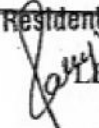


**NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total proportionate premium of Rs. 92,59,88,020.00 (Rupees Ninety Two Crore Fifty Nine Lac Eighty Eight Thousand Twenty only) out of which approx. 10% Rs. 9,25,98,802.00 (Rs. Nine Crore Twenty Five Lac Ninety Eight Thousand Eight Hundred Two only) which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly installments. After expiry of moratorium period, the balance approx. 90% premium i.e. Rs. 83,33,89,218.00 (Rs. Eighty Three Crore Thirty Three Lac Eighty Nine Thousand Two Hundred Eighteen only) of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

| <u>Instalment</u> | <u>Due date</u> | <u>Payable Premium</u> | <u>Payable Interest</u> | <u>Total payable instalment</u> | <u>Balance premium</u> |
|-------------------|-----------------|------------------------|-------------------------|---------------------------------|------------------------|
|                   |                 | Balance 90% premium    |                         |                                 | 833389218              |
| Instalment No.1   | 18.02.2011      | 0.00                   | 50003353.00             | 50003353.00                     | 833389218.00           |
| Instalment No.2   | 18.08.2011      | 0.00                   | 50003353.00             | 50003353.00                     | 833389218.00           |
| Instalment No.3   | 18.02.2012      | 0.00                   | 50003353.00             | 50003353.00                     | 833389218.00           |
| Instalment No.4   | 18.08.2012      | 0.00                   | 50003353.00             | 50003353.00                     | 833389218.00           |
| Instalment No.5   | 18.02.2013      | 52086826.00            | 50003353.00             | 102090179.00                    | 781302392.00           |
| Instalment No.6   | 18.08.2013      | 52086826.00            | 46878144.00             | 98964970.00                     | 729215566.00           |
| Instalment No.7   | 18.02.2014      | 52086826.00            | 43752934.00             | 95839760.00                     | 677128740.00           |
| Instalment No.8   | 18.08.2014      | 52086826.00            | 40627724.00             | 92714550.00                     | 625041914.00           |
| Instalment No.9   | 18.02.2015      | 52086826.00            | 37502515.00             | 89589341.00                     | 572955088.00           |
| Instalment No.10  | 18.08.2015      | 52086826.00            | 34377305.00             | 86464131.00                     | 520868262.00           |
| Instalment No.11  | 18.02.2016      | 52086826.00            | 31252096.00             | 83338922.00                     | 468781436.00           |
| Instalment No.12  | 18.08.2016      | 52086826.00            | 28126886.00             | 80213712.00                     | 416694610.00           |
| Instalment No.13  | 18.02.2017      | 52086826.00            | 25001677.00             | 77088503.00                     | 364607784.00           |
| Instalment No.14  | 18.08.2017      | 52086826.00            | 21876467.00             | 73963293.00                     | 312520958.00           |
| Instalment No.15  | 18.02.2018      | 52086826.00            | 18751257.00             | 70838083.00                     | 260434132.00           |
| Instalment No.16  | 18.08.2018      | 52086826.00            | 15626048.00             | 67712874.00                     | 208347306.00           |
| Instalment No.17  | 18.02.2019      | 52086826.00            | 12500838.00             | 64587664.00                     | 156260480.00           |
| Instalment No.18  | 18.08.2019      | 52086826.00            | 9375629.00              | 61462455.00                     | 104173654.00           |
| Instalment No.19  | 18.02.2020      | 52086826.00            | 6250419.00              | 58337245.00                     | 52086828.00            |
| Instalment No.20  | 18.08.2020      | 52086828.00            | 3125210.00              | 55212038.00                     | 0.00                   |

  
प्रबन्धक निरुद्ध  
ग्रेटर नोएडा प्राधिकरण  
LESSOR

For La Residential Developers Pvt. Ltd.  
  
LESSEE

Director