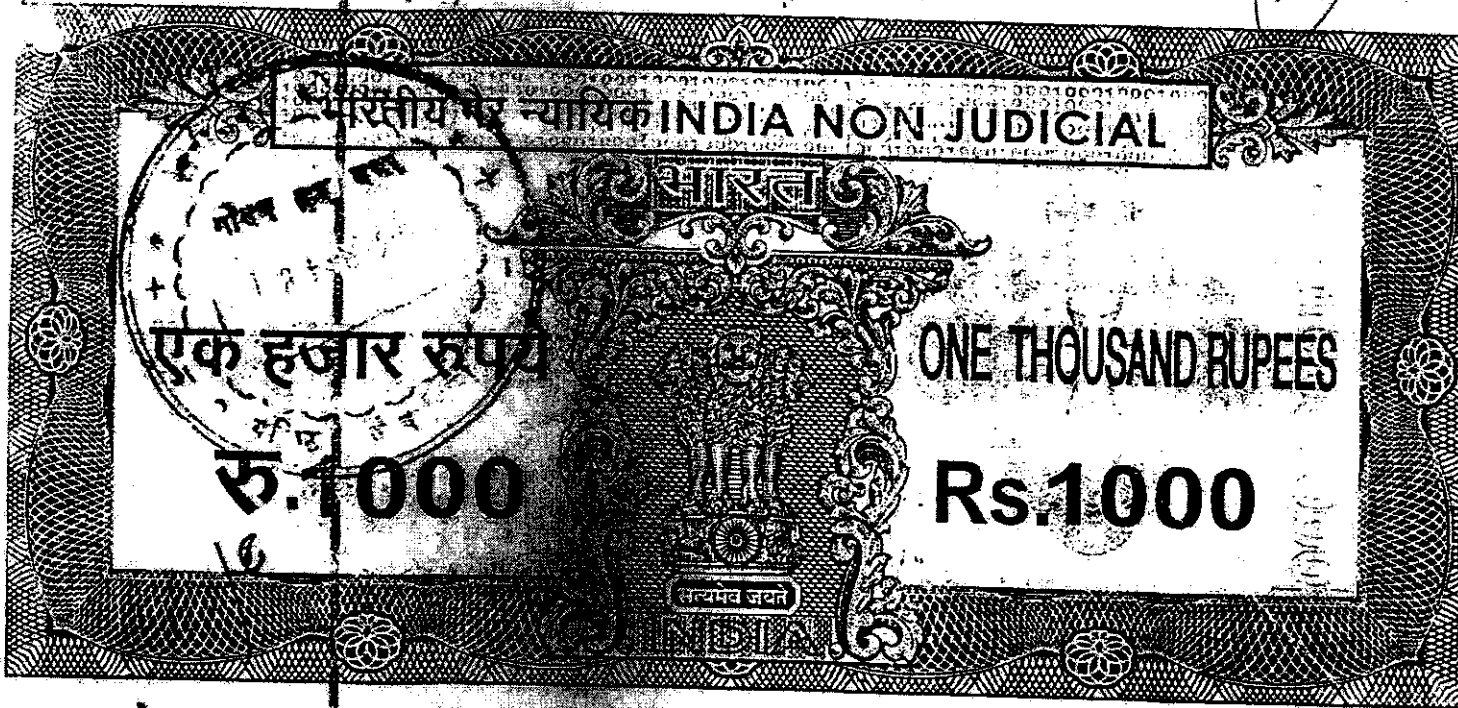


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उत्तर प्रदेश UTTAR PRADESH

L 144019



ATTACHED WITH THE SUPPLEMENTARY DEED OF
GROUP HOUSING PLOT NO.GH-001 SECTOR-135, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)



LESSOR

Today Homes Noida Pvt. Ltd.

LESSEE

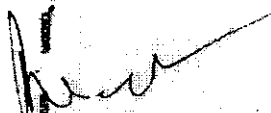


उत्तर प्रदेश UTTAR PRADESH

L 14

ATTACHED WITH THE SUPPLEMENTARY DEED OF
GROUP HOUSING PLOT NO.GH-001 SECTOR-135, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)




LESSOR

Today Home Noida Pvt. L.

LESSEE



FIVE HUNDRED
RUPEES

Rs. 500

पाँच सौ रुपये

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

L 350650

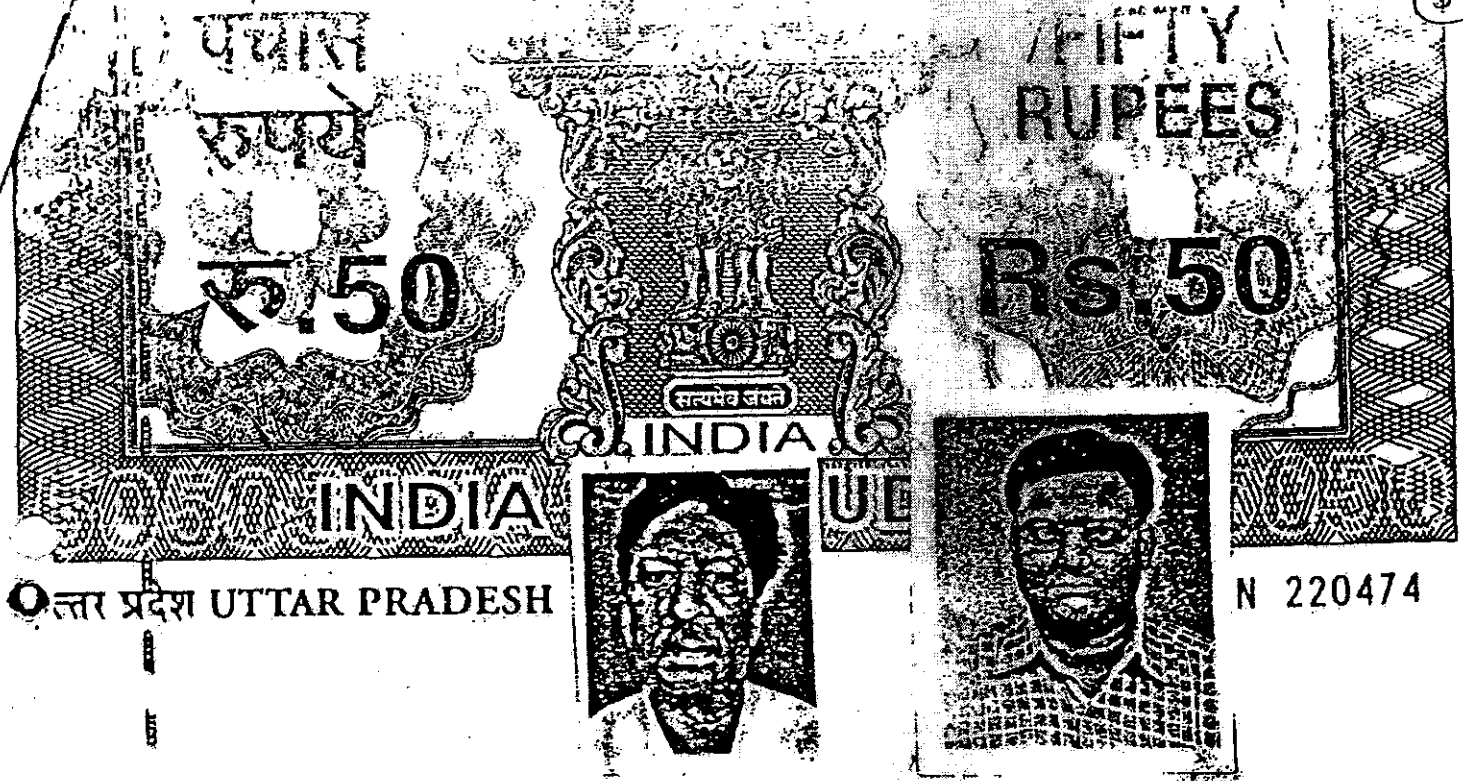
ATTACHED WITH THE SUPPLEMENTARY DEED OF
GROUP HOUSING PLOT NO.GH-001 SECTOR-135, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)

LESSOR

Today Homes Pvt. Ltd.

LESSEE





उत्तर प्रदेश UTTAR PRADESH

Stamp Duty Paid in Cash Certificate in favour of

In Pursuance of the order of the Collector
No. Memo Dated 20/10/09 Passed under
section 18-A of the Stamp Act. It is certified that
an amount of Rs. 60832.00 = 00
in words Rs. Six crore eight Lacs thirty eight thousand only
has been Paid in Cash as stamp Duty in Respect
of this instrument in the State Bank of India
Treasury/Sub Treasury of SRI Noida
by Challan No. 01 Dated 22/10/09
a Copy of Which is annexed herewith.

Date 22/10/09

Officer-in-Charge
Treasury
Gautam Budh Nagar

22/10/09



ATTACHED WITH THE LEASE DEED OF GROUP HOUSING
PLOT NO. GH-001 SECTOR-135, NOIDA DISTT. GAUTAM
BUDH NAGAR (U.P.) Today Homes Noida Pvt. Ltd.

[Signature]
LESSOR

For Today Homes Noida Pvt. Ltd.

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory
LESSEE

(60) (26)

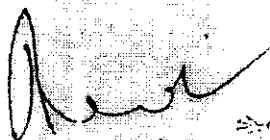
SUPPLEMENTARY DEED

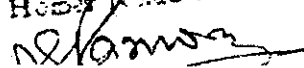
This Supplementary Deed made on ^{29th} day of March, 2010 (Two thousand and ten) between the **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976), hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the one part and **M/S. TODAY HOMES NOIDA PVT. LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at 8th Floor, Statesman House, Barakhamba Road, New Delhi-110001, through authorized signatory. Shri Dharamveer Singh S/o Late Shri Mukhtyar Singh, R/o C-6, R.K. Puram, Govind Puram, Ghaziabad, duly authorized by the Board of Directors vide Resolution dated 05.03.2010, hereinafter called the Lessee (which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the other part.

Whereas a Lease Deed in respect of Group Housing Plot No.GH-01, Sector-135, Noida, admeasuring 51,000 sq. mtrs., was executed between the Lessor and **M/s. TODAY HOMES NOIDA PVT. LTD.**, (SPC) (Lessee) on dated 18.11.2009 which was registered with the office of Sub-registrar, Noida, vide Book No.1, Volume No.2591, Page No.36 to 71 document No.7354 on dated 18.11.2009 on the basis of area shown in the brochure of the scheme, in consideration of Rs.109,61,79,900.00 (Rupees one hundred nine crores sixty one lacs seventy nine thousand nine hundred only) out of which 10% i.e. Rs.10,96,17,990.00 (Rupees ten crores ninety six lacs seventeen thousand nine hundred ninety only) have been paid in full by Lessee to the Lessor.

Whereas at the time of handing over of possession of the Group Housing Plot No.GH-01, Sector-135, Noida, the area on the site has been found to be 51,902.01 in place of 51,900.00 sq. mtrs. In terms of clause G.12 of brochure of the scheme and clause C.6 of the allotment letter dated 03.09.2009, the additional land of 2.01 sq. mtrs has been allotted by the Lessor vide allotment letter No.NOIDA/GROUPOUSING/2009/4714 dated 30.12.2009 and the Lessee has paid the consideration of Rs.42,453.21 (Rupees forty thousand four hundred fifty three and paisa twenty one only) in full and one year advance lease rent equal to 1% of the additional premium i.e. Rs.424.53 (Rupees four hundred twenty four and paisa fifty three only) to the Lessor, the receipt of the Lessor both hereby acknowledges.

Now the total area of Group Housing Plot No.GH-01, Sector-135, Noida, shall be 51,902.01 sq. mtrs., in place of 51,900 sq. mtrs., in total consideration of Rs.109,62,22,353.21 (Rupees one hundred nine crores sixty two lacs twenty two thousand three hundred fifty three and paisa twenty one only) by virtue of this Supplementary Deed.



Today Homes Noida Pvt. Ltd.


The balance premium of Rs.98,65,61,910.00 (Rupees ninety eight crores sixty five lacs sixty one thousand nine hundred ten only), shall be recoverable as per schedule of the payment given in the Lease Deed dated 18.11.2009.

All other terms and conditions of original Lease Deed executed between Lessor and Lessee dated 18.11.2009 shall continue to govern the relation of the Lessor and Lessee.

In witness whereof all the parties put their hands on the day & year mentioned above in the presence of following witnesses.


Lessor

Witness V. S. Sharma

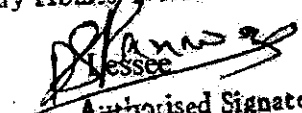
1. Rajendra Sharma
S/O Shri Dinesh Raj Sharma
WZ-44B
Vill - Pichor, New Delhi - 18

Abhishek Gupta

2. Abhishek
S/O Shri Om Prakash Gupta
33 B/1, Mehrauli
N. Delhi - 30



Today Homes Noida Pvt. Ltd.


Lessee
Authorized Signatory

This Lease Deed made on 11 day of NOVEMBER, 2009 (Two thousand and nine) between the NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY a body corporate constituted under Section 3 read with 2 (d) 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, assigns) of the one part and M/s TODAY HOMES NOIDA PVT. LTD, a company within the meaning of Companies Act, 1956, having its registered office at 8th Floor, Statesman House, Barakhamba Road, New Delhi-110001 through Authorized signatory Shri. Lokesh Patodia S/o Sh. Jai Singh Patodia, 10, 2nd Floor, Shanti Vihar, Delhi-110092 duly authorized by the Board of Directors vide Resolution dated 12.10.2009 (hereinafter called the Lessee which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns of the other part.)

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the lessee the plot hereinafter described, after fulfilling the terms and conditions prescribed in the brochure and its corrigendums, vide Reservation Letter No. NOIDA /GHP/2009/4022 dated 28.08.2009 and Allotment Letter No. NOIDA/GH-2009-(III) /2009/4062 dated 03.09.2009 and corrigendum letter No. No. NOIDA/GH-2009-(III) /2009/4081 dated 07.09.09 & for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme. AND WHEREAS the lessor approved the name and status of Special Purpose Company (SPC) on the request of consortium members as mentioned in accordance with the

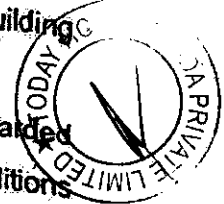
LESSOR

For Today Homes Noida Pvt. Ltd.

Authorised Signatory

LESSEE

Authorised Signatory



AND WHEREAS the lessee is a Special Purpose Company comprising of

S. NO.	NAME OF MEMBER	SHARE HOLDING	STATUS
1	M/S TODAY HOMES & INFRASTRUCTURE PVT. LTD.	80%	LEAD MEMBER
2	M/S ULTRA HOME CONSTRUCTION PVT. LTD	10%	RELEVANT MEMBER
3	M/S NEW INDIA CITY DEVELOPERS PVT. LTD.	10%	RELEVANT MEMBER

And it has been represented to the lessor that the consortium members have agreed amongst themselves that **M/S TODAY HOMES & INFRASTRUCTURE PVT. LTD.**, having its registered office at 8th Floor, Statesman House, Barakhamba Road, New Delhi-110001 shall remain always be the Lead Member of the consortium till the "Completion Certificate" of at least one phase of the project is obtained from the Lessor (Authority) and the lead member of the consortium shall have to retain till its shares as per MOA till the completion of the Project. However, the Special Purpose Company will be allowed to Transfer/ Sell up to 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51.00% of the shareholding and the "Lead member" shall remain unchanged till the Lessee obtains the "Completion Certificate" from the NOIDA.



II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the premium of Rs. 109,61,79,900.00 (Rupees One hundred nine crores sixty one lacs seventy nine thousand nine hundred only) out of which 10% i.e. Rs. 10,96,17,990.00 (Rs. Ten crores ninety six lacs seventeen thousand nine hundred ninety only) have been paid in full by lessee to the lessor (the receipt where of the Lessor both 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.

LESSOR

LESSEE
Authorized Signatory

instalments. The interest on the plot along with interest will be paid within 12 years on the following manner -

SL NO	DUE DATE	INSTALMENT (in Rs.)	INTEREST (in Rs)	TOTAL (in Rs.)
1	02-03-2010	-	54260906	54260906
2	02-09-2010	-	54260906	54260906
3	02-03-2011	-	54260906	54260906
4	02-09-2011	-	54260906	54260906
5	02-03-2012	61660120	54260912	115921032
6	02-09-2012	61660120	50869605	112529725
7	02-03-2013	61660120	47478298	109138418
8	02-09-2013	61660120	44086991	105747111
9	02-03-2014	61660120	40695684	102355804
10	02-09-2014	61660120	37304377	98964497
11	02-03-2015	61660120	33913070	95573190
12	02-09-2015	61660120	30521763	92181883
13	02-03-2016	61660120	27130456	88790576
14	02-09-2016	61660120	23739149	85399269
15	02-03-2017	61660120	20347842	82007962
16	02-09-2017	61660120	16956535	78616655
17	02-03-2018	61660120	13565228	75225348
18	02-09-2018	61660120	10173921	71834041
19	02-03-2019	61660120	6782614	68442734
20	02-09-2019	61660120	3391307	65051427

In case of default in depositing the installments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day.

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(65)

The payment made by the lessee will first be adjusted towards the interest due if any and thereafter the balance will be adjusted towards the premium due and the lease rent payable

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land

The amount deposited by the lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the lessee contrary to this will be entertained

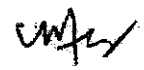
A. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 14% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the lessee that plot of land numbered as Group Housing Plot No.GH-001, Sector-135, in the New Okhla Industrial Development Authority, Distt. Gautam Budh Nagar (U.P.) contained by measurement 51,900 Sq. mtrs. be the same a little more or less and bounded:


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- (i) Lessee has paid Rs. 1,09,61,799.00 as lease rent being 1% of the plot premium for the first 10 years of lease period.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (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) Delay in payment of the advance lease rent will be subject to interest @14% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the plot per year as "One Time Lease Rent" unless the Lessor 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 lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessments leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the lessor. But in such case of extension of time an interest @ 14% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case lessee fails to pay the above charges it would be obligatory on the part or its members/ sub lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing. However, the lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling

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LESSEE

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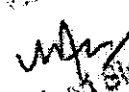
requirements of building bye-laws and other rules, regulations, conditions & conditions to the lessor. Further transfer of lease shall be governed by the transfer policy of the Lessor

- i) Such allottee/sub lessee should be citizen of India and competent to contract
- ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii) The permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent.
- b) Every sale done by the lessee shall have to be registered before the physical possession of the property is handed over.


LESSOR


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The Group Housing Pvt. Ltd. Day Homes No. 1 P. Ltd.

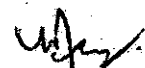
Authorized Signatory

- c) The Lessee has obtained building plan from Building Cell NOIDA
- d) The lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate
- e) The Lessee shall have to execute sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the Authority
- f) The Sub-Lessee undertakes to put to use the premises for the residential use only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rate basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between lessor, lessee and proposed transferee (sub-lessee). The Lessee/ sub lessee shall also ensure adherence to the building regulations and directions of the lessor. The lessee as well as sub lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the lessor/ Government of U.P

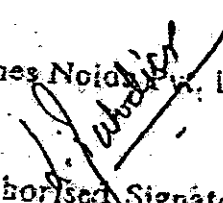
The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-lessee shall be allowed without any transfer charges but sub lease deed will be executed between the lessor & Lessee and allottee. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- i) Every sale done by the lessee shall have to be registered before the physical possession of the flat/plot is handed over.

For Today Homes Noida Pvt. Ltd.


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LESSEE



another three years only with penalty as under

- For first year the penalty shall be 4% of the total premium.
- For second year the penalty shall be 5% of the total premium.
- For third year the penalty shall be 6% of the total premium.

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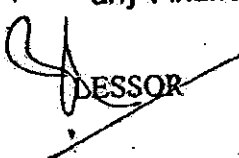
Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.S.I earmarked for commercial/Institutional use would be admissible but the allottee /lessee may utilize the same for residential use as per their convenience.
6. The allottee /lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued by the authority phase wise accordingly enabling them to do phase-wise marketing.

MORTGAGE

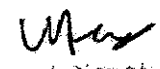
The Lessee may, with prior permission of the Authority/Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the Authority, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the




LESSOR

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Today Homes Noida Pvt. Ltd.


Authority Signature

Today Homes Noida Pvt. Ltd.
LESSEE


Authority Signature

The tenderer is allowed to develop the plot subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	40 %
Maximum permissible FAR	2.75
Set backs	As per Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

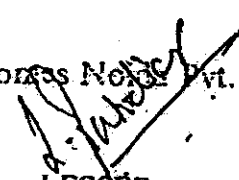
1. The lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the Lessor (Authority) in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/completion certificate of the first phase accordingly issued from the building cell of the Lessor (Authority) within a period of three years from the date of execution of lease deed.
2. In case of plotted development, the final purchaser/sub-lessee of plot shall have to obtain completion certificate from the Lessor (Authority) within the period of 5 years from the date of execution of lease deed.
2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor /Authority. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.


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For Today Homes Noida Pvt. Ltd.


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Today Homes Noida Pvt. Ltd


LESSEE
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terms and conditions as may be decided by the Lessor at the time of granting the permission

Provided that in the event of sale or foreclosure of the mortgaged/charged property the Lessor shall be entitled to claim and recover such percentage, as decided by the Lessor, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Lessor in respect of the market value of the said land shall be final and binding on all the parties concerned.

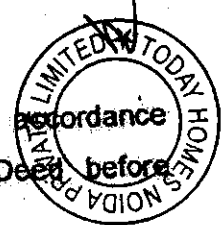
The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

Any change in the above shall be binding on the lessee/sub lessee.

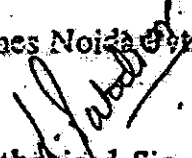
TRANSFER OF PLOT

The transfer of allotted group-housing plot, as a whole will not be allowed under any circumstances. However, individual flat/plot(in case of plotted development) will be transferable with prior approval of the Lessor as per the following conditions:-

- (i) The dues of NOIDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flats/plots(in case of plotted development) will be allowed only after obtaining completion certificate by the Lessee.




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- (iv) The lessee/sub-lessee undertakes to use the premises for the residential use only.
- (v) The lessee has obtained building occupancy certificate from Building Cell, NOIDA
- (vi) First sale/transfer of a flats/plots(in case of plotted development) to an allottee shall be through a Sub-lease to be executed on the request of the Lessee to the Lessor in writing
- (vii) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Lessor.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority)

The Lessee will not make any alteration or additions to the said building or other erections 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, shall immediately 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

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LESSEE



LIABILITY TO PAY TAXES

The lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor 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.

OVERRIDING POWER OVER DORMANT PROPERTIES

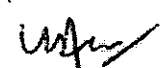
The lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the lessee/sub-lessee.

MAINTENANCE

1. The lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and


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LESSEE


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safe conditions according to the convenience of the inhabitants of the place

- 3 That the lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein
- 4 In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The lessee/sub lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer, Noida will have power to get the maintenance done through the Lessor and recover the amount so spent from the lessee/sub lessee. The lessee/sub lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the lessee/sub lessee. No objection on the amount spent for maintenance of the building by the lessor shall be entertained, decision of the Chief Executive Officer, Noida in this regard shall be final.

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.




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conditions of registration/allotment/lease deed and deposit of allotment amount

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4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the lessee will have no right to claim compensation thereof. The balance, if any, shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard

OTHER CLAUSES

1. The Authority / Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get




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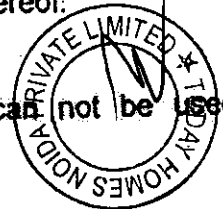
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LESSEE


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5. Any dispute between the Authority and Lessee/ Sub Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease Deed/allotment 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 directions issued, under this act.
7. The Authority will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The lessee/sub-lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time NOIDA or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.



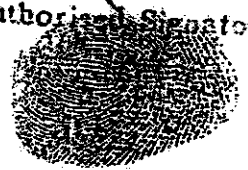

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JAY HOMES NOIDA PVT. LTD.

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13. The Authority or larger public interest may take back the possession of the land/building by making payment at the prevailing rate.

14. In case the Authority is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.

15. All terms and conditions of brochure and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

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

In presence of:

Witnesses:

1. Himanshu Goswami
S/o Sh. A.K. Goswami,
1/4649/184B, Gali No. 8,
New Modren Shahdara,
Delhi-110032

2. Sachin Saini S/o Sh. Satish Saini
7/226 Gali Jain Mandir, Shahdara,
Delhi-110032

Signed and delivered

for and on behalf of LESSOR

Today Homes Noida Pvt. Ltd.

Authorised Signatory

For and on behalf of the LESSEE

Certified that this true and extract copy of the original in all respect.

LESSOR

For Today Homes Noida Pvt. Ltd.

Authorised Signatory

Today Homes Noida Pvt. Ltd.

LESSEE

Authorised Signatory