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सत्यमेव जयते

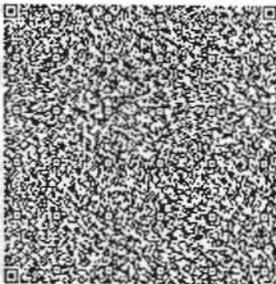
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED

Certificate No. : IN-UP01565180500251N
Certificate Issued Date : 23-Dec-2015 06:09 PM
Account Reference : NONACC (BK)/ upbobbk02/ GREATER NOIDA1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPBOBBK0201882283937045N
Purchased by : MS I S P CONSTRUCTIONS PVT LTD
Description of Document : Article 35 Lease
Property Description : COMMERCIAL PLOT NO.-CS-18, SECTOR-DELTA-01, GREATER NOIDA AREA-1170 SQM
Consideration Price (Rs.) : 6,22,44,000
(Six Crore Twenty Two Lakh Forty Four Thousand only)
First Party : GNIDA
Second Party : MS I S P CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MS I S P CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 34,55,000
(Thirty Four Lakh Fifty Five Thousand only)



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

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



For I.S.P. Construction Pvt. Ltd.
(Authorised Signatory)

WN 0001987964

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclsestamp.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.

LEASE DEED

This Lease Deed is executed on **29th** day of December **2015** 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. I.S.P. Construction Pvt. Ltd a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at main D.S.C Road Sutyana Greater Noida through its Authorized Signatory **Sh. Girish kasana S/O Sh. Ishwar Singh R/o House No. 47 Village khera Chauganpur Greater Noida Gautam Buddh nagar** who is duly authorized vide Resolution dated 02.12.2015 passed by its Board of Directors, being a Company within the meaning of Article C-7(e) of the Brochure of the Commercial Builders Plot Scheme-III/2015-16 (Commercial Builders Plot-III), (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.

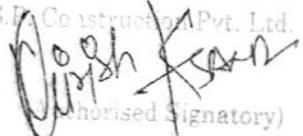
WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

On the basis of sealed tenders vide letter bearing No. GNIDA / Prop / Commercial/3281 DATED 14-10-2015 has been allotted Commercial Builder Plot No. **CS-18, Sector -Delta -01** Greater Noida **measuring 1170 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. I.S.P. Construction Pvt. Ltd.** a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at main D.S.C Road Sutyana Greater Noida.

However, the Member of consortium have agreed that lead member **M/s. I.S.P. Construction Pvt. Ltd** 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


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

For I.S.P. Construction Pvt. Ltd.

Authorized Signatory

आज दिनांक 29/12/2015 को

वही सं. 1 जिल्द सं. 19280

पृष्ठ सं. 69 से 116 पर क्रमांक 26977

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर :



(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

29/12/2015