक
INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

1000

Rs.1000

UTTAR PRADESH

AI 844966

Stamp No.: IN-UP817675436175040

Consent of the Government containing the following members is formed by the

- 1. M/s. India Economic Private Limited (Lead Member)
- 2. M/s. Gautam (India) Infrastructure Private Limited (Relevant Member)
- 3. M/s. Laxmi Enterprises Private Limited (Relevant Member)
- 4. M/s. Laxmi Heights Private Limited (Relevant Member)
- 5. Kri Verma Co. Pvt. Ltd. (Relevant Member)

In the name of the said Member Greater Noida Industrial Development Authority vide letter bearing No. GNDIA/Prop/Commercial/3280 DATED 14-10-2015, sanctioned Commercial Building Plot No. C-3, Sector-04, Greater Noida, U.P. for the purpose of Development of Commercial Building for use shopping mall, showrooms, retail outlets, restaurants, hotels, clubs and other allied commercial uses.

As per clause (a) of the said letter of the Authority of the Scheme, the said Members have formed the Special Purpose Company i.e. M/s. GND Infrastructure Private Limited, a Company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Unit No. 105, First Floor, Building 25, DDA Shopping Plaza, Plot Sector-04, Greater Noida, U.P.

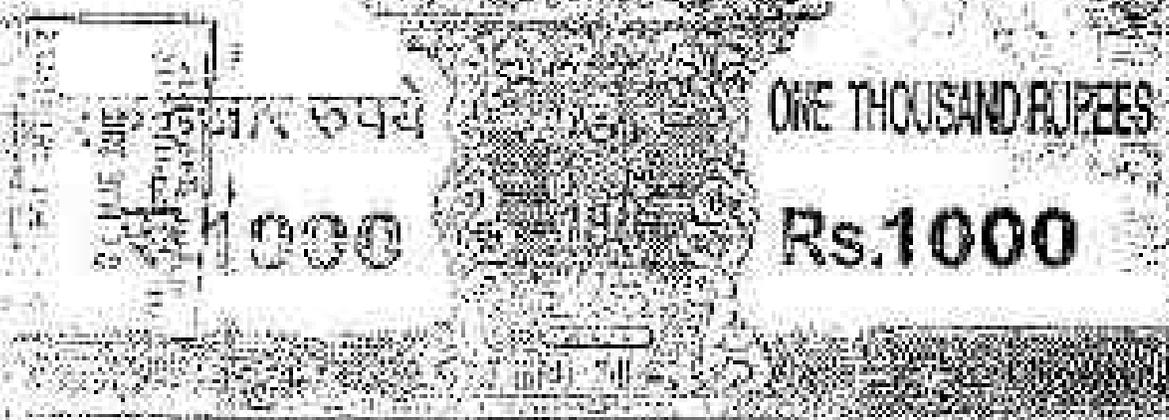
Further, the Members of Consortium have agreed that Lead Member M/s. India Economic Private Limited shall have at least 50% of the Shareholding in the said Company/Consortium Certificate of at least one phase of the

(LESSOR)

For GND Infrastructure Private Limited

Director
Principal Agent, GNDIA (SIN 0543115)

भारतीय नैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश

AT 844967

Stamp No. : IN-UP017675426125840

WHEREAS the lease deed measuring 10% of the area of the plot is obtained from the C.B.A. (City Corporation of Greater Lucknow) with a duly issued UP at least 500 sq. ft. area for the purpose of the said deed. The lease deed of the plot must comply with the provisions of the laws in force with appropriate Statutory Authority.

AND WHEREAS, at the request of the aforesaid Consortium members, the LESSEE has agreed to lease the lease of the aforesaid plot in the name of the said Consortium Company i.e. M/s. GLD Infraprojects Private Limited. The LESSEE and M/s. GLD has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of reconstructing commercial building in accordance with the approved building plan(s) attached herewith and to be executed by the LESSEE.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

1. (a) That in consideration of the premium paid hereon and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND (b) in full discharge of the said money received AND observance of the conditions, stipulations and the stipulations hereinafter provided and on the part of the LESSEE to be immediately paid, observed and performed, the lessor doth hereby convey and lease to the Lessee, all the land of Commercial Builders Plot No. 10/10/10 Sector - 24 Greater Noida measuring 25500 Sq. Mtrs., to be the same as the same or less and bounded as under:-

(LESSOR)

For GLD Infraprojects Private Limited
[Signature]
Director
P-450, Khera Road, Greater Noida (U.P.) 201308

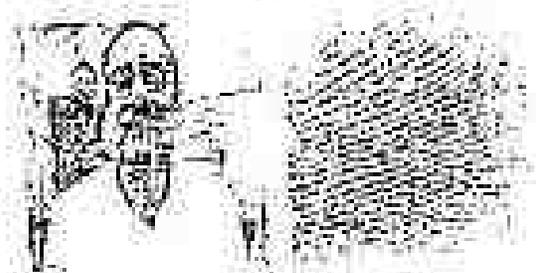
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारतीय गैर न्यायिक
INDIA NON JUDICIAL

एक हजार रुपये
1000



ONE THOUSAND RUPEES
Rs. 1000

उत्तर प्रदेश UTTAR PRADESH

AT 844968

E-stamp No. : IN-UP017075426175840

1. The Text of

2. The Party to be ... of the Firm/Part of Firm

3. The ...

4. The ...

5. The ... (The Demised Premises) with their appurtenances to ... for the term of 22 years commencing from the date of execution of ... and always reserving to the LESSOR:-

- (1) ... water mains, drains, sewers or electrical wires under or above the ...
- (2) ... and title to all mines and minerals, coals, washing gold's, earth ... under the Demised Premises and full right and power of ... things which may be necessary or expedient for ... working and obtaining, removing and ... without providing or having any vertical support for the ... time being standing thereon ... shall make reasonable compensation to the LESSEE for all costs incurred, loss of profits and other damages directly ... of the rights hereby reserved. The

(LESSOR)

(LESSEE)
... Infoprojects Private Limited
[Signature]

भारतीय नैऋत्यिक INDIA NON JUDICIAL



श्री. टी.ए. प्रदनेम

AT 844971

Stamp No: IN-0001/075436178840

and the number of 500 in the reverse of the demand draft/pay order.

(b) In case of default in depositing the said amount in any account, interest @ 15% compounded half yearly shall be leviable for default period on the defaulted amount.

(c) All payments should be received by due date. In case the due date is a bank holiday then the Lessee/Lessee should ensure remittance on the previous working day.

(d) The payment made by the Lessee/Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be applied towards the lease rent payable and the premium due.

(e) In case of allotment of additional land, the payment of the premium on the additional land shall be made in one sum within 30 days from the date of communication of the said additional land as per sanctioned plan of the lessee.

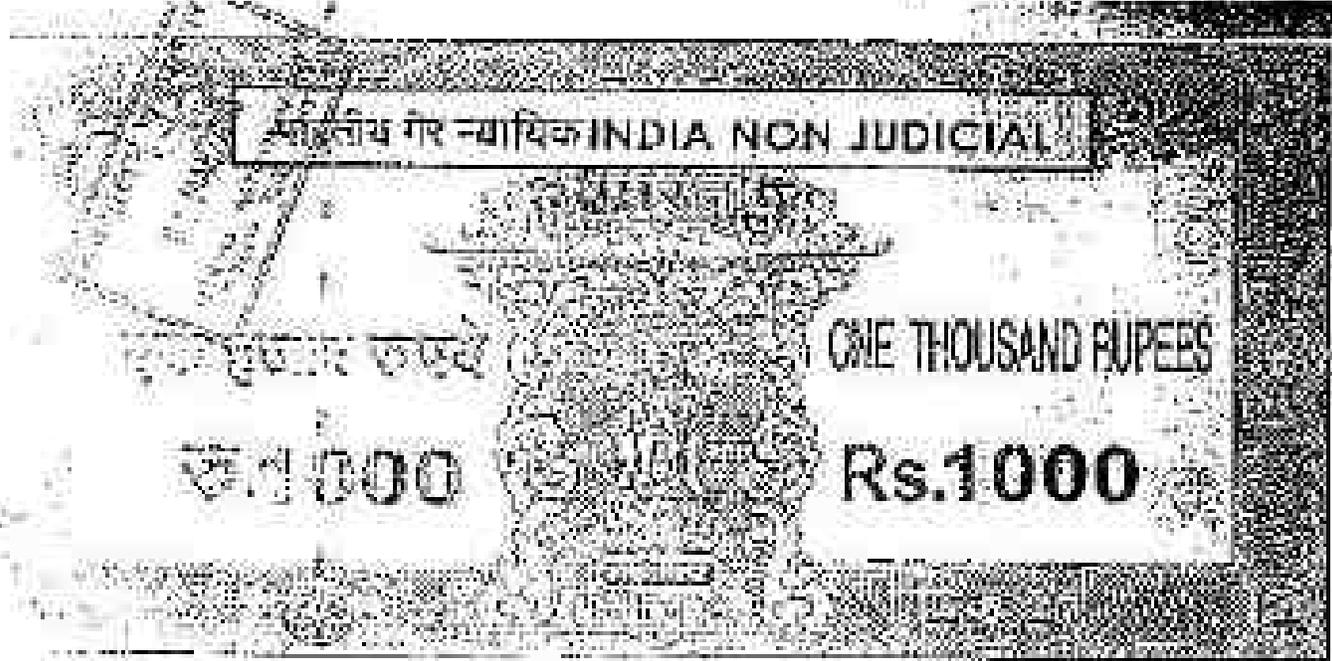
(f) In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Agency. In such event extension is granted, interest @ 15% per annum compounded half yearly shall be payable by the Lessee on the outstanding amount for the period of extension is granted.

(g) For the purpose of arriving at the due date, the date of issuance of demand letter will be reckoned as the date of allotment.

(h) In addition to the premium of 500, the lessee shall have to pay yearly 1000 for the market guarantee.

(LESSOR)

For SLD Interprojects Private Limited
[Signature]
Director
S. Nagaraj
Director
S. Nagaraj
(LESSEE)



शुद्धीय गैर न्यायिक

AT 843379

Enclosure No. : IN-UP017075418199100

- (i) The lease rent will be 15% of the premium of the plot per year for the first 10 years from the date of execution of the lease deed. The lease rent for a year is Rs. 65754000/- (Rs. One Crore Fifty Seven Lacs Sixty Four Thousand Eighty Five Only) payable in advance every year which amount the LESSOR hereby acknowledges.
- (ii) After ten years from the date of execution of the lease deed, the lease rent may be increased to 50% and that rate will be applicable for the next ten years and this process will continue for future.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter every year on or before the last date of previous financial year.
- (iv) In case of failure to deposit the due lease rent by the due date, a late fee shall be charged @ 15% p.a. (12% normal interest + 3% per % interest) comprising half yearly on the defaulted amount for the defaulted period.
- (v) The lessor has the option to pay lease rent equivalent to 10 years rent i.e. 10% of the premium of the leased plot per year as "One Time Lease Rent" unless the lessor decides to withdraw this facility. On withdrawal of One Time Lease Rent, the normal annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee in writing informs as on the date of exercising the option to pay One Time lease rent has paid the normal lease rent due and lease

(LESSOR)

10

(LESSEE)

For GLD Infrastructure Private Limited

 Director

एक हजार रुपये ONE THOUSAND RUPEES
 ₹. 1000 Rs. 1000

3330 DITAN, RAJDESIH

AT 844480

C-SECTION No. 1 IN-UP017575426375640

and above cost will not be considered in calculating the amount payable under the Time Lease Rent section. The date of execution of the lease deed shall be treated as the date of taking over of possession.

II. AND THE LESSEE DOITH HEREBY DECLARE AND COVENANTS

(1) The possession of the leased premises has been handed over to the LESSEE by the LESSOR and the LESSEE hereby acknowledges that it has received complete and peaceful possession of the leased premises. The LESSEE further acknowledges that the address and the tenure of the plot is on T-2 is where a plot.

(2) The lease is for a period of ninety years from the date of lease deed.

(3) Development Rights

The Lessee (upto to what is set out in the chart below) can carry out an authorised plot area development as per the norms specified in the Building Rules and bye-laws of the area.

Sl. No.	As	Allowed Height
1.	Max. Plot Ground Coverage	100%
2.	Maximum plot (total) T&P	10
3.	EXCISE	AS per building bye-laws of GNDCS

(LESSOR)

LE

(LESSEE)

Signature of Lessee
 Prateek Kumar Agrawal (DIN0395863)
 Prateek Kumar Agrawal Private Limited

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



उत्तर प्रदेश

AT 84482

Form No : IN-19017675226170010

UTILITY

- 1. This shall be used in A-1 for the development of Commercial Complex for the commercial activities such as retail shops and service shops, grocery, fruit and vegetable booth, beauty parlor, restaurant etc. as permitted in zonal regulation or master plan, in view of the fact that the activities considered to be a public nuisance/hazardous shall not be carried out.
- 2. Part of the revenue in A-1 shall be used for development of Commercial Complex for commercial activities such as shopping malls, showrooms, retail outlets, restaurants, hotels offices and such other commercial uses, as permissible in zonal regulation or master plan, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out.
- 3. All the proposed activities shall be only within the permissible floor Area (as per A-1). It shall be the responsibility of the lessee to obtain all necessary clearances from the concerned authority (ies) prior to starting functioning in the premise. The lessor shall not be responsible for any kind of problem arising out of the terms of the lease. (respective) any such liability shall be on the

(LESSOR)

For GLD Infra Projects Private Limited

 Pradeep Kumar Agrawal (CHD/0258305)
 (LESSEE)

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

उत्तर प्रदेश

87 844483

Document No.: IN-UP019675426375840

6. TRANSFER OF THE PLOT BUILDINGS THEREON

1. The lessee shall not transfer the rights in the Plot and w/ the buildings situated thereon with the prior permission of GNIDA, after payment of stamp duty as per the prevailing policy of GNIDA. However, the lessee shall be free to effect any such transfer application without assigning any part of the amount.

2. In addition to the transfer charges as per prevailing policy of GNIDA, the lessee shall also pay an amount of Rs.30,000/- towards the processing fee.

3. On fulfilment of conditions of the leasehold, the allotment, the permission for construction and other charges shall be binding on the lessee/leasee, as well as the lessee's estate/estates.

4. Transfer charges shall be payable at time of transfer between son, daughter, wife, etc. father, mother, etc. and vice-versa. However, processing fee of Rs.30,000/- shall be payable on such transfer.

6-2

5. In the event of transfer, the permission as per prevailing policy of the lessor shall be a condition. Any change in constitution as above, may be made on the condition that the original partners on the date of transfer shall retain a minimum of 51% share of the partnership.

(LESSOR)

OR

(LESSEE)

for G.D. Enterprises Private Limited

[Signature]
Director

Fazalpur Road, Agrawal, PIN 203005

सुरक्षित न्यायिक INDIA NON JUDICIAL

सुभारित

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



उत्तर प्रदेश

AT 844484

REGD NO: 1 (N-01017675-020175891)

1. This instrument is for the purpose of all to obtaining the Completion Certificate from the State Bank of India. If the issue is a SPC, then the conditions laid down in clause 1 (N-0174354) of the Deed shall be applicable.

2. =

3. The transfer charges shall be applicable if built up space of commercial plot is transferred within two years from the date of issuing of the completion certificate by SIDA. Therefore, the transfer charges shall be payable on a pro-rata basis as applicable. In addition to the transfer charges, an amount of 1% of 100% of the built up space shall be payable against the processing fee. The transferee shall be responsible to transfer the built up space on the fulfilment of the following conditions:

1. The dues of SIDA towards the cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed/sub-lease deed before completion of all work done of built-up premises.

2. The lease deed and deed of agreement has been duly executed.

3. The transferee shall remain temporarily occupant/banking shall remain in force for the respective space from the SIDA.

4. The transferee shall undertake to not to use the premises for the normal permissible use only and the premises being transferred shall be as per the project documents.

(LESSOR)

For G.D. Infrastructure Private Limited

[Signature]
Director
G.D. Infrastructure Private Limited
(LESSEE)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



NEW UTTAR PRADESH

AT 844485

E-Stamp No.: 19-UP017673426179990

The lease deed and execution and execution deed between lessor, lessee and mortgagee shall also ensure adherence to the Planning Regulations and directions of the GNDIA. All the terms and conditions of the deed and lease shall be applicable and binding on all parties as well.

The lessee shall also be required to pay periodic lease rent as per plan. The lessee shall be required to clear the built-up space transitional within one year from the date of sub-lease and submit sufficient documents to GNDIA to prove thereof. Hereafter, extension charges, as applicable, shall be payable by sub-lessee to GNDIA.

All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the lessee, lessee and sub-lessee.

(24)

As per clause 10 of the proposition certificate the lessee shall have the right to sub-lease the plot into suitable smaller plots as per the planning norms. The lessee can transfer not more than 70 % of the allotted plot to the sub-lessee at any time. The cost expense of the GNDIA on payment of 10% charges of the rate prevailing on the date of transfer. However, the area of sub-leased plot should not be less than 5,000 Sq.mtr.

NOTES: The lessee, lessee, sub-lessee are not eligible for any preferential

(LESSOR)



(LESSEE)

For G.D. Indraprastha Private Limited

P. D. Agrawal
Director

Prudhoe Kumar Agrawala (DIN:0228433)

मुद्रांक गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

UTTAR PRADESH

AT 844486

Postamp No. 119-UPU17675436175810

Compulsorily readable under all India meter service schemes of GNDA.

(4) EXTENSION OF TIME

The date stipulated for repaying the allotment money shall not be extended. However, on receipt of request from the allottee in writing and on being satisfied with the reasons mentioned, the GNDA may grant a maximum of 120 days extension to deposit the allotment money, subject to a maximum of 15% (15% actual interest + 2% usual interest) on the principal sum. Thereafter, ordinarily no extension of time will be granted and the allottee shall be liable to pay the interest of the allotment money.

In exceptional circumstances, the date for the payment of balance due allotment may be extended by the Chief Executive Officer of the Authority.

Interest on the amount of the allotment interest of 15% per annum shall be payable on the amount of the allotment interest, amount for the extending period.

On the maturity of dividing at the due date, the date of issuance of interest money will be reckoned as the date of allotment.

(5) AREA

The area contemplated under a given plot at the time of handing over of the possession. The premium at the plot will proportionately vary due to area variations. If such variation is within 20% only, no surrender shall be

(LESSOR)

(LESSEE)

For GLO Infrastructure Private Limited

[Signature]
Director

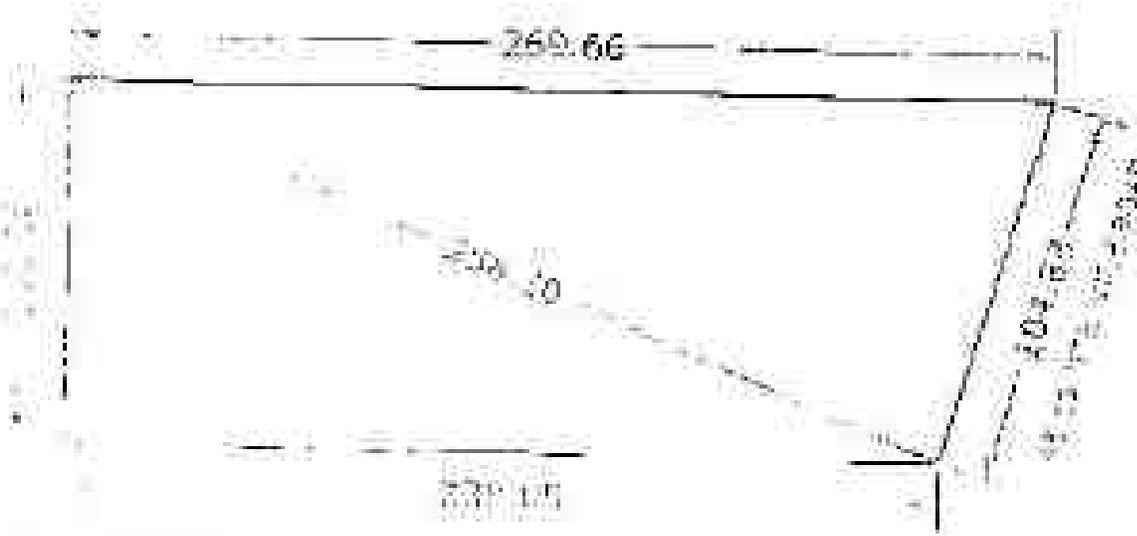
Plot No. 1/1, Sector 1, Gurgaon (HR)

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PLOT NO. C-03

21.10 MTR WIDE ROAD



21.10 MTR WIDE ROAD

GREATER NOIDA INFRASTRUCTURE DEVELOPMENT AUTHORITY

भारतीय न्याय INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



उत्तर प्रदेश

A7 644487

F Stamp No.: TN 110017675426675890

Contract, however, if said valuation exceeds 20%, allottee will have the option to purchase the allotment and taking back the entire amount received by allottee with 4% interest, except the processing fee. The price for the allotment in addition, area shall be the accepted tender rate of the nearby area at the time of communication about the additional land at the original rate of allotment along with simple interest @12% from the date of allotment, whichever is higher. Payment of premium of the non-lease land will be made in lump sum within 30 days of intimation.

10) AS IS WHERE IS BASIS

This plot will be accepted by the allottee on "AS IS WHERE IS BASIS" on a lease for a period of 99 years starting from the due date of completion of lease.

11) POSSESSION AND DOCUMENTATION

- 1. Possession of allotted land will be handed over to the Lessee after execution and completion of lease deed. Possession of part of land shall not be allowed.
- 2. Execution and registration of lease deed can be done only after a minimum payment of 25% of premium and payment of one year lease rent in advance.
- 3. The Lessee will be authorized to develop and market the Commercial Space plots after the lawful possession of the allotted plot is taken.

(LESSOR)

DE



UPPCL Infra Projects Private Ltd

Pradeep Kumar Agrawal
Dated

Pradeep Kumar Agrawal (UIN) 30585

(LESSEE)

भारत के नगर न्यायिक INDIAN NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

भारत के नगर न्यायिक INDIAN NON JUDICIAL

AT 844489

Stamp No. : IN-KIP037675426175840

14. The amount shall be required to execute the lease deed of the plot within 60 days from the date of issue of check-raise, which shall be issued immediately after the confirmation of receipt in alloted money. In case of failure to do so, the auction of plot may be cancelled and 10% of the premium (intermediate tendered amount) of the plot may be forfeited. Amount deposited towards the extension charges, interest and other penalties etc. may also be forfeited. However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted. The extension will be subject to the payment of charges @ 5% p.a. of the total premium of the plot at the tendered rate, which shall be calculated on day to day basis. The relevant documents/ certificate of demarcation of the plot carried out by the concerned Project Director to the Greater Noida Authority shall be annexed with the lease deed. The date of execution of lease deed shall be considered as the date of taking over of physical possession and no plea contrary to this shall be admissible.

15) MISUSE, ADDITIONS AND ALTERATIONS ETC.

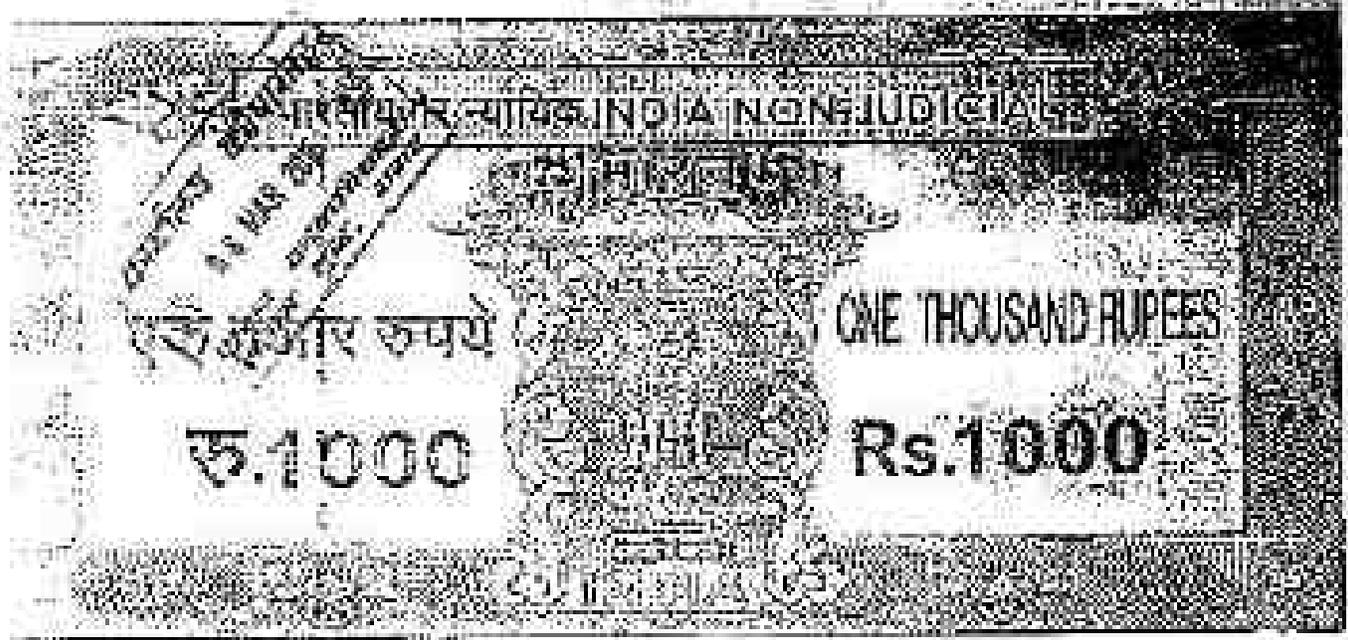
The lessee shall not use land for any purpose other than for specified

(LESSOR)

For GLD Infra Project Private Limited

(Signature)
 Director
 Greater Noida Authority (GN-0050035)

(LESSEE)



WEST UTTAR PRADESH

AT 845349

Stamp No. : IN-UP0170754261758-10

The Lessee shall be liable to be always responsible and shall be liable to be furnished with possession of the premises along with structure thereon, if any, shall be retained by the Lessor.

The Lessee shall not make any alteration or additions to the said building or other structures for the time being on the demised premises, erect or permit to erect any new building on the demised premises, without the prior written consent of the Lessor and in case of any deviation from such terms of plan, the Lessee shall be liable upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying in the usual way all amounts as may be fixed in that regard.

(9) LIABILITY TO PAY TAXES

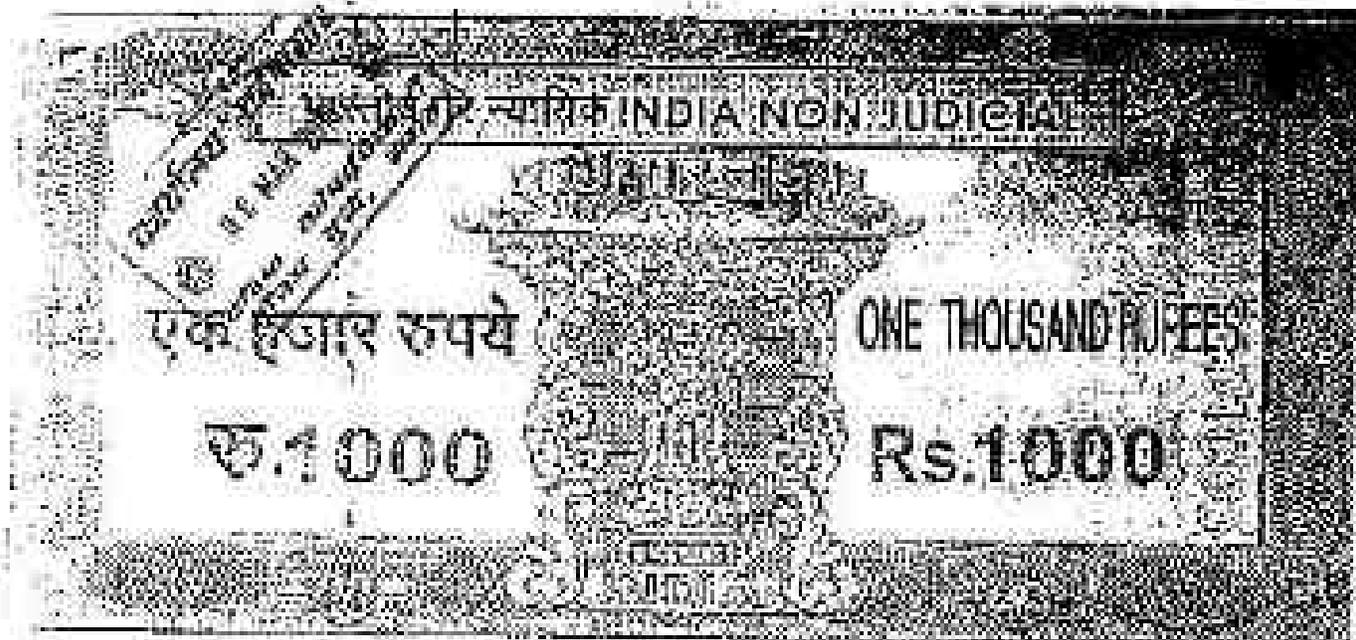
The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority, empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

(10) OVERRIDING POWER OVER DORMANT PROPERTIES FW OLD Improvada Private Ltd

(LESSOR)

Vic Anand
 Director
 Pradip Realty Agency (P) (P) (P) (P)

(LESSEE)



AT NEW UTTAR PRADESH

AT 845350

E-Stamp No. : IN-UP017679420175840

The Lessee reserves the right to all things, minerals, coals, washing gold, diamonds, gemstones or under the plot, and full right and power at any time to do all acts and things which may be necessary or convenient for the purpose of searching for, working and absorbing, removing and enjoying the same without interfering or leaving any vertical support for the surface of the plot or for the structure being standing thereon provided always, that the Lessee shall make reasonable compensation to the Lessor for all damages directly occasioned by exercise of the right hereby reserved. The amount of the Chief Executive Officer / Authority on the amount of such compensation shall be final and binding on the applicant/lessee/lessee.

(4.1) LEASE RENT

- (i) In addition to the premium of 50%, the Lessee shall have to pay yearly lease rent of the amount given below.
- (ii) The lease rent will be 1% of the premium of the plot per year for the first 10 years from the date of execution of the lease deed.
- (iii) After ten years from the date of execution of the lease deed, the lease rent may be increased to 50% and that rate will be applicable for the next ten years and this process will continue in future.

(LESSOR)

For G22 Infra Projects Private Limited

[Signature]
Director

Pradeep Kumar Agrawal (IN:03048815)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 845351

1-Comp No. 1 IN-UP017676420175840

10. The lease rent shall be payable in advance every year. First such payment shall be due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.

11. In case of failure to deposit the due lease rent by the due date, compound will be charged @ 15% p.a. compounded half yearly, on the defaulted amount and for the defaulted period.

12. The allottee/lessee has the option to pay lease rent equivalent to 11 years lease i.e. the premium of the plot per year as "One Time Lease Rent" unless the Authority decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the allottee has paid the current lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

NOTE:

For the purposes of this agreement, the date of issue of the agreement letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.

(17) IMPLEMENTATION & COMPLETION OF PROJECT

For GLO Infraprojects Private Li

(LESSOR)

[Signature]
 Dr. *[Name]*
 Director, GLO Infraprojects (DN) 0005
 (LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 84535

Estimate No. : TR-IP01 2425426175690

The Lessee shall be required to complete the construction of minimum 30% of the project within the stipulated plan as approved layout plan and get the Completion Certificate as within a period of 3 years from the date of execution of Lease Deed and shall complete the project in phases within 5 years. 100% of the residential and commercial development/ construction shall be completed in phases within 7 years. Further More, the Lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by GNDA, on payment of relevant charges as provided as given below:

Without prejudice to the Authority's right of cancellation, the extension of period for the completion of Project, can be extended for a maximum period of until in three years only with penalty as under:

- a. For 1st year the penalty shall be 4% of the total premium.
- b. For 2nd year the penalty shall be 6% of the total premium.
- c. For 3rd year the penalty shall be 8% of the total premium.
- d. For 4th year and more than three years, normally will not be permitted.

The construction on the total shall have to be done as per the contours approved under these Terms and Conditions and the building regulations and directions of the GNDA.

The Completion Certificate will be issued by the GNDA on the completion of the project or part thereof in phases and on the submission of the

(LESSOR)

(LESSEE)

For G.D Infrajects Private L



उत्तर प्रदेश UTTAR PRADESH

AT 045355

Stamp No. | IN-UP017675426175800

Necessary documents required for carrying the completion of the project (to be attached).

1. In case the Lessee does not construct Building within the time provided in the allotment agreement, 90% of the amount of the allotment/lease deed as per clause 10.1.1, shall be liable to be forfeited. Lessee shall lose all rights in the allotment/lease and Building allotment/lease thereon.

(13) INDEMNITY

The Lessee shall be wholly and solely responsible for the implementation of the project and liable for ensuring the quality of development/constructions, operations, maintenance and sustainability of the facilities and services, till such time as the ultimate agency for such work is identified and legally appointed by the Lessee after prior written approval of GNDIA. The Lessee shall execute Indemnity bond indemnifying the GNDIA against all disputes arising out of:

- a) Location/consolidation of the project
- b) The quality of development, construction, operations and maintenance
- c) Any other conditions out of allotment, lease and/or sub-lease to the third party/contractor.

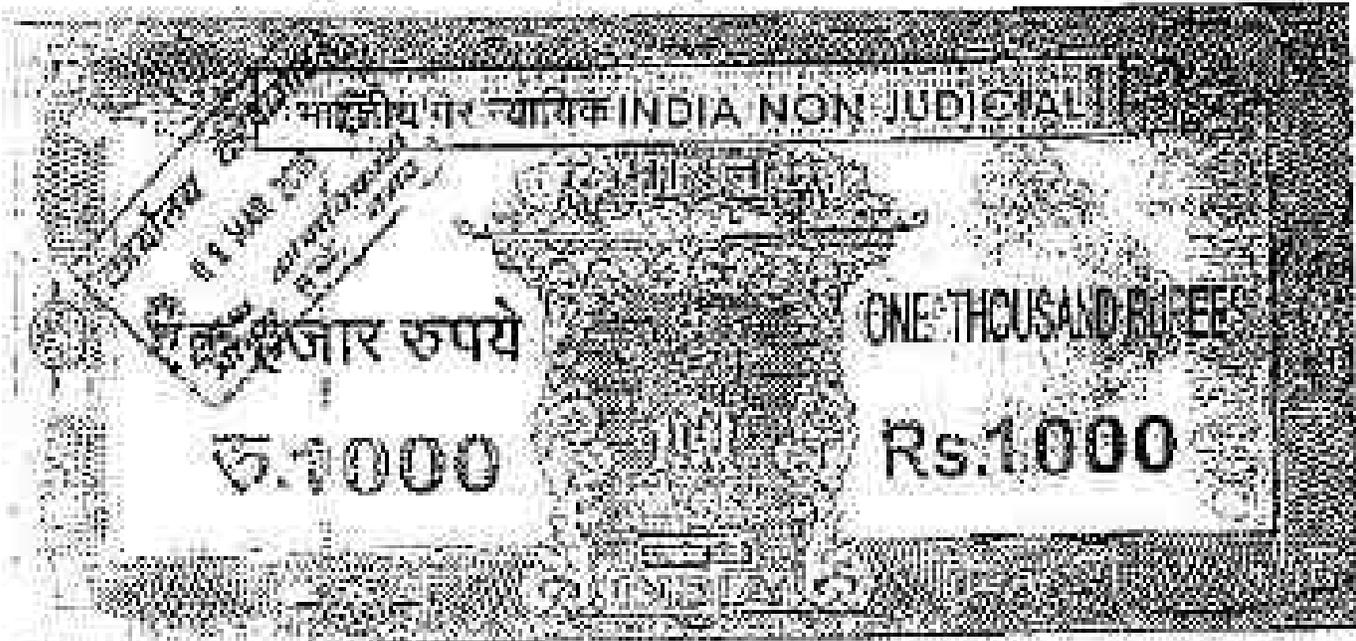
(14) DOCUMENTATION CHARGES

The Lessee shall bear the expenses of preparation, stamping and registering the lease deed and all other fractional charges and all other fractional charges shall be borne by the Lessee. Lessee shall also pay the stamp duty levied on the transfer of

(LESSOR)

(LESSEE)





उत्तर प्रदेश UTTAR PRADESH

41 845354

E-STAMP No. : JIN-UP017675420178340

Without prejudice to any other duty or charges that may be levied by any authority, a duty of stamp shall be paid.

(15) SURRENDER

- 1. If the Lessee surrenders the plot within 30 days from the date of allotment, the total amount deposited will be refunded and the balance, if any, shall be returned to the promoter of plot, and be returned without interest.
- 2. If the Lessee surrenders the plot after 30 days from the date of allotment, the total deposited amount or 10% of the total premium, whichever is less, will be refunded and the remaining amount will be refunded without interest. However, the amount deposited towards lease fee, interest, extension fee etc. shall not be returned.

Note: The above surrender in the above case shall be the date on which the application for surrender is received at the DDA's office. No subsequent application in the name of any state owned life etc. will be entertained.

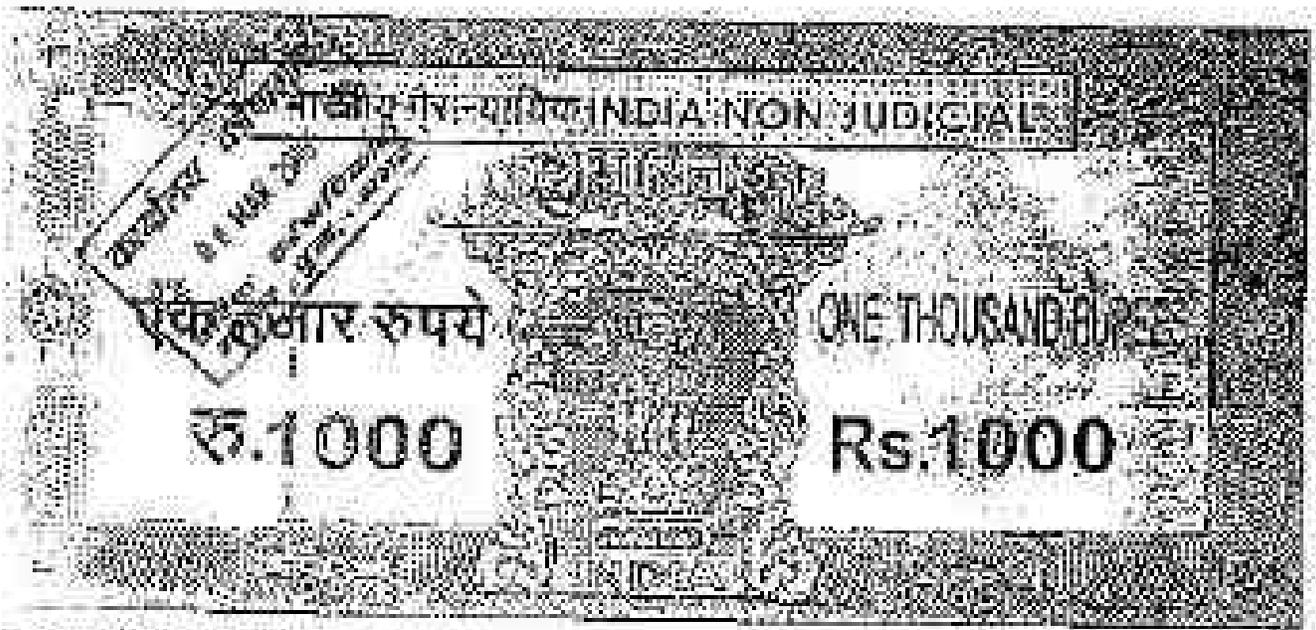
(16) MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any other legal notice is not served) in favour of a scheduled Bank/Govt. or non-scheduled financial institution approved by the Reserve Bank of India for the purpose of giving facilities for construction on the allotted plot. The (bank/other source) should have valid time period for construction as per terms

(LESSOR)

(LESSEE)

GAD InfraProjects Private Limited



557 उत्तर प्रदेश

AT 846355

Stamp No. JN-09017675436175040

The lessee/lessees shall - lease document have obtained valid extension of time for (a) payment and (b) have received full amount of the pvt premium and interest.

The lessee/sub-lessee(s) will submit the following documents:

- 1. Copy of letter of our scheduled bank/Govt. organization / Financial institution/industry, the Government of India.
- 2. Copy of the schedule of the GNDA.

GNDA shall have the first charge on the plot towards payment of all dues of GNDA.

In case of all time event of foreclosure of the mortgage/charged property, the GNDA shall be entitled to claim and receive such percentage, as decided by the GNDA, of the unrepaid increase in value of properties in respect of the market value of the said land as first charge, having priority over the said mortgage. The decision of the GNDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

In GNDA's right to the recovery of the unrepaid interest and the principal will be enforceable on the property as mentioned herein before shall apply equally to compulsory sale or transfer, as it shall be through execution of decree pronounced by court of law.

(SENDER)

For SLL Infrajects Private Limited

[Signature]
Director

Pratap Kumar Agrawal (CN:0088019)
(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 845356

Stamp No. UP017675-2261756-0

(17) MAINTENANCE

The Lessee shall be responsible for the payment of all charges, electricity, water, telephone, etc. in connection with the departments of the Authority in from the date of commencement of the work.

The Lessee shall have to plan a maintenance programme whereby the utility services provided and buildings shall be kept,

(a) in good state of repair and substantial repairs and in repair, in full, in accordance to the satisfaction of the Lessor,

and the available facilities as well as the surrounding area and shall be in good repair and safe condition to the convenience of the public at all times.

If the maintenance work of any kind is not found satisfactory according to the requirements the required maintenance work will be carried out by the Authority and the charges incurred in carrying out such work will be borne by the Lessee. The decision of the Authority will be final as regards to the charges incurred in the maintenance work.

(LESSOR)

For G.D. Enterprises Private Limited
Pradeep Kumar Agrawal
Director
Pradeep Kumar Agrawal (CIN 00053015)
(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

RT 845357

Stamp No. : IN-UP017675426175840

1. This Deed shall be subject to all regulations, bye-laws, directions and orders issued by the Building, Municipal and Local Bodies under section 8, 9 and 10 of the U.P. Building Regulation Act 1976 and the bye-laws thereon.

2. In case of non-compliance of these terms & conditions of this deed or any provision under Law, the Lessor shall have the right to impose such penalty as per U.P. Law, Code or just under applicable.

3. The Lessor/Manager shall have such arrangements, as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executive Officer or any officer authorized by the Municipal Officer, GNIDA will have all power to get the maintenance done from any other Agency and recover the amount so spent from the Lessor/tenant. He/they will be liable and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Ownership or Infrastructure, Ownership and maintenance Act 2010 shall be applicable to the building/tenancy.

(12) CANCELLATION

1. In case of the other special clauses relating to cancellation/determination, the Lessor/tenant will be free to exercise his right of cancellation.
 2. In the event of the aforesaid, the lease of this Commercial plot will be of 10 years.

LESSOR)

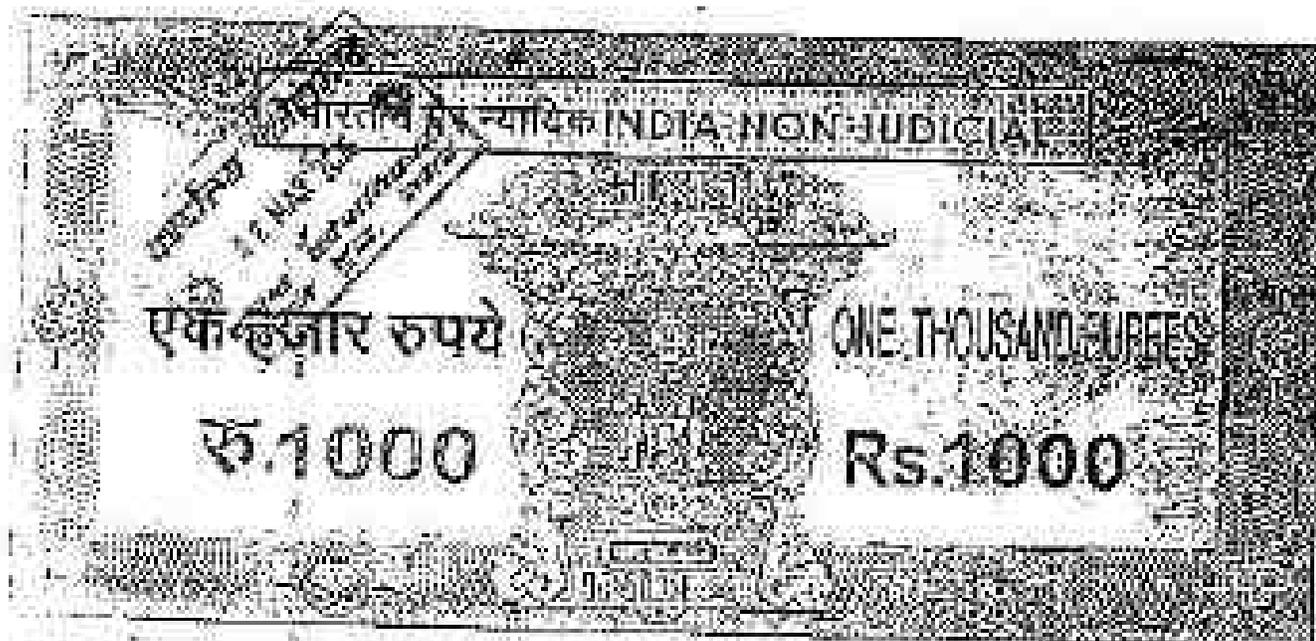
For GLD Infra projects Private Limited



Signature
 Director

Shri. S. K. Aggarwal (DIRECTOR)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 845358

Stamp No. : JH HP017075426175810

1. The premises hereinafter mentioned through the provisions, by expression of the said Act, shall be deemed to be...

2. Any violation of the directions issued by or of the rules and regulations framed by the State in the exercise of its statutory powers...

3. In case of default in the payment of the temporary deposit (sub-tenant) or any other dues of the tenants and conditions of the tenancy, allotment, lease or other conditions of the tenancy, instalments or any other dues...

4. If the allotment is cancelled on the grounds mentioned in Para (i) above, the deposit amount deposited by the tenant, allottee, lessee and sub-tenant(s) shall be returned to him/her as of right, but shall be forfeited by GNDA and 10% of the deposit amount shall be retained in this regard.

5. In all matters connected with the grounds mentioned in paras (ii) AND (iii) above, all the court proceedings if any, shall be forfeited and the balance of the deposit amount shall be returned without any interest and no separate notice shall be issued in this regard.

6. The possession of the premises as above stated, possession of the plot will be retained by GNDA along with the structures thereon, if any, and the tenant, allottee, lessee and sub-tenant(s) shall have no right to claim any compensation thereon.

(LESSOR)

Director
 Housing & Rural Affairs (GN 0000014)
 (LESSEE)



राज्य प्रदेश UTTAR PRADESH

41 845359

AGREEMENT NO. 1/11-UP/017675425175640

(15) GENERAL TERMS AND CONDITIONS

1. This agreement is made between the undersigned parties for the purpose of providing power to the Lessee for a period of ten years from the date of commencement of the Project, which shall be executed between GMDA and the Lessee.

2. Subject to observance of Master Plan and regulation of GMDA:

- a. The Lessee shall be entitled to sub-lease the project, sites, facilities and material, land, security, with prior approval of GMDA/Lessee.
- b. Contractual and regulatory, project to sub-leased, as per conditions of agreement on separate agreement basis.
- c. Multiple working shall be admissible to the Lessee and for the sub-lease of project, working shall be.
- d. The Lessee shall make necessary arrangements for designing, engineering, and construction of the Project, in accordance with the provisions of the Master Plan and regulation of GMDA.
- e. The Lessee shall adhere to Government policies and relevant codes of conduct relating to disaster management and energy conservation in land use planning and construction works.
- f. The Lessee shall arrange, provide and bear necessary costs (approval etc.)

For GMDA Infrastructure Private Limited

[Signature]
Director

Pradyumn Kumar Agrawal (11140364835)

(LESSOR)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 845360

Stamp No. IN-UP017675126170010

1. This General Government Agency or local bodies or other public bodies (hereinafter "GIPA") shall create and facilitate the lease of land to the Government/State/Union Territory/Agency.

2. After the written approval of the Greater/Noida Authority, the lessee shall implement & pursue the project through its multiple subsidiary companies in which the allottees/agency shall have minimum 51% equity share holdings (such subsidiaries are exempted from stamp duty for transaction between parent company and subsidiary company under the provisions of Indian Stamp Act as amended Government notification).

3. The allottees who develop the project through its subsidiary company shall be treated for sub-lease the portion of sub-lease area and shall area in favour of the subsidiary companies and the first transfer by such subsidiary company, of the sub-lease area which is being developed or intended to be developed by the subsidiary shall be without any transfer charges. However, for subsequent transfer/sub-lease, transfer charges as per prevailing policy (at the time of transfer) of the Government/State/Union Territory shall be payable.

4. The subsidiary company(ies) in whose favour sub-lease deed is executed shall be treated to own the portion of land which is being provided by Govt. as per rules of the Authority.

(LESSOR)

For G. B. Indraprastha Parks Limited

[Signature]
 Director
 G. B. Indraprastha Parks Limited (GIP) (GIP) (GIP)
 (LESSEE)



UTTAR PRADESH

67 845361

Stamp No: 3 IM-UP-0176254261796-40

- i. The Authority shall abide by the suggestions of State Government only, to the extent of GNDA.
- ii. The Authority shall have the right to make such additions or alterations in the terms and conditions of allotment as it deems fit from time to time, as may be considered just and proper.
- iii. In case of any difference or interpretation regarding these terms and conditions, the decision of Civil Executive Officer of the district shall be final and binding.
- iv. In case of any "force majeure" or such contingencies beyond the Authority's control, the Authority is unable to make allotment or facilitate the lessee to undertake the activities in pursuance of allotment, then and there, the deposits depending on the stages of allotment will be returned along with simple interest @ 4% p.a. if the deposit is not more than one year from such date.
- v. If the lessee commits any act of omission or the damaged premises according to Schedule, it shall be lawful for the Authority to ask the lessee to remove the nuisance within a reasonable period failing which the Authority shall hold on the nuisance incurred at the lessee's cost and charge damages from the Lessee during the period of the removal of nuisance.

(LESSOR)

105 GLO Enterprises Private Limited
 Director
 P. K. Kover Agasala (Director)
 (LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AT 845362

Stamp No. : TN-IMP017075426175840

- (i) Any dispute between the Lessor and Lessee/ Sub-Lessee shall be referred to the District Court of the said District having jurisdiction over the land concerned, such as part of the Court constituted by the District Court of Allahabad at Allahabad.
- (ii) The Lease Subordination will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/or regulations made or decisions issued, under the said Act.
- (iii) The Lessee, its partners, the implementors of the project, its agents, who do not have a firm commitment to implement the project within the time and/or any's prescribed, are advised not to avail the benefit.
- (iv) The Lessee/Implementor of the Law or shall be liable to pay all taxes/ duties/ levies from time to time by GNLA or any other authority duly empowered by them to levy the tax/charges.
- (v) All interest due to the Lessor would be recoverable as arrears of land revenue.
- (vi) The Lessee/Implementor, as allowed in action or change his rate, shall be liable to be considered and such funds deposited shall be forfeited.
- (vii) If the authority in public interest may take back the possession of the land, building by making payment at the prevailing rate.

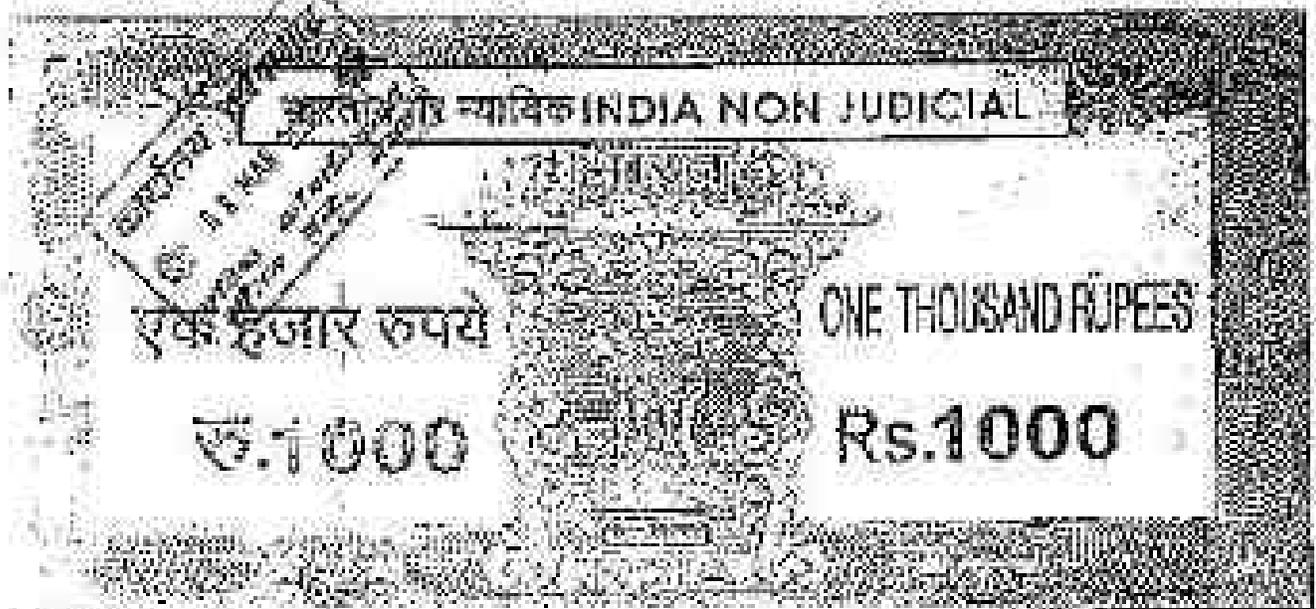
(LESSOR)

(LESSEE)

For GLD InfraProjects Private Limited

[Signature]
Director

Prakash Kumar Agrawal (TIN 0000000000)



उत्तर प्रदेश UTTAR PRADESH

67 845363

Stamp No. IN/UP017625420175040

... the authority to the ... to give possession of the land in any ... with ...

IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written,

[Handwritten signature and text for LESSOR]

For and on behalf of the LESSOR
For G.D. Infrastructure Private Limited

[Handwritten signature]
Director

For and on behalf of the LESSEE

[Handwritten signature and text for LESSOR]

(LESSOR)

[Handwritten signature]

[Handwritten signature]
(LESSEE)

प्र. क्र. 10
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