

Greater Noida Industrial Development Authority  
169, Chitvan Estate, Sector Gamma,  
Greater Noida – 201306 (U.P.)

No. : Builders / 2010 / BRS-79/ 89  
Dated : 12 October 2010

To

M/s Fusion Buildtech Private Limited,  
SS-37, Second Floor, Aditya Mega Mall,  
Plot No. 9D, CBD East,  
Delhi - 110092

Sub: Execution of Lease Deed for Builders Residential/Large Group Housing sub-divided Plot No.GH-05A, Tech Zone-IV, Greater Noida area 36000 sq.m..

Sir,

Please refer to your/lead member's letter dated 04.08.2010, received in this Authority on 20.10.2010, asking for sub-division of allotted Plot No.GH-05, Sector Techzone-IV, Greater Noida area 84000 Sq. Metres, allotted to the consortium, in the following manner:-

| Sl.No. | Name of SPC / Consortium member in whose favour lease deed will be executed                                                    | Sub divided area | Appd. Sub divided Plot No. |
|--------|--------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|
| 1.     | M/s County Infrastructures Private Limited (An SPC of M/s Kailashpati Developers India Pvt.Ltd. and M/s ABA Builders Limited). | 48000 sq.m.      | GH-05B, Tech Zone-IV       |
| 2.     | M/s Fusion Buildtech Private Limited                                                                                           | 36000 sq.m.      | GH-05A, Tech Zone-IV       |

As per clause C-8(e) of the brochure/bid document, you request for sub-division of the plot is considered. You are also required to submit Undertaking (Annexure-A) duly signed by all the relevant and lead members.

You are now required to pay the proportionate instalments as per Annexure-B attached herewith. You have to complete the formalities mentioned herein and execute lease deed of the allotted/sub-divided plot. The following formalities are also required to be completed for execution of lease deed -

1. Sub divided area(as per lease plan encl.) 36000.00 sq.m.
2. Rate of allotment 11600.00 per sq.m.
3. Total premium 417600000.00
4. Lease Rent if paid one time (11%) 45936000.00
5. Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phasewise) 4176000.00
6. Stamp duty payable 5% of total premium+ one time Lease Rent 23176800.00  
(stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)
7. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
8. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.

प्रबन्धक बिल्डर्स  
ग्रेटर नोएडा प्राधिकरण

*Aradhana*

For FUSION BUILDTECH PVT. LTD.

Director

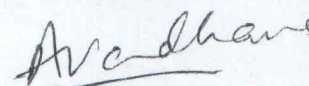
## Annexure- B

Name M/s Fusion Buildtech Privated Limited  
 Sub divided Plot No. GH-05A, Techzone-IV, Greater Noida  
 Rate 11600  
 Sub divided Plot Area 36000  
 Total premium 417600000  
 Regn.+ allot.money 10%  
 already paid 41760000  
 Balance 90% Premium 375840000

Balance 90% premium (Proportionate)

375840000.00

| Instalment       | Due date   | Payable Premium | Payable Interest | Total payable instalment | Balance premium |
|------------------|------------|-----------------|------------------|--------------------------|-----------------|
| Instalment No.1  | 18.02.2011 | 0.00            | 22550400.00      | 22550400.00              | 375840000.00    |
| Instalment No.2  | 18.08.2011 | 0.00            | 22550400.00      | 22550400.00              | 375840000.00    |
| Instalment No.3  | 18.02.2012 | 0.00            | 22550400.00      | 22550400.00              | 375840000.00    |
| Instalment No.4  | 18.08.2012 | 0.00            | 22550400.00      | 22550400.00              | 375840000.00    |
| Instalment No.5  | 18.02.2013 | 23490000.00     | 22550400.00      | 46040400.00              | 352350000.00    |
| Instalment No.6  | 18.08.2013 | 23490000.00     | 21141000.00      | 44631000.00              | 328860000.00    |
| Instalment No.7  | 18.02.2014 | 23490000.00     | 19731600.00      | 43221600.00              | 305370000.00    |
| Instalment No.8  | 18.08.2014 | 23490000.00     | 18322200.00      | 41812200.00              | 281880000.00    |
| Instalment No.9  | 18.02.2015 | 23490000.00     | 16912800.00      | 40402800.00              | 258390000.00    |
| Instalment No.10 | 18.08.2015 | 23490000.00     | 15503400.00      | 38993400.00              | 234900000.00    |
| Instalment No.11 | 18.02.2016 | 23490000.00     | 14094000.00      | 37584000.00              | 211410000.00    |
| Instalment No.12 | 18.08.2016 | 23490000.00     | 12684600.00      | 36174600.00              | 187920000.00    |
| Instalment No.13 | 18.02.2017 | 23490000.00     | 11275200.00      | 34765200.00              | 164430000.00    |
| Instalment No.14 | 18.08.2017 | 23490000.00     | 9865800.00       | 33355800.00              | 140940000.00    |
| Instalment No.15 | 18.02.2018 | 23490000.00     | 8456400.00       | 31946400.00              | 117450000.00    |
| Instalment No.16 | 18.08.2018 | 23490000.00     | 7047000.00       | 30537000.00              | 93960000.00     |
| Instalment No.17 | 18.02.2019 | 23490000.00     | 5637600.00       | 29127600.00              | 70470000.00     |
| Instalment No.18 | 18.08.2019 | 23490000.00     | 4228200.00       | 27718200.00              | 46980000.00     |
| Instalment No.19 | 18.02.2020 | 23490000.00     | 2818800.00       | 26308800.00              | 23490000.00     |
| Instalment No.20 | 18.08.2020 | 23490000.00     | 1409400.00       | 24899400.00              | 0.00            |



Manager (Property)



For FUSION BUILDTECH PVT. LTD.



Director

Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.

10. Official seal/stamp.

11. Sub Registrar Fees.

Rs.10200/-

(To be paid to Sub Registrar in cash)

12. Documentation Charges

Rs.500/-

13. Two witnesses required at the time of execution and registration of lease deed.

14. Consortium Agreement by and between all the relevant/lead members duly registered with Sub-Registrar.

You are requested to get the lease deed executed within two months, after completion of above formalities, from the date of issuance of this letter.

Yours faithfully,  
*Aradhya*  
12/10/10

Manager (Builders)

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For FUSION BUILDTECH PVT. LTD.

*[Signature]*  
Director