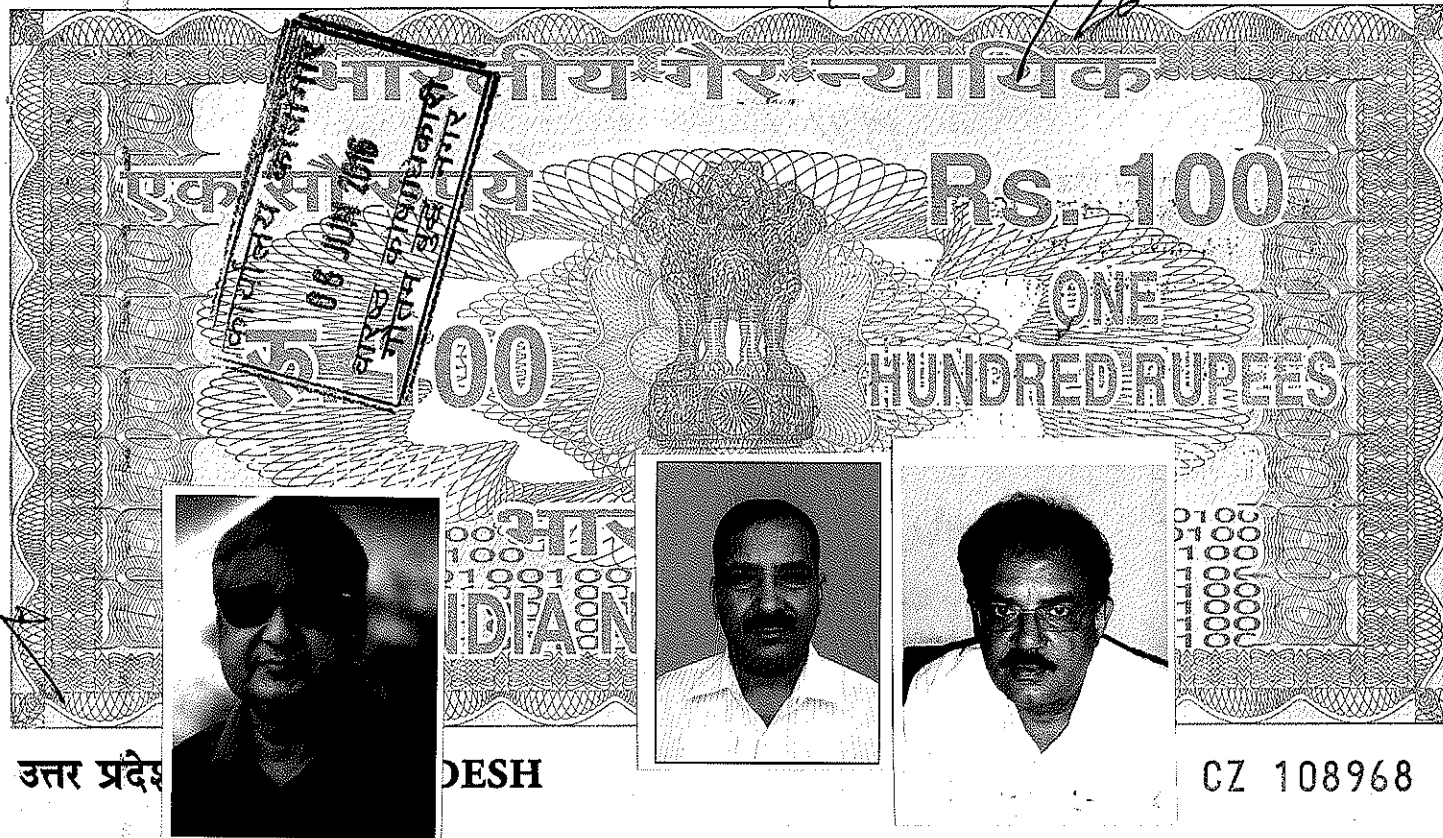


D 16940/16



Correction/ Supplementary Deed

This deed is made on the 21 day of June 2016 at Greater Noida, Gautam Budh Nagar district of Uttar Pradesh, between Greater Noida Industrial Development Authority, a body constituted under 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. Supertech LTD. a company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at 1114, Hemkunt Chambers, 89, Nehru place, New Delhi-110019 and corporate office at B-28/29, Sector -58, Noida, Which expression shall unless be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, legal representatives, successors and assigns of the second part;

WHEREAS pursuant to lease deed dated 30-06-2015 entered into between the lessor and lessee, the lessor allotted all the rights, title and interest to the lessee in the plot no. SC- 02D sector 27 admeasuring area 253692.32 Sq.Mtr situated at the Greater Noida district of Gautam Budh Nagar in Uttar Pradesh (hereinafter referred to as the "Property") which was duly registered under book no. 1 vol. 18352, page no. 299 to 336, document no. 14142, dated 01-07-2015 In the office of Sub-Registrar, Greater Noida (U.P.) Gautam Budh Nagar (hereinafter referred as the "Lease Deed").

[Signature]
Manager (Comm.)
Greater Noida Dev. Authority
Greater Noida

For SUPERTECH LIMITED

[Signature]
Authorized Signatory

79

13/06/16

मम स स्टांप विक्रय की तिथि

स्टांप कय करने का प्रयोजन

स्टांप केता का नाम व पूरा पता

स्टांप की धन राशि

मनोज कुमार खन्ना स्टांप विक्रेता

ली 0 नं० 61 ला० अवधि 31-03-20

उपनिबन्धक कार्यालय परिसर ग्रेटर नोएडा

मम स स्टांप विक्रेता लि० 1114 हेमकुन्ट चैम्बर नई दिल्ली

पूरक लेखपत्र

100.00

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160.00

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फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

मै० सुपरटेक लि० द्वारा अशोक भल्ला

पुत्र श्री

स्व० वी०पी० भल्ला

व्यवसाय नौकरी

निवासी स्थायी 1114 हेमकुन्ट चैम्बर 89 नेहरु प्लेस नई दिल्ली

अस्थायी पता 1114 हेमकुन्ट चैम्बर 89 नेहरु प्लेस नई दिल्ली

ने यह लेखपत्र इस कार्यालय में दिनांक 21/6/2016 समय 4:44PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव),
उपनिबन्धक सदरगौतमबुद्धनगर
21/6/2016

निष्पादन लेखपत्र वाद सुनने व समझने भज्मन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

प्रथम पक्ष

द्वितीय पक्ष

श्री संजीव कुमार शर्मा
प्रतिनिधि ग्रे०नौ०औ०वि०प्रा०द्वारा योगेन्द्र सिन्हा
(प्र०काम०)

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी

मै० सुपरटेक लि० द्वारा अशोक भल्ला
पुत्र श्री स्व० वी०पी० भल्ला
पेशा नौकरी
निवासी 1114 हेमकुन्ट चैम्बर 89 नेहरु प्लेस नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान

डिल्लीराम भूसाल

तारके प्रसाद भूसाल

पेशा नौकरी

निवासी सी-471 बीटा ग्रेटर नोएडा

व

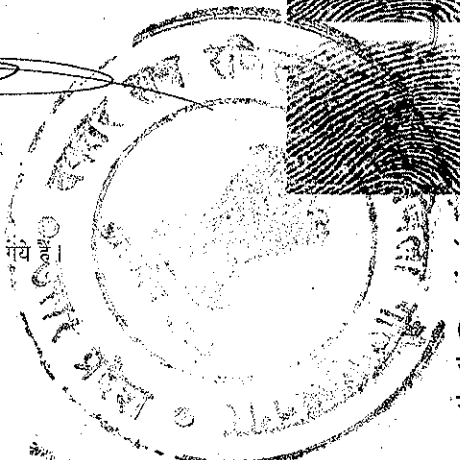
सलाउद्दीन
अब्दुल रसीद

पेशा

निवासी सी-471 बीटा ग्रेटर नोएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव),
उपनिबन्धक सदर
गौतमबुद्धनगर



उत्तर प्रदेश UTTAR PRADESH

CZ 112407

Attached with Corrosection / Supplementary Deed

WST

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

For SUPERTECH LIMITED

Ar. Kesh
Authorised Signatory



In the above Lease Deed no. 14142 dated 01-07-2015, there have been some purely clerical mistakes & some facts were left to be mentioned that is why the supplementary lease deed is being executed. The point wise details are as follows:-

1) In para III on page 2 of lease deed the registered office of lessee was wrongly mentioned and term "special purpose company" has been mentioned in place of "lead member". The detail of which is corrected and be read as follows:-

M/s Supertech Limited, a company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at 1114, Hemkunt Chambers, 89, Nehru Place, New Delhi-110019 and corporate office at B-28/29, sector-58, Noida, U.P., through its authorized signatory Shri Ashok Balla, S/o Late Shri V.P. Bhalla, R/o 385, Sector 2C, Vasundhara, Ghaziabad, U.P. duly authorized vide resolution dated 22.06.2015, passed by its board of Directors, being a lead member within the said Article C-7(e) of the mentioned terms and conditions of the Brochure of the Scheme for a Sport City (Code-SC-02/2014-15)

2) In para IV on page 2 the name of consortium members which are given in allotment letter were left to be mentioned that is why name of consortium members are being supplemented by this correction /supplementary deed and read as follows:-

On the basis of sealed tenders vide letter bearing No. Prop/Commercial/2014/2914 dated 21.07.2014 has been allotted Sport City Plot No. SC-02, Greater Noida admeasuring 709735.00 Sq.Mtr. to consortium members comprising of Supertech Limited, Ajnara India Limited, Ametek Buildtech Pvt Limited, Aura Buildwell Pvt Limited with Supertech as the lead member, for the purpose of Sport Facilities as per the specifications laid out by Greater Noida along with other activities to support the development of the Sport City as a whole.

3) In para 5 on page 2 the irrelevant facts were mentioned by mistake which shall be read as deleted.

4) In para 6 of page 2 and 3 "Special Purpose Company" was written in place of "Consortium Members" and address of M/s. Supertech Ltd. was also wrongly mentioned which is being corrected and read as follows:-

And whereas it has been represented to the lessor that the consortium members have agreed amongst themselves that M/s Supertech Ltd. registered at 1114, Hemkunt Chambers, 89, Nehru Place, New Delhi-110019 and corporate office at B-28/29, Sector 58, Noida, UP will be the Lead Member.

5) In para 7 of page no. 3 of the lease deed it was wrongly mentioned by purely clerical mistake that the lessor has executed lease deed in favour of "Special Purpose Company" in place of individual consortium members which is being rectified according the Annexure (2) of broucher and read as follows:-

And whereas, at the request of the aforesaid consortium members, the lessor has agreed to execute separate Lease Deeds in the name of individual consortium members who have agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing in accordance with the


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

For SUPERTECH LIMITED

Authorized Signatory

द्वितीय पक्ष

Registration No. : 16940

Year : 2,016

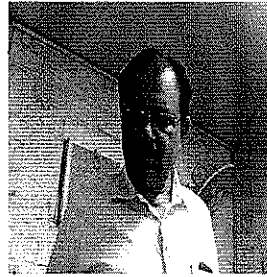
Book No. : 1

0201 मै0 सुपरटेक लि0 द्वारा अशोक भल्ला

स्व0 वी0पी0भल्ला

1114 हेमकुन्ट चैम्बर्स 89 नेहरु प्लेस नई दिल्ली

नौकरी




CERTIFIED TRUE COPY OF EXTRACTS OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S SUPERTECH LIMITED IN ITS BOARD MEETING HELD ON 22th Day of June, 2015 AT THE REGISTERED OFFICE OF THE COMPANY AT 1114 HEEMKUND CHAMBERS, 11th FLOOR, 89, NEHRU PLACE, NEW DELHI-110019.

The Chairman informed the board that there is a need to authorize a specific person to execute the Lease Deed with Greater Noida Industrial Development Authority in respect of Plot No. SC-02D, Sport City Sector- 27, Greater Noida, Uttar Pradesh, allotted to the Company by the said Authority, and get it registered in the office of the concerned Sub-Registrar accordingly. All the members unanimously agreed to authorize Mr. Ashok Bhalla, AGM (Business Development) of the Company for the same and the following resolution was passed:

"RESOLVED THAT Mr. Ashok Bhalla, AGM (Business Development) of the Company, be and is hereby authorized to execute the Lease Deed with Greater Noida Authority in respect of Plot No. SC-02D, Sport City Sector- 27, Greater Noida Industrial Development Authority, Uttar Pradesh, allotted to the Company by the said Authority, and get it registered in the office of the concerned Sub-Registrar accordingly and to sign and submit forms, affidavits, documents and to do all acts, deeds and things as may be necessary or incidental for the purpose."

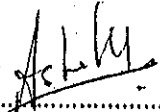
**Certified To Be True
For M/s Supertech Limited**

Place: New Delhi
Date: 22/06/2015


Name: R.K. Arora
(Director)

DIN: 00021491

Address: C- 1/10, Sector - 36, Noida



Specimen Signature of Ashok Bhalla

Attested



Director

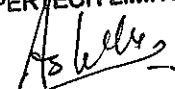
R.K Arora

Director

DIN: 00021491

Address: C - 1/10, Sector-36, Noida

For SUPERTECH LIMITED


Authorised Signatory


Greater Noida Dev. Authority
Greater Noida

Supertech Limited

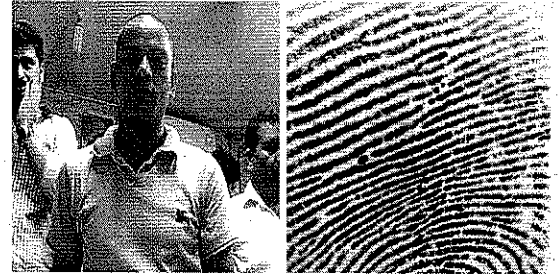
गवाह

Registration No.: 16940

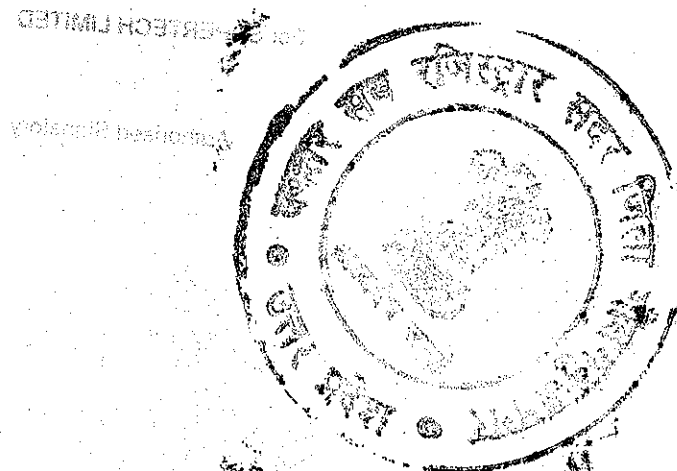
Year: 2016

Book No.: 1

W1 डिल्लीराम भूसाल
तारके प्रसाद भूसाल
सी-471 बीटा ग्रेटर नोएडा
नौकरी



W2 सलाउद्दीन
अब्दुल रसीद
सी-471 बीटा ग्रेटर नोएडा





SCHEME FOR DEVELOPMENT OF SPORTS CITY IN GREATER NOIDA

TERMS & CONDITIONS

The Greater Noida Industrial Development Authority, hereinafter called GNIDA, hereby invites sealed 'Technical Qualification Bids' and 'Financial Bids' from interested eligible parties for development of a SPORTS CITY in GREATER NOIDA. The bidder should submit sealed tender in the prescribed forms for development and construction and marketing of the Plot No. SC-02, SPORTS CITY Greater Noida (hereinafter referred to as 'SPORTS CITY'). The land/plot is offered on lease basis for 90 years.

The area of Plot No. SC-02 is approximately 708500 sq.m. (175 acre). The tenderer whose tender is accepted, shall have to accept any variation, upto 20% either way in the area of the land, for which the tender has been offered. The premium of the land will proportionately vary due to such variation in the area.

The terms and conditions and eligibility criteria etc. for development of SPORTS CITY are given in the Application Documents (hereinafter referred to as DOCUMENTS) which can be obtained from –

- (1) Bank of Baroda, Sector-Gamma-II, GREATER NOIDA
- (2) HDFC Bank, Alpha-I Commercial Belt, GREATER NOIDA.

DEVELOPMENT OF SPORTS CITY: The development of SPORTS CITY is to be carried out by the successful applicant. The allottee shall plan sports & institutional facilities as per the specifications laid out by GREATER NOIDA along with other activities to support the development of the SPORTS CITY as a whole.

A. LAND USE OF SPORTS CITY

The permissible broad breakup of the total area under SPORTS CITY for different land uses shall be as under:

Sl. No.	Use	Allowed %age
A.	Recreational (Sports, Institutional & Other Facilities & open areas)	not less than 70 %
B.	Commercial	Not more than 2 %
C.	Residential including Group Housing	28%

Considering the above land use pattern following planning norms shall be applicable:-

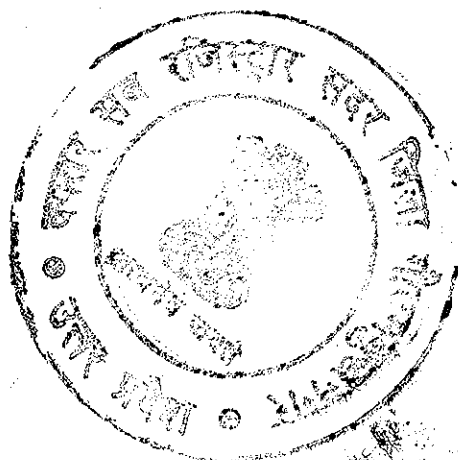
1. Maximum permissible ground coverage of the entire land of 175 acres shall be 30%
2. Maximum permissible FAR on total land of 175 acres shall be 1.5.
3. FAR & Ground Coverage in recreational land uses shall be as per prevailing bye-laws.
4. Permissible FAR for land use shall be allowed in the entire area within set back lines.
5. There shall be no restrictions on the ground coverage and FAR in Residential including Group Housing and Commercial land use within the overall permissible limit of 30% ground coverage and 1.5 FAR on total land of 175 acres.
6. Ground coverage and FAR permissible for Commercial use can be utilized for recreational and residential (group housing activities).
7. Unutilized portion of FAR of recreational component on completion of sports, institutional, other facilities and open areas can be utilized towards residential developments.
8. The open/green areas on the recreational component (i.e. sports activities such as Golf Course stadium etc., and open spaces) will be considered as open/green areas for entire land of 175 acres.
- ✓ 9. The lessee shall plan development of SPORTS CITY by adhering to the land use percentages as mentioned in the brochure and as per building regulations.
10. Composite Floor Area Ratio (FAR), of 1.5 on the total gross area of the allotted land will be permissible, which is fungible / transferable in different land use components as prescribed
11. The obligations of the developer allottee with respect to the development of sports, institutional and other facilities along with their specifications are presented in Annexure 2 of this document.
12. The density will be 2100 persons per hectare for residential use only.

B. RESERVE PRICE, EARNEST MONEY AND PROCESSING FEES

- i. The reserve price for the total land measuring 175 acres earmarked for the proposed Sports City shall be Rs. 12,690/- (Rs. Twelve Thousand six hundred ninety only) per sq. meter.
- ii. Earnest Money shall be Rs. 25 crore.
- iii. Processing Fee shall be Rs. 10.00 Lac (non refundable and non adjustable).

For SUPERTech LIMITED
As belly
Authorised Signatory

Greater Noida Dev. Authority
Greater Noida



CONFIDENTIAL


SECRET

**Annexure 2**

Facility	
1.	Golf Course (9 Hole)
2.	Multipurpose Playfield
3.	Tennis Centre
4.	Swimming Centre
5.	Pro-shops/food and beverage
6.	IIT centre/Administration/Media Centre
7.	Indoor Multipurpose Sports Hall including – <ul style="list-style-type: none">- Gymnastics- Badminton- Table Tennis- Squash- Basketball- Volley Ball- Rock climbing
8.	Cricket Academy
9.	Internal Roads & parks
10.	Hospital / Senior Living / Medicine Centre
11.	Circulation Spaces, Carpeting, Utilities etc.


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

For SUPERTECH LIMITED


Authorized Signatory



Greater Noida Industrial Development Authority

169, Chitvan Estate, Sector Gamma,

Greater Noida - 201306(U.P.)

Tel. Nos.0120-2326150 - 155 Fax 2326134 website:www.greaternoidaauthority.in

No. : PROP/Commercial/2014/2915

Dated : 21-07-2014

To

Consortium consisting of

1. M/s Supertech Ltd.- Lead Member
 2. Ajnara India Ltd.-Relevant Member
 3. Ametek Builtech Pvt. Ltd.-Relevant Member
 4. Aura Buildwell Pvt. Ltd.-Relevant Member
 5. A.G. Realtech Pvt. Ltd.-Relevant Member
- B-28-29, Sector-58,
Noida-U.P.

Sub: Allotment Letter for Sports City Plot No.SC-02, Greater Noida, Area- Approximately-708500(175 Acres)

Ref: SC-02/2014-15 Scheme, Tender/Application Form No. -001

Sirs,

In continuation to our Reservation Letter No. PROP/SC-02/2014-15/2898 dated 09.07.2014, as you have deposited the reservation money amounting to Rs. 10,26,41,050/- on 16.07.2014 & Rs. 10,26,41,050/- on 17.07.2014, I have been directed to inform you that Plot No.-SC-02, Greater Noida Area approximately-708500 sq.m. (175 Acres) is allotted to you on your quoted rate of Rs. 12852/- per sq.m. The 15% of total premium of the plot thus shall be **Rs. 136,58,46,300/-** (Rs. One Hundred Thirty Six crore Fifty Eight Lac Forty Six Thousand Three Hundred only) as allotment money which has to be deposited within 90 days from the date of issue of this letter. Detailed payment plan of balance 80% premium to be paid in installments is given below:-

<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	15.04.2015	455282100.00	437070816.00	892352916.00	6829231500.00
Instalment No.2	15.10.2015	455282100.00	409753890.00	865035990.00	6373949400.00
Instalment No.3	15.04.2016	455282100.00	382436964.00	837719064.00	5918667300.00
Instalment No.4	15.10.2016	455282100.00	355120038.00	810402138.00	5463385200.00
Instalment No.5	15.04.2017	455282100.00	327803112.00	783085212.00	5008103100.00
Instalment No.6	15.10.2017	455282100.00	300486186.00	755768286.00	4552821000.00
Instalment No.7	15.04.2018	455282100.00	273169260.00	728451360.00	4097538900.00
Instalment No.8	15.10.2018	455282100.00	245852334.00	701134434.00	3642256800.00
Instalment No.9	15.04.2019	455282100.00	218535408.00	673817508.00	3186974700.00
Instalment No.10	15.10.2019	455282100.00	191218482.00	646500582.00	2731692600.00
Instalment No.11	15.04.2020	455282100.00	163901556.00	619183656.00	2276410500.00
Instalment No.12	15.10.2020	455282100.00	136584630.00	591867300.00	1821128400.00
Instalment No.13	15.04.2021	455282100.00	109267704.00	564549804.00	1365846300.00
Instalment No.14	15.10.2021	455282100.00	81950778.00	537232878.00	910564200.00
Instalment No.15	15.04.2022	455282100.00	54633852.00	509915952.00	455282100.00
Instalment No.16	15.10.2022	455282100.00	27316926.00	482599026.00	0.00

For SUPERTECH LIMITED

Greater Noida Industrial Development Authority
Greater Noida

Authorised Signatory

21.7.2014



REGISTRAR GENERAL

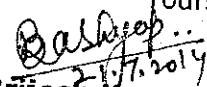
REGISTRAR GENERAL

The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. -

- (1) Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
- (2) HDFC Bank, Alpha Commercial Belt, Greater Noida

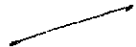
The terms and conditions of the Scheme for Sports City (Scheme Code: SC-02/2014-15) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,


(Brijesh Kumar Kashyap)
Manager (Commercial)

Copy to

1. General Manager (Finance)
2. General Manager (Planning)


Manager (Commercial)


(Com.)
Greater Noida Dev. Authority
Greater Noida

For SUPERTech LIMITED


Authorised Signatory

CEPHIMHODOTM.....

.....



approved building plan(s) utilizing the built space as approved by the lessor. Supertech Limited as a lead member will get the integrated layout plan for the said plot as per terms and conditions laid down in the brochure and provide activities as laid down in annexure 2 in Brochure Document and divide among the consortium members which all consortium members have agreed upon.

6) In point 9 on page 2 in the broucher it is clearly mentioned that "the lessee shall plan development of SPORTS CITY adhering to land use percentages as mentioned in the brochure and as per building regulations" but in point 9 on page 7 of lease deed it is mentioned "the lessee shall plan development of the RECREATIONAL ENTERTAINMENT PARK BY adhering to the land use percentages as mentioned in the brochure and as per building regulations" is being corrected and read as follows:-

The lessee shall plan development of SPORTS CITY adhering to land use percentages as mentioned in the brochure and as per building regulations/

7) Some Conditions for completing the project by lead/ relevant members and monitored by lead member was left to be mentioned in the lease deed which is being supplemented at point no. 12 of lease deed as follows:-

For the purpose of complying with the above conditions and other requirements as per Annexure-2 of the brochure documents, the consortium members have nominated lessee i.e. Supertech Limited as the lead member. These requirements shall be met by consortium members collectively according to the integrated layout plan sanctioned by the GNIDA for the complete plot of 175 Acres and it shall be followed and developed by all lead/relevant Member(s) as per the distribution of area among themselves and the responsibility of compliance shall remain individual to each consortium member under the monitoring of the Lead Member i.e. Supertech Limited.

All other facts & conditions of Lease Deed dated 01-07-2015 shall remain same. For Support, the photocopy of relevant documents are being attached.

In Witness whereof, the parties, hereto, have signed this correction/supplementary deed on the day and year mentioned above.

Witnesses:-

(1)

Salunke Dinesh
A Pdeh Ransid
Name: *Beta-2 Core*
Address: *Noida*

[Signature]
Mandir (Com.)
Greater Noida Dev. Authority
(Lessor)
Greater Noida

(2)

[Signature]
Dell Ransid
Name: *Beta-2 Core*
Address: *Noida*

For SUPERTECH LIMITED
(Lessee)
[Signature]
Authorised Signatory

आज दिनांक 21/06/2016 को

वही सं. 1 जिल्द सं. 20946

पृष्ठ सं. 1 से 20 पर क्रमांक 16940

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव),

उपनिबन्धक सदर

गौतमबुद्धनगर

21/6/2016

