

રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૨૨૦૦૪૦૦૮૭૪૧ દસ્તાવેજ નંબર ૪૧૫૩ દસ્તાવેજ વર્ષ ૨૦૨૨
તારીખ ૧૧ માહે માર્ચ સને ૨૦૨૨

દસ્તાવેજનો પ્રકાર: ભાડાપત્રો

અવેજ ૧૬૩૮૧૫૨૨.૦૦

રજુ કરનારનું નામ Adani Airport Holdings Ltd Through Mr. Santoshkumar Singh Authorized Vide Its Resolution Dated 10.01.2022

નીચે પ્રમાણે ફી પર્હોયી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૧૬૩૮૨૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૧૧૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકદરે રૂ. ૧૬૪૯૨૦.૦૦

અંકે રૂપીયા એક લાખ ચોસાંઠ હજાર નવ સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Adani Corporate House, Sg Highway, Ahmedabad

અગર

ને આપશો

Anilbhai Malabhai Solanki
સબ રજીસ્ટ્રાર
અમદાવાદ-૪ પાલડી

રજુ કરનારની સહી

અંકે રૂ. : 164920.00

20220208536745774

સબ રજીસ્ટ્રાર, અમદાવાદ-૪ પાલડી

Miscellaneous પહોંચ

પહોંચ નંબર ૩૦૨૨૦૦૪૦૦૮૩૭૦ દસ્તાવેજ નંબર ૪૧૫૩ દસ્તાવેજ વર્ષ ૨૦૨૨
તારીખ ૧૫ માહે માર્ચ સને ૨૦૨૨

રજુ કરનારનું નામ Adani Airport Holdings Ltd Through Mr. Santoshkumar Singh Authorized Vide Its Resolution Dated 10.01.2022

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૨૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દસ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકદર રૂ. ૨૦.૦૦

અંકે રૂપીયા અંકે રૂપીયા વીસ પુરા. પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Adani Corporate House, SG Highway, Ahmedabad

અગર

ને આપશો

રજુ કરનારની સહી

Anilbhai Malabhai Solanki
સબ રજીસ્ટ્રાર
અમદાવાદ-૪ પાલડી

અંકે રૂ. : 20.00

20220315732728609

સબ રજીસ્ટ્રાર, અમદાવાદ-૪ પાલડી

e- Challan

Login ID
PDEN 2022004003501

BARCODE



Printed On 07/03/2022
13:07:00

Department Superintendent of Stamps And
Inspector General Of Registration

Payer Details

Property
Details

All that entire commercial premises
being Ground Floor (except the
building common
areas)admeasuring 16595 sq.ft.
SBUA in the building known as
"Commerce House-7" Mouje
Makarba, Taluka Vejalpur

TAX ID (If Any)

PAN No. (If Applicable)

AABCG5459R

Full Name

Goyal and Co Const Pvt Ltd

Address

Ahmedabad

Office Name S.R.O - Ahmedabad-4 Paldi

Location AHMEDABAD

Year 2021-2022 One time

Transaction No	Account Head Details	Amount (RS.)	Bank CIN	Date	Bank-Branch
20220208536745774	Registration Fee (0030-03-104-00)	164920.00	57000013551003008022210490	08/02/2022	SBIEPAY

Total Amount :- 164920.00

Total Amount In Words :- Rupees One Lac Sixty Four Thousand Nine Hundred Twenty Only

Remarks
(If Any)

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FOR Goyal and Co. (Const.) Pvt. Ltd.

FOR Goyal and Co. (Const.) Pvt. Ltd.



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सब-रजिस्ट्रार
अमदावाद-४ (पालडी)

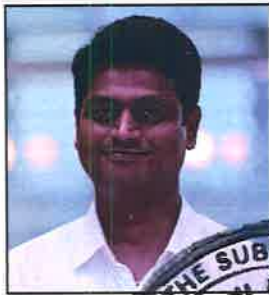
SS&IGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

8,02,700/-
✓

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SERIAL No. 113908 DATE. 10/03/2022
NAME OF THE PURCHASER:- GOYAL & CO. (CONST.) PVT. LTD.
ADDRESS:- GOYAL HOUSE, OPP. KANWATI CLUB, S.G. Highway
Ahmed.

VALUE Rs. :- 8,02,700/-
LICENCE No. GUJ/SOS/AUTH/AV/2/2005/3860
NUTAN NAGARIK SAHAKARI BANK LTD.
Kamdhenu Complex, Panjra Pole,
AHMEDABAD-380015.

NUTAN NAGRIK SAHAKARI
BANK LTD.
AHMEDABAD

STAMP DUTY
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0802700
363080

INDIA
**Zero*Eight*Zero*Two*Seven*Zero*Zero*

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LEASE DEED

This LEASE DEED together with its annexure and schedules (hereinafter referred to as the "Lease Deed" or "Deed") is made at Ahmedabad on this 11th day of MARCH 2022 by and between:



FCR, GOYAL AND CO. (CONST.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

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Goyal & Co. (Const.) Pvt. Ltd. (PAN NO. AABCG5459R) having its registered office address at Goyal House, Opp. Karnavati Club, S.G. Highway, Ahmedabad-380015, hereinafter referred to as the "Lessor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) through its Authorized Signatory **Mr. Nayan B. Shah** authorized vide its board resolution dated **25.01.2022**, of **ONE PART**;

AND

Adani Airport Holdings Ltd (PAN NO. AASCA6037C), having its registered office at Adani Corporate Hosue, Shantigram, SG Highway, Ahmedabad 382421, Gujarat. CIN: U62100GJ2019PLC109395 hereinafter referred to as the "Lessee" (which expression shall, unless it be repugnant to the context or meaning thereof shall deem to mean and include its administrators, successors and assigns) through its Authorized Signatory **Mr. SANTOSHKUMAR SINGH** authorized vide its board resolution dated 10.01.2022, of the **OTHER PART**.

The Lessor and the Lessee are hereinafter collectively referred to as the "Parties" and individually "Party".

WHEREAS:

- I. The Lessor is the owner and is absolutely seized possessed of and entitled to the entire premises being **Ground Floor** (except the building common areas) (Hereinafter referred to as the "**Leased Premises**") in the building known as "**Commerce House-7**" (Hereinafter referred to as the "**Building**") and situated beside Vodafone House, Corporate Road, Near Commerce House – 5, Prahladnagar, Ahmedabad, and constructed on land admeasuring 4062 sq. mtr which is part of the larger Land admeasuring 11285 sq. mtrs bearing Final plot nos. 278 admeasuring 2147 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 848 part); Final plot nos. 279/1 admeasuring 4984 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 849); Final plot nos. 308/2 admeasuring 2481 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 139/1, 139/4 & 139/5); Final plot nos. 325 admeasuring 1673 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 865) admeasuring in aggregate to 11285 Sq.mtrs or thereabout all of Town Planning Scheme no. 26 (draft) situate, lying and being at Mouje Makarba, Taluka Vejalpur (Old Taluka City) in the registration district Ahmedabad and Sub-District Ahmedabad-04 (Paldi) and more particularly described under the **Schedule-I** written hereunder.
- II. The super built-up chargeable area of the said Premises is **16595 sq.ft.** The said Super Built-up Chargeable Area has been derived by dividing the Carpet area of the premises by 0.60 and the said carpet area is demarcated by the red line on the plan attached herewith as **Annexure "A"**



FOR. GOYAL AND CO. (CONST.) PVT. LTD.

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and such carpet area is checked and confirmed by the Lessee before the execution of this Lease Deed.

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III. The **Lessor** further represent that they shall provide **18 (Eighteen)** car parking spaces (earmarked in green colour on the plan annexed herewith as **Annexure "B"**) in basements of the Building (hereinafter referred to as **"Car Parking"**) at no additional cost and such Car Parking shall be used exclusively by the executives and visitors of the **Lessee** for passenger vehicle and hired taxis parking only. The Lessee, its employees and visitors shall also be permitted to park their two-wheelers at the surface (Ground level) of the said Building in the area designated for two wheelers parking on first come first serve basis in sharing with other occupants of the Building. It is clarified that, the Car parking provided herein shall be used only for parking of passenger cars and hired taxis. Lessee cannot park commercial vehicles, tempos or similar within the aforesaid allotted parking or on any area within the Building campus.

IV. The Premises and the Car Parking shall hereinafter collectively be referred to as **"Demised Premises"** or **"Leased Premises"**.

V. A group company of the Lessee had issued a Letter of Intent (LOI) dated 30th October 2021 duly accepted by Lessor on 19th November 2021 wherein they had agreed on certain terms and conditions governing the lease in respect of the Leased Premises by the Lessors in favour of the Lessee. The Lessee has verified and examined the Leased Premises and has found it in compliance to the specifications and the Lessor's scope of work as mentioned in the said LOI. The Lessee acknowledges that the Lessor has completed all the works as per its scope of work and the Lessee is completely satisfied with the same. The Lessor is hereby absolved from carrying out any further work inside the Leased Premises.

VI. The **Lessor** hereby represents that it is fully entitled to give the Demised Premises on lease to the **Lessee**.

VII. The Lessee has also inspected all the title documents with respect to the Leased Premises and is completely satisfied with the Lessor's rights and ownership of the Leased Premises and has no objections in this regard.

VIII. Upon the representations made by the **Lessor**, the **Lessee** has agreed to take on lease the Demised Premises on Lease basis and the **Lessor** has agreed to grant the lease for the Term and on the terms and conditions as mentioned herein.



IX. The Parties hereto are desirous of recording the terms, conditions and/or stipulations entered into between them in writing.

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NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

"Affiliates"	shall mean, when used in relation to the Lessee, any person which shall be at that time, directly or indirectly in control of the Lessee. For the purposes of definition, the term "control" when used with respect to any Person means the beneficial ownership, directly or indirectly of more than 50% (fifty percent) nominal equity share capital of such Person, or such Person under common control with the Lessee or the ability to control the composition or the decisions of the board of directors of such Person, or the possession of power to direct or cause the direction of the management and policies of such person by virtue of the article of association or agreement or contract or otherwise."
"Car Parking"	shall have the same meaning as ascribed to it under recital (III) hereinabove.
"Premises Condition"	shall have the same meaning as ascribed to it under clause (7) herein below
"Handover Date"	shall have the same meaning as ascribed to it under clause (3) herein below
"Force Majeure"	shall include but not be limited to acts of God, strikes, riots, acts of war, earthquakes or other disasters or such other acts which are beyond the control of the parties hereto and cause of which is not attributable to either of the parties.



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DIRECTOR / AUTHORISED SIGNATORY

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"Lock-in Period"	shall have the same meaning as ascribed to it under clause (3) hereinbelow.
"Person"	shall mean any individual or legal entity, whether a corporation, firm, company, joint venture, trust, association, organization, partnership or proprietorship, including any governmental agency or regulatory body.
"Premises"	shall have the same meaning as ascribed to it under recital (I) hereinabove.
"Rent"	shall have the same meaning as ascribed to it under clause (5) hereunder.
"Rent Free Period"	shall have the same meaning as ascribed to it under clause (4) hereinbelow.
"Security Deposit"	shall have the same meaning as ascribed to it under clause (6) hereunder.
"Term"	shall have the same meaning as ascribed to it under clause (3) hereunder

1.2 INTERPRETATION

- a. The terms referred to in this Deed shall, unless defined otherwise or inconsistent with the context or meaning thereof, bear the meaning ascribed to it under the relevant statute/legislation.
- b. All references in this Deed to statutory provisions shall be construed as meaning and including references to:
 - i. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Deed) for the time being in force;
 - ii. All statutory instruments or orders made pursuant to a statutory provision; and
 - iii. Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.
- c. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- d. Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Deed or the Annexures and shall be ignored in construing the same.



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- e. References to recitals, clauses, Annexures or schedules are, unless the context otherwise requires, to recitals, clauses of, Annexures or schedules to this Agreement.
 - f. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
 - g. The words "include" and "including" are to be construed without limitation.
 - h. The terms "hereof", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be.

2. GRANT OF LEASE

- a) The Lessor hereby grants lease of the Leased Premises to the Lessee, together with rights to use the common areas pertaining to the Leased Premises and forming part of the Building. "Common Areas" includes common driveways, service driveways, fire driveway, service areas, sidewalks, ground floor lobby, elevators, landings, fire staircase, main staircase(s) and other service areas used by the tenants of the Building and excludes the common Terrace area which shall exclusively remain in possession and control of the Lessor for all the times.

The Lessee may use free space on common terrace, subject to availability, for any telecommunication equipment. The Lessee shall carry out the installations at its own cost and shall follow the instructions and suggestions of the Lessor if required in this regard. All outgoings, taxes or costs associated with such installations shall be borne and paid by the Lessee. All legal permissions in this regard shall be taken by the Lessee at its own cost. The Lessor shall not charge any rent for such use of terrace space.

3. LEASE TERM

- a) This Deed is effective from 1st December 2021 (i.e. the **Handover Date**). However, the term of the lease shall be for a period of **9 (Nine)** years commencing from the date of commencement of payment of Rent (i.e. Rent Commencement Date defined herein after) by the Lessee. (Hereinafter referred to as 'Term').
- b) Out of the said Term an initial period of **3 (Three)** years shall be lock-in period, during which period Lessee shall not be entitled to terminate this Deed for any reason whatsoever except Force Majeure (hereinafter referred to as "**Lessee Lock-in-Period**"). If the Lessee wishes to terminate within the lock-in period for reasons not attributable to Lessor or Force Majeure, then Lessee will have to pay the rent and all statutory dues for the balance (unexpired portion) Lock-in period, unless otherwise agreed by Lessor in writing.
- c) It is further agreed that the Term of **9 years** of Lease shall be a Lock-in-Period for the Lessor wherein the Lessor shall not be entitled to terminate the arrangement for any reason whatsoever, except the reasons as mentioned in clause 14 hereunder written (hereinafter referred to as "**Lessor Lock-in-Period**").



- d) It is also clarified that the lease cannot be terminated by either Party between the date hereof and the Rent Commencement Date. If the Lessee withdraws for any reasons from the Lease Deed between the date hereof and the Rent Commencement Date for reasons not attributable to Lessor or Force Majeure, then this would be termed as termination by Lessee prior to the end of Lock-in period and the Lessee shall be liable to pay Lease Rent and all statutory dues under this Lease Deed with respect to Leased Premises for the entire Lock-in period of 3 years.
- e) After the **9 years** term the parties may renegotiate and renew the Lease agreement as per mutually agreed fresh terms and conditions prevailing then. The Lessee will inform the Lessor in writing its intention of renewing the agreement 6 (Six) months prior to the expiry of this Lease Deed. The renewal terms have to be mutually acceptable to both the Parties and in case of disagreement, either Party has the right to reject the renewal terms without assigning any reasons whatsoever and in such case the Lease will come to an immediate end at the expiry of this Lease without any recourse whatsoever.

4. RENT-FREE PERIOD AND RENT COMMENCEMENT DATE

- a. It is mutually agreed between the Parties that the Rent-Free Period for fit-outs of the Premises shall be 60 (Sixty) days from the Handover Date as specified hereinabove and for such Rent-Free Period the Lessee shall not be liable to make payment of the Rent.
- b. The Lessee shall be liable to pay the rent at the expiry of the rent-free period or on start of commercial operations, whichever is earlier, herein after referred to as "**Rent Commencement Date**". It is expressly clarified that the Lessee shall start paying the rent from Rent Commencement Date irrespective of the fact whether it has started operating from the said Premises or not.

5. RENT AND ESCALATION IN RENT

- a. The Lessee shall pay to the Lessor an amount of **Rs. 7,04,956/- (Rupees Seven Lakhs Four Thousand Nine Hundred Fifty-Six only)** calculated @ **Rs. 42.48/-** per sq. ft per month on chargeable super built up area of the said Premises from the rent commencement date mentioned hereinabove in clause 4 (hereinafter referred to as "**Rent**"). The Lessee shall pay the rent for each month on or before the 10th day of each such month in advance subject to receipt of invoice. Any delay in payment of Rent beyond 10th day of such month shall attract interest calculated at the rate of 5 % per annum for the period of delay.
- b. The rent paid by the Lessee to the Lessor shall be subject to deduction of applicable tax at source. The Lessee shall furnish requisite TDS Certificate for the accounting year as per prevailing rules and regulation of Income Tax Act.



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- c. The Rent is exclusive of all the taxes & charges as mentioned in the clause 8 of this Lease Deed.
- d. The Lessee hereby agrees to pay an escalation in rent calculated @ 15% (Fifteen Percent) on the last paid rent after expiry of every 3 (three) years of the Lease Term of the Demised Premises. Such Lease Rent as escalated has been shown under the Schedule-II attached herewith. Such escalation in Lease Rent shall be automatically done and paid by the Lessee without the Lessor making any specific demand for it.

6. SECURITY DEPOSIT

- (i) The Lessee has deposited 6 (Six) months' Rent as Interest Free Refundable Security Deposit ("IFRSD") as mentioned below:

Date	Amount Rs.	Cheque/Rtgs	Cheque No /Utr No.
16.02.2022	42,29,736	RTGS	ICICH22047015507
TOTAL RUPEES FORTY TWO LAKHS TWENTY NINE LAKHS SEVEN HUNDRED THIRTY SIX ONLY			



Upon termination or early determination (Post Lessee Lock-in period) of the Deed hereof whichever is earlier, the Lessor shall forthwith refund the amount of IFRSD to the Lessee, after deducting any amounts payable by the Lessee to the Lessor hereunder. However, on termination of the Lease, the Lessee will be liable to settle all utility bills, like electric, telephone, HVAC, Amenity charges etc... and all other outgoings and statutory dues payable by the Lessee under this Lease Deed, or else, the Lessor shall be entitled to deduct such outstanding or dues of Lessee from the aforesaid IFRSD.

- (iii) After receiving the notice of termination from the Lessee or three months before the expiry of the Lease Term (in case of non-renewal), both the Parties shall jointly conduct a physical inspection of the Leased Premises. During the inspection if the physical condition of the Leased Premises is found to be missing, damaged or broken or not in working condition then in such case the Lessee at its own cost shall undertake measures to replace or repair (as the case may be) the Leased Premises to its proper and tenantable condition. If the Lessee fails to do so to the reasonable satisfaction of the Lessor then the Lessor shall have the right to deduct from the Security deposit an estimated amount for carrying out such repairs and restoration work inside the Leased Premises. The Lessee shall not object to the same.



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DIRECTOR / AUTHORISED SIGNATORY

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- (iv) On expiry or early termination of the Lease Deed, if the Lessee is ready to hand over vacant and peaceful possession of the Leased Premises to the Lessor, but the Lessor fails to refund to the Lessee the Security Deposit after the adjustments as per clauses above then in such an event the Lessee shall be entitled to continue to be in lawful occupation of the Leased Premises up to the date of receipt of the unadjusted portion of the Security Deposit without payment of any Rent. The Lessee shall also be entitled to an interest at the rate of 18% per annum on the payable amount of unadjusted portion of the Security Deposit calculated from the date of expiry or termination, as the case may be, of the Lease hereby granted, up to date of realization of the Security Deposit.

PREMISES CONDITIONS

The Lessee hereby acknowledge that, Lessor have completed all its scope of work as mentioned in the said LOI to the satisfaction of the Lessee and the said Premises has thus been provided and handed over to the Lessee in complete air tight and water tight condition with all existing furniture, fixtures and fittings in its full working condition to the satisfaction of Lessee. A list of all furniture, fittings & fixtures have been annexed herewith as Annexure-C. Lessee hereby confirms having checked and verified the same and shall, upon the expiry or early termination thereof, return to the Lessor in the working condition with normal wear and tear excepted.

- ii) It has been agreed that all future modifications / replacement / repairs / maintenance of the above furniture – fittings, fixtures or installations shall be carried out by the Lessee at its own cost and Lessor is not required to carry out any further Fit-out work, interior work or civil work in respect of the Leased Premises.
- iii) Lessee shall make all IT related arrangements and installations including software and hardware at its own cost. Lessee shall buy and install all required whitegoods at its own cost. Lessee shall carry out all electric related work inside the Premises at its own cost.

8. STATUTORY TAXES, AMENITY CHARGES AND MAINTENANCE CHARGES

- a. The Lessee shall throughout the term of the Lease bear and pay the present and future municipal and property taxes/levies for the said Leased Premises in accordance with the prevailing rates from time to time and such payments shall be made by the Lessee from the **Rent Commencement date**. A copy of receipt of such payments to be provided by the Lessee to Lessor for its record purposes. The Lessee shall directly pay such taxes to the concerned authority and if in case the same has been paid by the Lessor, then the Lessee shall reimburse the same within 7 days of receiving the debit note from the Lessor in this regard.



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b. Goods & Service tax (GST) on Lease Rent or any other present or future levy/tax on rent as may also be applicable from time to time in respect of occupancy by Lessee on the Demised Premises shall be borne and payable by the Lessee in full for the entire tenure of the Lease Term and any renewal thereof.

c. **COMMON MAINTNANCE CHARGES & AMENITY CHARGES OF THE BUILDING:**

i. **Common Area Maintenance (CAM):**

The Lessee shall be liable to pay the Common Building Maintenance Charges on proportionate area basis for the Leased Premises during the term of this Lease Deed as per actual bills as may be raised by the common building maintenance body/Lessor on basis of actual charges incurred by the Maintenance body/Lessor without any mark up and such payments shall be made by the Lessee from the Rent Commencement date. Common Building Maintenance Charges include common electricity bills, Common foyer & common areas cleaning and maintenance, Common Security Guards, Lift Maintenance, civil maintenance, garden maintenance and other common general maintenance and repair work attributable to common areas or common services of the Building. The Lessee shall be entitled to check and verify the expenses incurred by maintenance body/Lessor periodically. The service tax / GST as per the rates applicable from time to time on such maintenance charges shall be borne by the Lessee. The Lessee shall pay the common building maintenance charges within the period as provided in the invoice from the designated Building Maintenance body/Lessor.

ii. **Amenities Charges:**

- a) The Lessor has provided at its own cost a centralized electricity Power system, HVAC system and Power Back-up (DG sets) system for the entire Building including the Leased Premises. The Lessee shall, in addition to the CAM charges as mentioned above, shall also be liable to pay to the Lessor for the usage of the said Building Amenities i.e. HVAC, Electricity power & Power Backup (Hereinafter referred to as the "Amenity Charges").
- b) **Power Consumption Charges:** The Lessee shall pay contract demand charges and electricity consumption charges (including transmission loss) on actual basis as per the applicable Torrent Power tariff as measured on separate meters or sub-meters installed in the Demised Premises by the Lessor for the said purpose. The Lessee shall bear and pay proportionate charges for the routine operations, maintenance, repairs, replacements of all the equipment related to the Power infrastructure of the Building. The Lessee shall also pay to the Lessor the proportionate deposit required to be paid to Torrent Power towards the electricity connection of the Building.
- c) **Power Backup:** The power back-up Consumption Charges are payable by the Lessee on actual basis as per the sub-meters installed by the Lessor for the said purpose, plus



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taxes as applicable per unit and shall be benchmarked to the fuel costs per litre from time to time. This charge is payable to the Lessor / Maintenance Body. The Lessor reserves the right to change the charge in proportion to any actual change in input costs like increase in diesel prices, etc. The Lessee shall bear and pay proportionate charges for the routine operations, maintenance, repairs, replacements of all the equipment related to the Power Backup, DG sets infrastructure of the Building.

- d) **HVAC:** The Lessor shall provide the high side air-conditioning, a centralized system chiller system, and chilled water piping up to respective floors in the Demised premises, including installation of AHU and ancillary works. The Lessee will be liable to pay the operating charges for the actual use of air-conditioning based on the chilled water consumption metered through BTU meters provided by Lessor at each AHU for the Demised Premises as per mutually agreed rates plus applicable taxes. The Lessee shall bear and pay proportionate charges for the routine operations, maintenance, repairs, replacements of all the equipment related to the high side of the HVAC system infrastructure of the Building.



- e) The basis of billing and charging of the abovementioned centralized amenities shall be mutually agreed upon with the Lessee and shall be uniform for all the tenants of the Building. The Lessee shall have a right to do an audit check of all such charges from time to time.
- f) The GST or any other applicable taxes, levies, charges, cess on such Amenity charges shall be borne by the Lessee. The Lessee shall pay the Amenity charges within 10 days from the date of invoice raised by the designated Building Maintenance body/Lessor. Any delay in payment shall attract interest applicable @5 % p.a. for the period of delay and if the delay is of more than 30 days then the Lessor without prejudice to its other rights, shall have the right to disconnect and discontinue such services without any further notice.

9. USE AND ACCESS

- a. The Lessor covenants to the Lessee that, subject to compliance to the terms of this Lease Agreement, it shall provide Lessee with peaceful quiet possession of the Demised Premises during the entire Leased Period and any renewal thereof and the Lessee shall be entitled to use the said Demised Premises for its operations being legally permissible purposes for 24 hours a day, 7 days a week.
- b. The terrace rights of the Building shall always remain exclusively in possession and control of the Lessor and the Lessee shall have no rights of use of terrace spaces other than as provided herein.



10. UTILITIES AND INSTALLATIONS

- a. The Lessor has taken a common HT connection for the entire Building as a common building infrastructure and Lessee has been provided connection under the said centralized infrastructure.
- b. In the event the Lessee requires any separate additional power (over and above the present power connection), the Lessee shall do so at its own cost and the Lessor hereby agree and undertake to execute all such forms, letters, documents, writing's as may be required to obtain such additional electric connection as may be required by the Lessee. All cost associated with such connection including but not limited to cost of transformer, sub-station, deposit payable to the power supply company, civil works and other allied cost shall be borne by the Lessee in full. Any space, if required for substation or allied works shall be utilised by the Lessee from the allotted car parking spaces. The Lessee shall pay to the concerned authority as per the bills raised by it towards and in connection with electricity consumed by the Lessee.



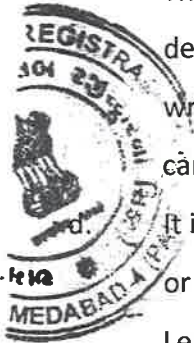
The Lessor has provided a Fire Fighting System as per local bylaws within the Leased Premises along with the requisite legal permissions. The Lessee hereby confirms that the Lessor shall not be held liable for any loss, damage, injury, accident, death caused by a fire break out or due to functioning/ non-functioning or malfunctioning of the firefighting system and no demand/action/claims whatsoever in respect of the same shall be made against the Lessor. It will be the responsibility of the Lessor to take renewals of Fire System licenses at its own cost from the competent authority. The Lessee shall strictly follow the terms and conditions of such licenses.

- d. The Lessor has provided elevators / lifts as per the specifications agreed between the Parties and has obtained necessary legal permissions for the usage of the same. During the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs then the Lessor shall not become responsible for it and the Lessee or anyone claiming under them shall not demand/shall not be entitled to demand such damages/compensation from the Lessor whatsoever. Appropriate third-party insurance will be taken for third party claims, if any by the Lessor. It will be the responsibility of the Lessor to make sure that the maintenance contract for the lifts is in place at all times and the conditions of the lift license are complied in full. Also, it shall be the responsibility of the Lessor to take timely renewals of Lift licenses at its own cost from the competent authority. The Lessee shall strictly follow the terms and conditions of such licenses.



11. STRUCTURAL REPAIRS, MAINTAINANCE AND ADDITIONS AND ALTERATIONS

- a. The Lessor shall maintain the structure of the Building in good condition and undertake necessary repair works, at its own cost, limited to only major structural repairs and major structural maintenance of the Building. However, if any structure is damaged due to the negligent acts of the Lessee or any person claiming under the Lessee then in such case the repairs will be carried out by the Lessor at the cost and expense of the Lessee.
- b. Except the structural repairs as is agreed to be done by the Lessor, all other repairs or maintenance works inside the Leased Premises, its installations/equipment (whether done by Lessors or Lessee in terms of this Lease) and its Fit Outs including all routine, periodic and breakdown maintenance shall be done by the Lessee at its own cost and expense.
- c. The Lessee shall be entitled to carry out such addition and alterations as the Lessee shall deem fit, such alterations not resulting into any structural repairs or damages. However prior written permission from Lessor shall be required in case any major civil work needs to be carried out by the Lessee; such permission shall not be unreasonably withheld by the Lessor. It is clear among the parties that post Rent Commencement date if any alterations / repairs or additions are required inside the Leased Premises or any additions have to be made to the Leased Premises then the same shall be done by the Lessee at its own cost and expenses after taking all necessary legal approvals and after taking written permission from the Lessor.

12. LICENSES AND PERMISSIONS

- a. The Lessor have obtained the Building Use Permission for the use of the said Premises as commercial premises and a copy of such permission has been given to the Lessee.
- b. The Lessee shall be responsible for obtaining all applicable statutory Licenses/permission required to carry on its business and for all the installations to be done by the Lessee.

13. A) REPRESENTATIONS AND WARRANTIES OF LESSOR

The Lessor hereby represents and warrant to the Lessees as follows:

- a. The Lessor is the legal and valid owner of the Demised Premises.
- b. The Lessor is duly authorized to enter into this Deed and this Deed when executed is valid and binding upon the Lessor and their successors in interest, heirs, executors, administrators and assigns.
- c. The Lessor has not executed any MOU/Agreement/Deed or any other Agreement in respect of the Demised Premises with any third party and the Lessor hereby agrees and undertakes that they will not enter into an MOU/Agreement/Deed or any other Agreement with any other party until expiry or termination of this Deed and refund of Security Deposit along with other amounts.
- d. There is no litigation pending on the said Demised Premises.



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- e. There is no mortgage created on the said Demised Premises except Deutsche Bank AG, New Delhi Branch.
- f. The said Demised Premises are free from encumbrance of any nature whatsoever.
- g. There is no actual, threatened or pending material and adverse claim, litigation or regulatory action or investigation affecting the **Lessor** which is or may be material in the context of this Deed.
- h. All taxes in respect of the Demised Premises including but not limited to municipal taxes and property taxes have been paid by the **Lessor** till date and there is nothing due and payable by the **Lessor** to Society/Builder and/or appropriate authority in this regard.

B) REPRESENTATIONS AND OBLIGATIONS OF LESSEE

The Lessee hereby represents and warrants to the Lessor as follows:

The Lessee has full power and authority and has taken all necessary actions and relevant statutory approvals to execute, deliver and perform its obligations under this lease deed and carry out the transaction contemplated herein.

The Lessee has taken all necessary actions to authorize the execution, delivery and performance of this Lease Deed.

- c. This Lease Deed constitutes a legal, valid and binding obligation enforceable against the Lessee in accordance with the terms hereof.
- d. The Lessee has seen and verified the Leased premises and its specifications and having satisfied with the physical condition of the property it has requested the Lessor to take the Leased premises on Lease. It is agreed that all routine repairs and maintenance in the Leased premises including all the furniture, fixtures, fittings etc shall be carried out by the Lessee at its own cost and hence it will be the responsibility of the Lessee to make suitable arrangements and maintain the same in future till the end of Term.
- e. The Lessee may install signage upon consulting with Lessor only at mutually agreed designated places and in consensus with the usage laws of common space in the building. Any outgoings in this respect shall be borne and paid by the Lessee. The **LESSEE** shall not put any boards/hoarding without the prior written consent of the **LESSOR**. The **LESSEE** shall be allowed to put its board on the entrance wall of their respective floors and shall also abide to policies of building management regarding dimension and size of the board/hoarding. The **LESSEE** shall not put or install anything on the facade of the building. Only the maintenance body / **LESSOR** are authorized to put up the **LESSEE'S** name along with all other members / occupiers / Lessees of the Building at a designated place on the ground floor Foyer of the Building.
- f. The Lessee shall not place or keep or permit to be placed or kept in the premises any offensive, dangerous or highly inflammable or explosive material or any other article or thing



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or carry out any activity which may constitute a danger, nuisance or annoyance to the Building or the surrounding premises or the other owners and occupiers or lessees thereof.

- g. The Lessee shall permit the Lessor and/or their representatives and their authorized agents to access the Premises during normal working hours and view and inspect the state and condition of the same, provided that the Lessor have given a 24 hours' prior written notice to the Lessee of such inspection.
- h. The Lessee shall use the Premises with due care, subject to reasonable wear and tear, and shall not in anyway, directly or indirectly, damage the Premises and shall make good at its cost any such damages. The Lessee shall further be responsible for all acts/ omissions of its employees employed directly or through any agency, its guests, contractors and agents. In the event, the Premises or any portion thereof is rendered unusable due to any cause attributable to the negligence or willful omission on behalf of the Lessee or its employees or any Person relating to the Lessee, then such an event will not qualify as a Force Majeure event as mentioned in this Lease Deed and the Lessee shall carry out all such repairs necessary to make good all such losses and/or damages at its own cost and expense and the Lessor shall not be held responsible for the same. The Lessee shall continue to pay Rent for the period during which the Lessee is carrying out the said repairs.



The Lessee hereby acknowledges that this is merely a Lease Deed endorsing the Lessee to use the Leased Premises by way of occupation of the Leased Premises. Hence, save for the Lessee's right to quiet enjoyment for the duration of the Lease Period, the Lessor shall be deemed to remain owner of the Leased Premises and that the Lessee shall at no time whether during the subsistence of the Lease or thereafter claim to be owner of the Leased Premises or any part thereof. It is hereby agreed between the Parties hereto that at all times the legal title and ownership of the Leased Premises shall remain with the Lessor.

- j. The Lessee or any person claiming through the Lessee shall not at any time put any claim of tenancy or sub-tenancy or any other adverse right or title in the Leased Premises and this Lease Deed shall not be construed as creating any such right or title into or upon the Leased Premises in favour of the Lessee. It is expressly agreed and declared that this is a bare lease to the Lessee with a mere limited right to use the Leased Premises as per the terms and conditions of this Lease Deed. This Lease is personal to the Lessee. The Lessee will not claim any adverse right or title of any other nature. The Lessee agrees not to claim protection of any Act or any modification or re-enactment thereof or any law giving any protection to a tenant or a lessee and that notwithstanding any change in law the rights and liabilities of the parties set out herein will remain unaffected.
- k. Lessee shall not make any structural changes whatsoever and shall not act in a manner which anyways affects or damages the structure of the Premises or the Building in any manner. Lessee shall not erect any permanent civil structure in the demised property, without prior



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written consent of the Lessor. Any major civil work to be carried out by the Lessee shall require a prior written consent from Lessor throughout the term of the Lease and any renewal thereof which shall not be unreasonably withheld, delayed or denied.

- I. The Lessee shall comply with all laws, rules, regulations as may be in force in relation to the conduct of its operation in the Premises and shall obtain all licenses, approvals, consents, permits and authorizations as may be required for carrying out its operations and installations and shall observe all the terms and conditions thereof. The Lessee shall not undertake any activities which are not permitted under the law. The Lessee shall be responsible for the compliance of all applicable statutory obligations in respect to the installations made and the operations conducted by it at the Leased Premises.



The Lessee shall carry out all day to day and routine or periodic maintenance of the premises including all installations, furniture and fit-outs therein and all necessary repairs, maintenance, or replacement thereof including the breakdown maintenance of all assets within the Premises. It will maintain the Premises in good condition and after expiry or earlier termination of the Lease Deed or any renewal thereof, will hand over the Premises to the Lessor in good tenantable condition, normal wear and tear excepted.

- n. The Lessee shall not do or permit to be done upon the Premises which may create or cause nuisance or annoyance or disturbance to other occupiers of the Building or to other premises located near the Building. Lessee shall not interfere or cause damage to the properties belonging to the Lessor located inside the Demised Premises such as water lines, drainage lines, etc.
- o. The LESSEE shall abide by the Parking rules of the Building Management Body during the tenure of the Lease Deed and shall ensure that all vehicles of Lessee or any person claiming under the Lessee are properly parked within the specified slots only without causing any inconvenience to any other occupant of the Building. The Lessee shall not use or caused to be used any parking slot allotted to other occupant of the Building or any common areas of the Building. Further Lessee acknowledges that parking space provided herein is at vehicle-owners' risk and Lessee or any person claiming under it will never claim any compensation or indemnification from Lessor or the management body towards any damage or theft of any of its vehicles due to any reason whatsoever. The Parking space provided to the Lessee is only for the purpose of parking passenger vehicles and the said parking space cannot be used for any other purpose whatsoever.
- p. If any damage is caused to the any area of the building which is attributable to the operations by the Lessee or any person claiming under the Lessee, then the Lessee shall rectify the same at its own cost and expense and within a reasonable time period and shall continue to pay rent for such period as per the terms of this Lease deed.



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- q. The Lessee acknowledges that the Leased Premises is one single property and cannot be vacated/terminated partially but only as a whole i.e. partial termination of Lease of any part of the Leased Premises is not permitted under any circumstances. The Lessee further acknowledges that other group companies of the Lessee have taken on lease other premises in the same building. The Lease of all such premises in the said Building shall be co-terminus.
- r. The Lessee further undertakes that it shall not throughout the period of Lease make any such changes in the premises which are in contradiction to the statutory approvals and sanctioned plans of the Building.
- s. The Lessee shall be responsible for the payments towards the salary/ wages and other benefits to such laborers / staff employed by the Lessee either directly or through any agency and the Lessee shall also be solely responsible and liable for the due compliance of all labour laws applicable in respect of the laborers employed by the Lessee or through any agency throughout the term of the Lease. The Lessee shall also throughout the term of lease be solely responsible and liable for any injury or harm to or death of any visitor or customer, employee/worker/laborer employed by the Lessee, whether directly or through any agency, during the fit outs or after the commencement of operations by the Lessee and the Lessor shall not be responsible or liable in any manner whatsoever.
- t. The Lessee agrees that any unutilized or unconsumed FSI (Floor Space Index) and/or any other FSI which the Lessor may be entitled to at any time during the tenure of this Lease Deed shall always remain property of the Lessor. The Lessor shall be entitled to consume such unutilized or unconsumed FSI on the Commerce House -7 Building or on any other plot of land or property as the Lessor may deem fit and proper and the Lessee shall not have any right or entitlement or benefit on such additional FSI nor will raise any objection for the same.
- u. Lessee to indemnify, keep indemnified and hold harmless the Lessor from and against all claims, demands, damages, costs, liabilities and expenses arising from any breach or default on the part of the Lessee in the performance of any statutory obligation or any covenant of the lease including payment of rents.
- v. All operational taxes, charges, duties, burdens, assessments, outgoing and impositions (including any increases on the existing taxes as well as fresh or new taxes, rates or cesses) related to Lessee's operations including but not limited to VAT, CST, service tax, entertainment tax, luxury tax etc., as may be levied by the state or central government and/or any other authority or nagarpalika or municipal corporation, including any surcharge or cess thereon shall be borne and paid by Lessee, punctually as and when the same shall become due and payable throughout the term of the Lease.
- w. The Lessee shall carry out the work relating to installation, maintenance and operation of the Equipment or furniture fit-outs at its own cost and expenses and the Lessor shall not be liable at all in this regard save and except as provided in this Agreement. The Lessee shall take all



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applicable legal permissions in this regard and shall carry out such works and installations in a professional manner with the least inconvenience to the other occupiers of the Building and as per provisions made in the building. Usage of passenger lifts during the fit out period or till the start of the commercial operations of Lessee shall remain prohibited. The usage of service lift shall also be made only for the transportation of workers and labourers or light-weight materials. Any heavy goods or materials like wooden ply, laminate sheets, floor tiles, sanitary wares, etc shall only be carried through stair-case without causing any damage to the Building. The Lessee shall abide with all the rules and regulations made by the Building Management Body in this behalf. Also, the Lessee shall lay its data and electric cabling routed through designated ducts provided for the said purpose. While carrying out the civil works the Lessee shall ensure that it does not result into any water leakages in the floor below the Leased Premises and shall cooperate and repair any such water leakages during the entire tenure of the Lease Term if such leakage has occurred on account of any reasons attributable to the Lessee. The Lessee shall also do water proofing in all the wet areas made by it inside the Leased Premises and shall maintain and repair the same throughout the Lease Term.

The Lessee shall, during the term of the lease, insure itself, its inventory, fixtures and fittings brought into the Leased Premises from and against all risks including lightning, fire, storm, tempest, flood, inundation, terrorism, vandalism, civil disturbance or unrest, earthquake, burglary and take appropriate third-party insurance relating to its employees, visitors and customers.

- y. The Lessee shall always abide by all the rules and regulations as framed by the designated Building Management Body with respect to the use of the common amenities and services.
- z. The Lessee shall also pay all charges for supply and consumption of utilities in the Premises including but not limited to HVAC, D.G. Set, gas, light, power, municipal water (as and when supplied), telephone or other communication services or any other service or utility supplied to or consumed on the Premises.
- aa. The Lessee has complied with all internal procedures and obtained all necessary governmental (if any) and internal approvals for leasing the Leased Premises for its business operations. Entering into this Lease Deed and performing its obligations hereunder will not contravene the constitutional documents of the Lessee or any agreement to which Lessee is a party.

14. DEFAULTS AND BREACH OF AGREEMENT

Following acts of the Parties shall be considered as default of performance of obligation and the aggrieved Party shall send a notice in writing to the defaulting Party and upon failure of the defaulting Party to cure the breach the aggrieved Party shall, notwithstanding anything



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contained in this Lease Deed, be entitled to terminate the Lease subject to **CLAUSE 15** of this Lease Deed.

- a. If the monthly Lease Rent payable by the Lessee remains in arrears for a period of 2 (Two) months, the Lessor shall give one month ("**the curing period**") notice in writing calling the Lessee to pay the same. On failure of the Lessee to pay the Lease Rent within the curing period, the Lessor shall be entitled to terminate this Lease Deed and adjust the unpaid dues against the Security Deposit and repay the balance Security Deposit to the Lessee.
- b. If the Lessee is materially in breach of any of the usage terms of the leased premises as mentioned in **CLAUSE 13** hereinabove or defaults in the performance of any of its obligations under the Lease Deed. In each of the case the Lessor shall give one-month notice in writing calling the Lessee to cure the breach or default.



If the Lessor defaults in the performance of any of its obligations (the Lessee having performed its obligations on time) under the Lease Deed and such default is not cured within a 30-day period after the service of a notice of default issued by the Lessee. For the purpose of this clause it will be considered a default by the Lessor only in the event that due to the Lessor's act, default, omission or misrepresentation the Lessee's peaceful use and occupation of the Leased Premises is impeded and the operations of the Lessee are completely stopped.

15. **TERMINATION**

- a. Post the **Lessee** Lock-in Period of 3 (Three) years, only the **Lessee** shall be entitled to terminate this Deed by giving 6 (Six) months' advance notice in writing to the Lessor without assigning any reason whatsoever.
- b. The Lessor shall be entitled to terminate this lease in case of default by the Lessee of its obligation of this lease deed as per **CLAUSE 14** (a) or (b) above and such default is not remedied within the 30-day period. Under such circumstances as mentioned above in Clause 14 (a) and (b) if the lease of the Leased Premises is terminated by the Lessor during the Lock-in period then the Lessee shall be liable to pay the rent and all statutory dues for the unexpired portion of the Lock-in period in addition to the outstanding rent due to the Lessor with interest and if the Lease is terminated after the Lock-in-Period, the Lessor shall be entitled to claim the arrears of Rent, if any together with interest thereupon at the rate of 18% p.a. All such amounts may be set off against the available Security Deposit to the extent of the sums due.



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- c. The Lessee may terminate the lease if the Lessor default in the performance of any of its obligations under the Lease Deed as mentioned in 14 (c) above and such default is not cured within a 30-day period after the service of a notice of default issued by the Lessee.

d. **CONSEQUENCES OF TERMINATION**

- i. Upon termination or expiry of this Deed, each Party shall immediately pay to the other, the full amount of monies then and thereafter due to the other as per the provisions of this Deed. Upon refund of the security deposit, the Lessee shall hand over vacant possession of the Demised Premises to the Lessor without any dispute or objection in a proper tenantable condition subject to normal wear and tear. Further upon expiry or termination of the lease for any reason whatsoever, the Lessee shall have the right to remove, at its own cost, all furniture, fixtures, fittings and installations in the Demised Premises brought in by and/or belonging to the Lessee on or before the date of expiry/termination. However, if within the Lessee Lock-in period, Lessee terminates the Lease for any reason, Lessor will have a charge on the assets of the Lessee including the security deposit for an amount equal to the rent and statutory dues for the unexpired portion of the Lock-in period.
- ii. In case the Lessee fails to handover the vacant and peaceful possession of the premises to the Lessor upon the expiry or earlier termination as per this agreement; the Lessor shall have the right to enter upon the Premises and take over the possession immediately on "as is where is" condition.
- iii. Upon the Lessee failing to take over or remove its belongings the same shall be removed by the Lessor at the absolute cost and risk of Lessee and the Lessee shall not be entitled to raise any claim or dispute in this regard.
- iv. Any occupation of Premises by the Lessee post termination and after refund of Security Deposit, shall be treated as deemed encroachment by the Lessee.

16. **FORCE MAJEURE**

- a. If the performance by either Party, of any of its obligations under the Lease Deed is prevented due to damage that renders the Leased Premises completely unusable by reason of Act of God, such as earth quake, storm, floods or natural disaster, war and terrorism and the cause for such an event is not attributable to either party (each such event shall be called a "Force Majeure" event), then such Party shall be excused from such performance; provided, however, that such Party shall give prompt written notice within a period of 15



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days from the date of occurrence of the Force Majeure event and providing a description to the other Party of such Force Majeure in such notice, including a description, in reasonable specificity, of the cause of the Force Majeure; and provided further that such Party shall use reasonable efforts to avoid or remove such cause of non-performance.

- b. The Lessor/Lessee shall not hold the Lessee/Lessor, as the case may be, responsible for any structural damage to the Leased Premises due to the occurrence of a Force Majeure event.
- c. The Lessor shall repair and restore, the Leased Premises to the usable condition as the Lessor were originally required to handover to the Lessee under the terms of this Lease Deed in a period ("restoration period") to be mutually decided by the parties upon happening of such Force Majeure event. The Lessor shall bear the costs incurred to repair and restore the Building provided that the restoration of the interiors and Fit Outs shall be the responsibility of the Lessee. It is clarified that the Lessee shall not undertake any business activity during this period. The Lease Term shall in such event, stand extended by the period equal to the restoration period required for the repairs as per the current commercial understanding with Rent being paid for the Leased Premises. Further upon completion of the restoration work by the Lessor, the Lessee will start paying the Rent as per the terms and conditions mentioned in this deed, irrespective of the fact that whether the Lessee has started functioning normally or not. It is clarified that if the Lease is terminated on account of Force Majeure during the Lock in period by the Lessee, the Lessee shall not be liable to pay to the Lessor the Rent and statutory dues for the remaining period of the Lock in period and the insurance claim will accrue to the account of the Lessor.
- d. It is decided that in the event of Force Majeure if the Lessee is running its operations either partially or fully, it shall pay to the Lessor, the proportionate Rent for the area of the Leased Premises which the Lessee utilizes for its operations.
- e. If the event of Force Majeure continues for a period beyond 180 days because of which it becomes impossible to occupy the Demised Premises, then the Parties shall mutually terminate this Deed and the consequences set out in Clause 15 shall follow.

17. GOVERNING LAW AND DISPUTE RESOLUTION

- a. This Deed shall be governed by and construed in accordance with the laws of India.
- b. Any claim, controversy or dispute arising out of or in connection with this Deed, not settled by mutual agreement of the Parties involved within 30 days after a Party is provided written notice for settlement thereof, shall be referred to arbitration to a sole arbitrator jointly appointed by the Parties under the Indian Arbitration and Conciliation Act of 1996. In the event the Parties are unable to agree upon a sole arbitrator, the claim, controversy or dispute shall be referred to a panel of three arbitrators, one of whom shall be appointed by



the Lessee and the other by the Lessor and a third by the aforesaid two arbitrators. Pending the arbitration proceedings, all disputed amount/payments, shall be deposited in the custody of the arbitrator(s), appointed under this clause until the completion of the arbitration proceedings. These disputed amounts/payments held by the arbitrator(s) shall be paid to the Parties as per the provisions of the arbitration award after successful completion of the proceedings. The arbitration proceedings shall be conducted at Ahmedabad, India and shall be governed by and construed in accordance with the laws of India. The language of the arbitration shall be English. The costs and expenses of the arbitrator(s) and holding the arbitration shall initially be borne in equal shares by Lessee and Lessor. Initially, each Party will bear its own legal, traveling and other similar costs. However, the arbitrator(s) may in his/their award, require any Party to pay such costs as the arbitrator(s) think fit, including the costs and expenses of the arbitration, travel, costs and advocates fees.

During the pendency of the arbitration, the Parties shall continue to discharge their respective obligations under this Deed.

JURISDICTION

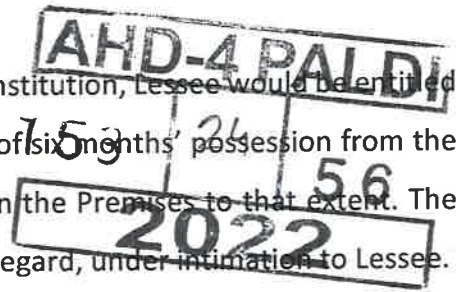
The Parties agree that the Courts at Ahmedabad shall have exclusive jurisdiction regarding any matter arising out of or related to, this Deed.

19. SALE/MORTGAGE/CHARGE

- a. The Lessor shall be entitled to sell/mortgage/charge or in any other manner transfer the said Demised Premises in favour of any person.
- b. In case of sell / transfer; the new lessors / transferee will step into the shoes of the existing Lessor without changing the terms & conditions. A prior Notice of transfer / Notice of Atonement shall be given to the Lessee and any expenses including stamp duty and other statutory charges shall not be paid by the Lessee for change in the Lease agreement / Assignment in case of sale /transfer of the same to other company/transferee.
- c. The Lessee hereby covenants with the Lessor that the Lessor will be allowed to securitize its rent receivables with any Bank/Financial Institution by mortgaging the Premises and the Lessee without being personally liable shall provide all assistance for such purpose and the Lessee gives its concurrence for entering into any tri-party agreement, if needed, to be executed between the Lessor, Lessee and the bank/financial institution at the cost of the Lessor. Currently the said premises are mortgaged with Deutsche Bank AG and the monthly rents are being credited to a designated Escrow Account of Deutsche Bank AG, New Delhi Branch. It is hereby clarified that the responsibility of repayment of entire loan remains on Lessor only. In case of any default by the Lessor in the repayment of the loan resulting in the



seizure of the Building / Premises by the bank / financial institution, Lessee would be entitled to refund of full Security Deposit along with a minimum of six months' possession from the date of any such notice and Lessee will have a charge on the Premises to that extent. The Lessor would be responsible to inform its lenders in this regard, under intimation to Lessee.



20. **MISCELLANEOUS**

- a. Neither Party shall, without obtaining prior written consent from the other Party, make an announcement or publicize in any manner, the contents of this Deed, the transaction contemplated hereunder, or any other matter related hereto. Provided that information relating to the terms and conditions can be shared with the auditors, advocates, bankers, employees who are working on this lease deed and consultants of each party as may be necessary. However, the Lessor shall be entitled to publicly disclose either by way of advertisement or through any publicity medium, that it has entered in to a Lease Deed with the Lessee and that the Lessee is one of its lease clients. The Lessor shall make sure that the name and the logo of the Lessee used in any such publicity material shall be same as shown on the official website of the Lessee.



b. **ENTIRE AGREEMENT**

This Deed sets out the entire agreement and understanding between the Parties in respect of the subject matter thereof, and supersedes all previous agreements, deeds, memoranda, understandings, correspondence and discussions, if any between the Parties in this regard.

c. **AMENDMENT**

No variation of this Deed shall be valid unless it is in writing and signed by or on behalf of all the Parties. The expression "variation" shall include any variation, supplement, deletion or replacement however effected.

d. **ASSIGNMENT**

- i The Lessee shall at all times during the Term be entitled to assign its rights under this Lease Deed to any of its Affiliates with prior written notice to the Lessor and supporting documents suggesting that it is an Affiliated company. Moreover, in the event of a merger or acquisition of the Lessee, the rights and obligations of the Lessee shall be automatically assigned to the resultant entity. However, under any such circumstances the Lessee hereunder and/or its merged entity shall continue to perform all the obligations, undertakings and covenants of Lessee as mentioned herein throughout the terms of the Lease.
- ii The Lessee may at their discretion with prior written notice to the Lessor, sub-lease a part or whole of the infrastructure and facilities created inside the Premises for such period which will not be beyond the duration of the Lease to a third party. The sub-lessee / assignee shall not however, be entitled to put forth any claim



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whatsoever to the Lessor. However, in any such case the Lessee will continue to be primarily responsible for abiding to all the terms and conditions of this Lease.

- iii The Lessee shall not under any circumstance be entitled to sublet the Demised Premises or portions thereof to any entity without prior written notice. The lease of the Leased Premises is granted only for the sole benefit and use of the Lessee. The Lessee has no right to transfer the lease in favor of a third party other than as provided hereinabove.

e. **NOTICES**

Any notice or other communication given pursuant to this Deed must be in writing and (a) delivered personally, (b) sent by registered or certified mail, postage prepaid to the below stated address, or (c) sent by email or other similar medium as follows:



If to the Lessor:

Attention to : Mr. Mukesh Agrawal
Email to : mukesh@goyalco.com
Address to : GOYAL HOUSE, Opp. Karnavati Club,
S.G. Highway, Ahmedabad – 380015.

If to the Lessee:

Attention to : MR. SANTOSH SINGH
Email to : santosh.singh@adani.com
Address to : GF, Commerce House -7, Beside Vodafone House, Corporate Road,
Ahmedabad.

All notices and other communications required or permitted under this Agreement that are addressed as provided in this Article will (a) if delivered personally or by courier, be deemed given upon delivery; (b) if delivered by email or similar medium, be deemed given when electronically confirmed; and (c) if sent by registered or certified mail, be deemed given when received. Any notice or communication if sent by registered or certified mail, shall be deemed to be received by the addressee five (5) business days after the same is dispatched. Any party from time to time may change its address for the purpose of notices by giving a written notice specifying a new address.

Any Party may notify the other Party to this Deed of a change of its name, relevant addressee, address for the purposes of this Clause, provided that such notice shall only be effective on the date specified in the notice as the date on which the change is to take place.



FOR, GOYAL AND CO. (CONST.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

f. **WAIVERS AND CONSENTS**

- i. No failure or delay by a Party in exercising any right or remedy provided by law or under or pursuant to this Deed shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.
- ii. Any provision or breach of any provision of this Deed may be waived before or after it occurs only if evidenced by an agreement in writing signed by the Parties.
- iii. Any consent under or pursuant to any provision of this Deed must also be in writing and given prior to the event, action or omission for which it is sought.
- iv. Any waiver or consent as per clauses (ii) and (iii) above, may be given subject to any conditions thought fit by the person(s) giving it and shall be effective only in the instance and for the purpose for which it is given.



PARTIAL INVALIDITY

- i. If at any time any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions, nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will, in any way, be affected or impaired and the legality, validity and enforceability of the remainder of this Deed shall not be affected.
- ii. The Parties shall negotiate in good faith with a view to agreeing one or more provisions which may be substituted for any such invalid, illegal or unenforceable provision and produce as nearly as is practicable in all the circumstances the appropriate balance of the commercial interests of the Parties.

h. **NO PARTNERSHIP**

Neither this Deed nor any other deed or agreement or arrangement of which it forms part, nor the performance by the Parties of their respective obligations under any such agreement or arrangement, shall constitute a partnership between the Parties. No Party shall have any authority (unless expressly conferred in writing by virtue of this Deed or otherwise and not revoked) to bind any other Party as its agent or otherwise.

i. **COUNTERPARTS**

This Deed may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same instrument.



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 DIRECTOR / AUTHORISED SIGNATORY

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j. **INDEMNIFICATION**

Each of the Parties (indemnifying party) hereby agree to indemnify and keep indemnified the other Party(indemnified arty) from and against any and all loss, damages, claims arising from any breach or default by any Party in performance of any statutory obligations or any conditions / terms of the Lease Deed or out of any representation,warranty, undertaking or covenant hereby made/agreed/undertaken by the indemnifying party being or turning out to be, false, untrue, misleading, incorrect and/or breached. The said indemnification obligation shall be restricted only to directly attributable loss, damages or claims and shall not extend to any remote or consequential loss, damages or claims alleged to be or to have been or likely to be suffered by the indemnified party.

k. **STAMP DUTY, REGISTRATION FEE AND LEGAL EXPENSES**

All the costs and expenses incurred towards the stamping and registration of this Deed shall be borne and paid by Lessor and Lessee equally. However, the Parties shall bear their respective legal, consultant fees or other costs incurred in respect of the drafting and negotiation of this Lease Deed.

SCHEDULE I

All that entire commercial premises being **Ground Floor admeasuring 16595 sq.fts SBUA (except the building common areas)** (Hereinafter referred to as the Leased Premises) in the building known as "**Commerce House-7**" and situated beside Vodafone House Building – A, Corporate Road, Near Commerce House – 5, Prahladnagar, Ahmedabad, and constructed on land admeasuring 4062 sq. mtrs which is part of the larger Land admeasuring 11285 sq. mtrs bearing Final plot nos. 278 admeasuring 2147 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 848 part); Final plot nos. 279/1 admeasuring 4984 sq.mtrs or thereabout (allotted in lieu of land bearing survey no. 849); Final plot nos. 308/2 admeasuring 2481 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 139/1, 139/4 & 139/5); Final plot nos. 325 admeasuring 1673 sq. mtrs or thereabout (allotted in lieu of land bearing survey no. 865) admeasuring in aggregate to 11285 Sq.mtrs or thereabout all of Town Planning Scheme no. 26 (draft) situate, lying and being at Mouje Makarba, Taluka Vejalpur (Old Taluka City) in the registration district Ahmedabad and Sub-District Ahmedabad-04 (Paldi) and the said building Commerce House – 7 is bounded as follows:

Towards North: 12 MTR TP ROAD

Towards East: VODAFONE HOUSE BUILDING A

Towards West: OPEN LAND F.P. 275(1)

Towards South: OPEN LAND F.P. 284



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SCHEDULE II

Rent escalation schedule is as under:

Period of Lease Term	Escalation in Rent in %	Monthly Rent Amount in Rs.
First 36 months	-	Rs. 7,04,956/-
Next 36 Months	15%	Rs. 8,10,699/-
Last 36 Months	15%	Rs. 9,32,304/-



ANNEXURES

- Annexure A : Plan showing the Premises and the demarcation of Carpet area
Annexure B : Parking Plan showing allotted car parking spaces
Annexure C : List of Furniture, fittings, fixtures etc.

FOR. GOYAL AND CO. (CONSTR.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands to this Agreement, in duplicate the day and the year first hereinabove written.

SIGNED AND DELIVERED BY
the within named Lessor
GOYAL & CO. CONST. PVT. LTD.
Through Mr. NAYAN B. SHAH
Authorized vide its resolution dated 25.01.2022

In the presence of:
Mr. VINAY AGRAWAL



FOR. GOYAL AND CO. (CONST.) PVT. LTD.
DIRECTOR / AUTHORIZED SIGNATORY



SIGNED AND DELIVERED BY
The within named Lessee:
Adani Airport Holdings Ltd
Through Mr. SANTOSHKUMAR SINGH
Authorized vide its resolution dated 10.01.2022

In the presence of:
Mr. SAMIR RAVAL



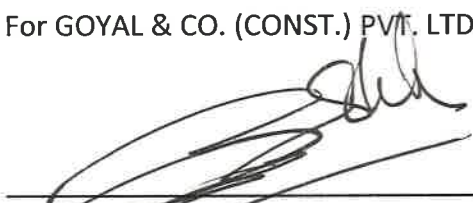
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SCHEDULE UNDER THE PROVISIONS OF REGISTRATION ACT SECTION 32-A

SIGNED AND DELIVERED BY WITHIN NAME

LESSOR

For GOYAL & CO. (CONST.) PVT. LTD.



Authorised Signatory



 LESSEE
For ADANI AIRPORT HOLDINGS LTD



Director / Authorized Signatory

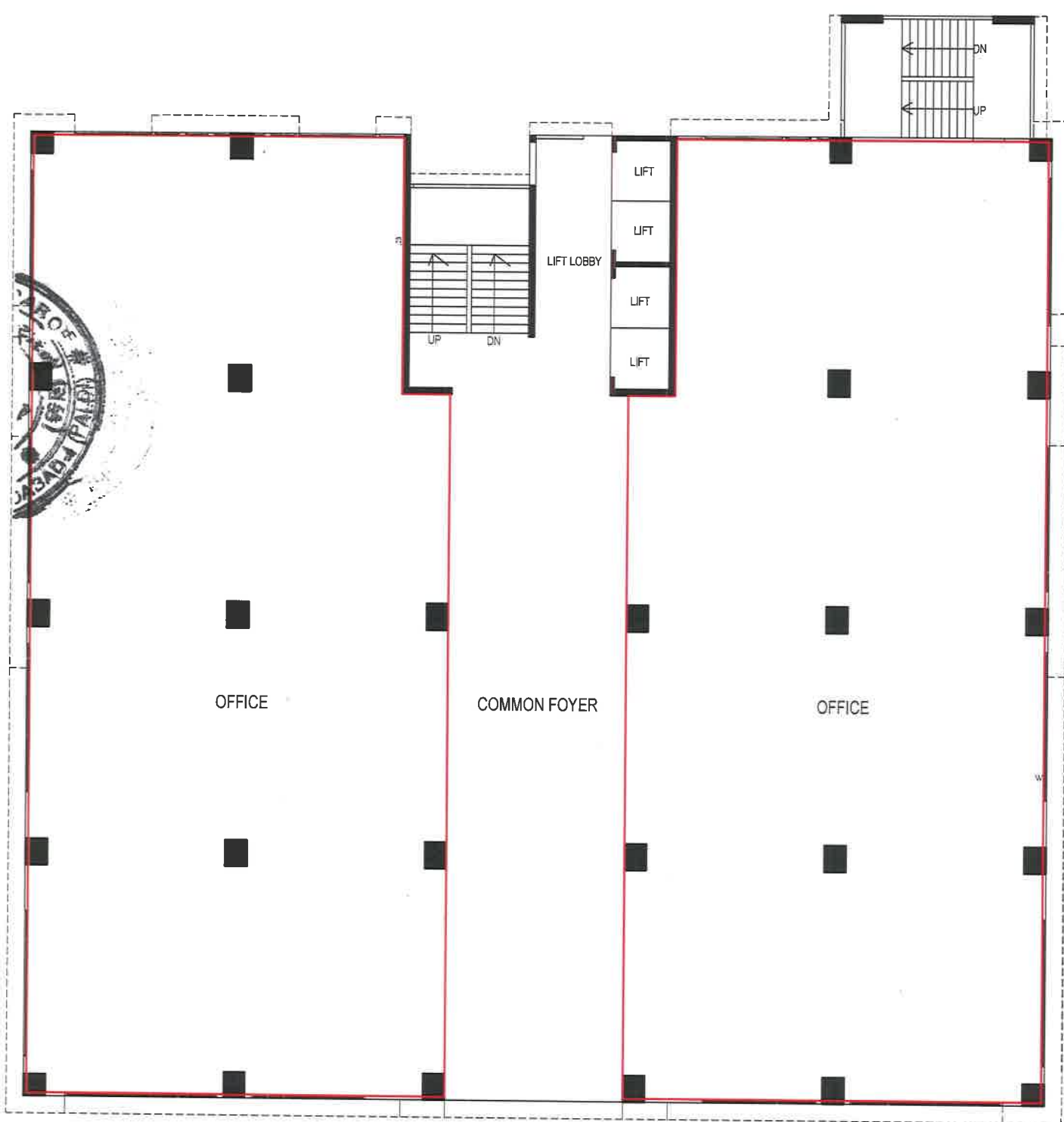


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ANNEXURE - A



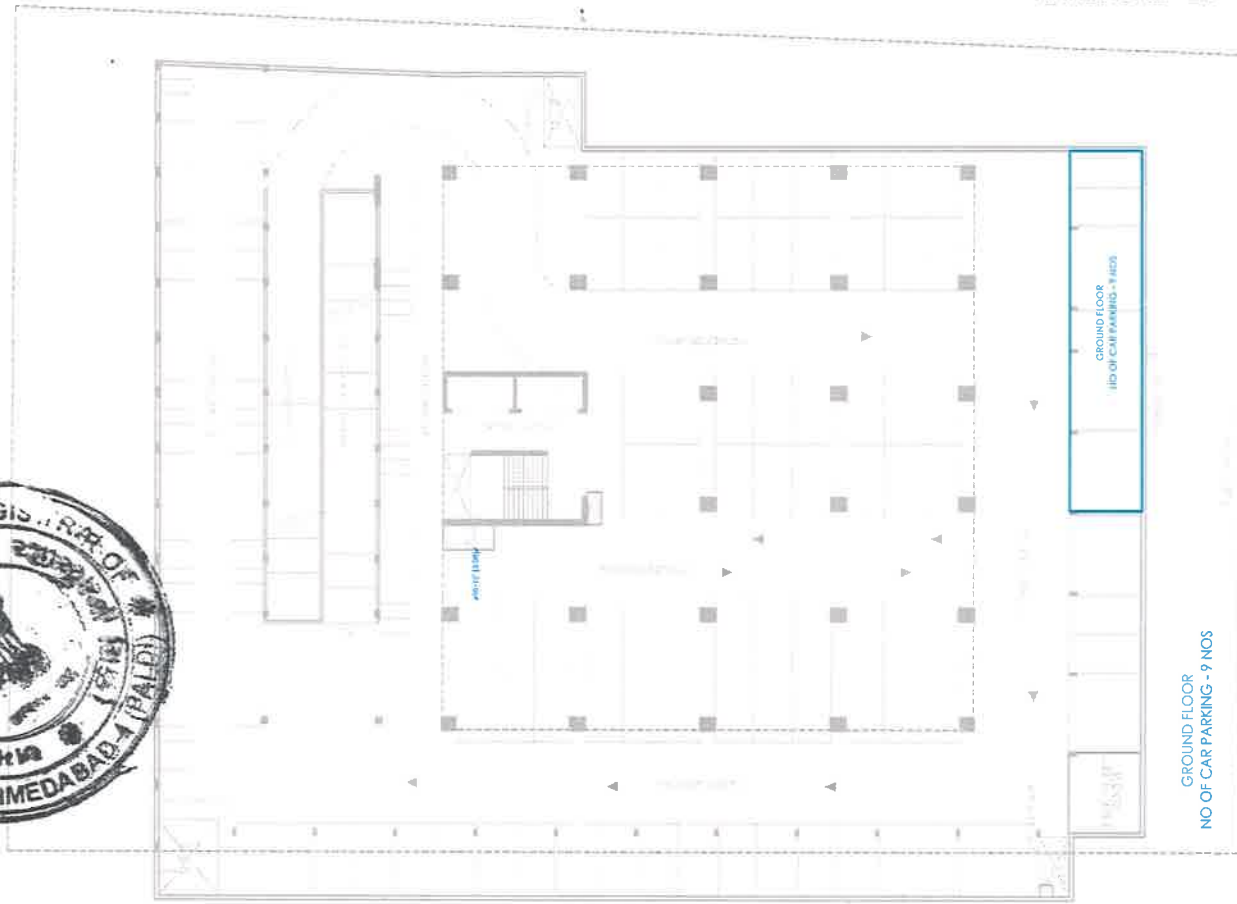
COMMERCE HOUSE-7

FLOOR	CARPET	SBUA
GROUND FLOOR	9957	16595



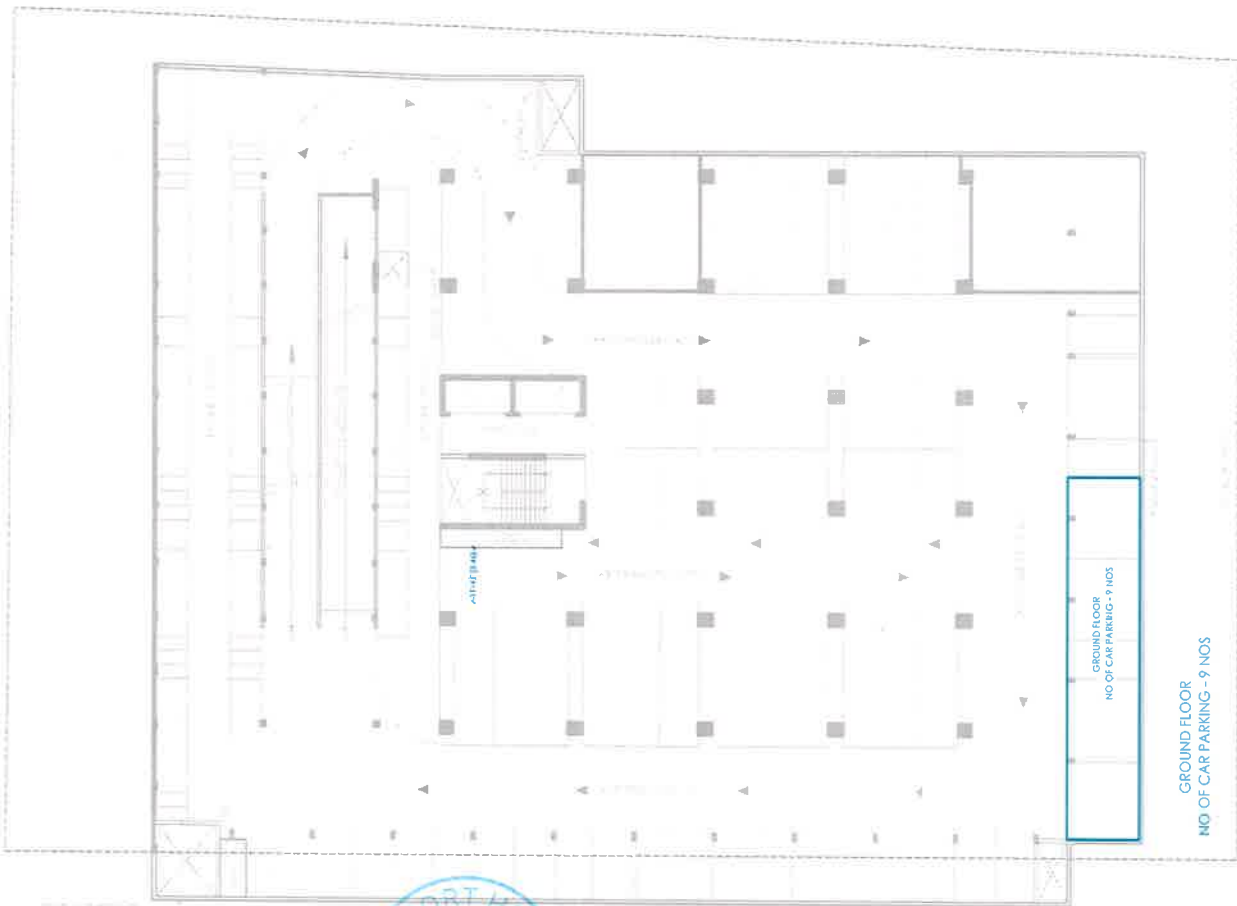
FOR. GOYAL AND CO. (CONST.) PVT. LTD.
DIRECTOR / AUTHORISED SIGNATORY

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 ANNEXURE B



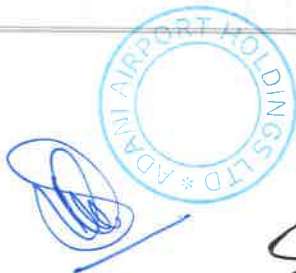
2ND CELLAR PLAN

COMMERCE HOUSE-7 BUILDING



1ST CELLAR PLAN

COMMERCE HOUSE-7 BUILDING



FOR, ROYAL AND CO (CONST.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

[illegible]

GROUND FLOOR LAYOUT PLAN

NOTE:

- * ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER.
- * DRAWINGS MUST BE MEASURED UNLESS WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- * ALL THE DRAWINGS ARE IN BRITISH SYSTEM UNLESS OTHERWISE SPECIFIED.
- * ALL DRAWINGS ARE TO BE READ IN CONNECTION WITH RELEVANT ARCHITECTURAL AND STRUCTURAL DETAILS.
- * IF ANY CHANGE IS REQUIRED AT THE TIME OF CONSTRUCTION IT SHOULD BE DISCUSSED AND GOT IT APPROVED BY THE DESIGNER.

ADANI

 Vodafone House

CHECKED: ASHOK

Date: 05/03/2022

Drg No.

01

Designer: MAHU

L Scale: nts

insight
architects
interiors
modulars

123 Howard Avenue, Opp. Prakashnagar ALDA, Surfer
Bamda, Ahmedabad Ph. 079-26221000

FOR. GOYAL AND CO. (CONST.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

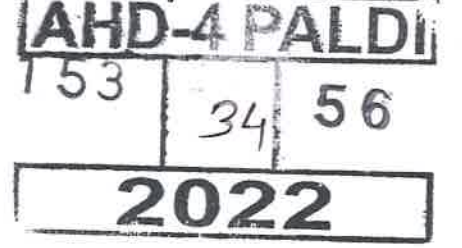
સીટી ડેપ્યુટી કલેક્ટર અને સબ ડીવીઝનલ મેજિસ્ટ્રેટ (પશ્ચિમ પ્રાંત), અમદાવાદ
મહેસુલ ભવન, એસ.જી.હાઇવે, ગ્રાહક સુરક્ષા કચેરીની બાજુમાં,
ગોતા, તા. ઘાટલોડીયા, જિ. અમદાવાદ-૩૮૦૦૬૦

નં. સીટીસી (પશ્ચિમ)/અશાંત વિસ્તાર/સ્થા. મિલ્કત/તબદિલીએ/એસ.આર.નં.431/2022

તા. ૨૭ /૦૧/૨૦૨૨

વંચાણમાં લીધું :

- (૧) અરજદારશ્રી, ગોયલ એન્ડ કંપની (કન્સ્ટ્રક્શન) પ્રા.લી વતી તેના ઓથોરાઇઝડ સીગ્નેટરી શ્રી નયન બી શાહ રહે ગોયલ હાઉસ, કર્ણાવતી ક્લબ, એસ.જી.હાઇવે, અમદાવાદની તા.17/01/2022 ની અરજી.
- (૨) ગુજરાત અશાંત વિસ્તાર તબદિલી અધિનિયમ-૧૯૮૧ તથા સુધારા અધિનિયમ -૨૦૦૮ તથા ૨૦૨૦
- (૩) ગુજરાતસરકારશ્રીના મહેસુલ વિભાગનું નોટીફિકેશન નંબર જીએચએમ/૨૦૧૮/૬૭/એમ/એસટીપી/ ૧૧૨૦૧૮/એચ૧ તા.૨૬/૦૬/૨૦૧૮
- (૪) જલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૦૮, તા. ૩૧/૦૩/૨૦૧૦.
- (૫) જલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૧૧, તા. ૨૦/૦૫/૨૦૧૧.



:- હુકમ :-

આમુખ (૧)માં વંચાણે લીધેલા અરજીથી અરજદારશ્રીએ આમુખ (૩)ના નોટીફિકેશનથી જાહેર કરાયેલ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ તેઓની નીચે જણાવેલ સ્થાવર મિલ્કત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદિલ કરવા માટે અશાંતધારાની કલમ-૫ (૧) નીચે અત્રેની પૂર્વ મંજૂરી માગેલ છે.

સબખ આમુખ (૨) થી (૫) અન્વયે મળેલ અધિકારોની રૂઠંએ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ નીચે જણાવેલ સ્થાવર મિલ્કત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદિલ કરવા માટે આ અધિનિયમની જોગવાઈઓના હેતુ પુરતી નીચેની શરતોને આધિન પૂર્વ મંજૂરી આપવા આથી હુકમ કરવામાં આવે છે.

અ.નં	વિગત	નોંધ
૧	વેચાણ થી/બક્ષિસથી આપનારનું નામ	ગોયલ એન્ડ કંપની (કન્સ્ટ્રક્શન) પ્રા.લી વતી તેના ઓથોરાઇઝડ સીગ્નેટરી શ્રી નયન બી શાહ
૨	વેચાણ/બક્ષિસથી આપનારનું સરનામું	ગોયલ હાઉસ, કર્ણાવતી ક્લબ, એસ.જી.હાઇવે, અમદાવાદ
૩	વેચાણ/બક્ષિસથી લેનારનું નામ	અદાણી એસ્ટેટ હોલ્ડિંગ્સ લી.વતી સંતોષકુમાર સીધી
૪	વેચાણ/બક્ષિસથી લેનારનું સરનામું	અદાણી કોર્પોરેટ હાઉસ, એસ.જી.હાઇવે, અમદાવાદ
૫	ગામનું નામ	મકરબા
૬	સર્વે નં/બ્લોક નં/સીટી સર્વે નં.	૮૪૮, ૮૪૯, ૮૬૫, ૧૩૮/૧, ૧૩૮/૪, ૧૩૮/૫
૭	ટી.પી. સ્કિમ નંબર	૨૬
૮	એફ.પી. નંબર	૨૭૮, ૨૭૯/૧, ૩૦૮/૨, ૩૨૫
૯	સ્કિમ/સોસાયટીનું નામ	કોમર્સ હાઉસ-૭
૧૦	સ્થાવર મિલ્કતનું વર્ણન	કોમર્સીયલ પ્રીમાઈસીસ, ગ્રાઉન્ડ ફ્લોર
૧૧	બાંધકામનું કુલ ભેતફળ (ચો.મી./ચો.વાર/ચો.ફૂટ)	૧૬૫૮૫ ચો.મી. ૨૧૩૨

શરતો :-

- (૧) અશાંતધારાની જોગવાઈ અનુસાર અત્રેથી તબદિલી કરનારની મુક્ત સંમતિ અને પુરતી બજાર કિંમતીની ચકાસણી કરી મંજૂરી આપવામાં આવેલ છે. જેનાથી સ્થાવર મિલ્કત/જમીનના ટાઈટલ કે અન્ય કોઈપણ પ્રકારના હક્ક મળતા નથી.
- (૨) અરજદારે અન્ય પ્રવર્તમાન કાયદાઓ અન્વયે લેવાની થતી મંજૂરીઓ અલગથી લેવાની રહેશે.
- (૩) સદરહું મિલ્કત/જમીન અંગે કોઈપણ લીટીગેશન/મનાઈ હુકમ ચાલતા હોવા અંગેની હકીકત કે અન્ય કોઈ હકીકત છુપાવેલી હશે તો મંજૂરી આપોઆપ રદ્દ ગણાશે.
- (૪) સદરહું મંજૂરી દિન-૮૦ સુધી અમલમાં રહેશે.

રવાના કરવા પ્રમાણીત

નાયબ મામલતદાર અશાંત
સીટી ડેપ્યુટી કલેક્ટર (પશ્ચિમ) ની કચેરી

પ્રતિ,

- (૧) વેચાણ થી/બક્ષિસથી આપનાર/લેનારશ્રી
- (૨) સંબંધિત સબ રજીસ્ટ્રારશ્રીની કચેરી, અમદાવાદ.



(જે.બી.દેસાઈ)

સીટી ડેપ્યુટી કલેક્ટર (પશ્ચિમ)
 અમદાવાદ



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :24AABCG5459R2Z0



1.	Legal Name	GOYAL & CO COSTRUCTION P LTD			
2.	Trade Name, if any	GOYAL & CO COSTRUCTION P LTD			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	NR SHELL PETROL PUMP, 10TH FLOOR, COMMERCE HOUSE IV, 100FT ROAD, SATELLITE, Ahmedabad, Gujarat,			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
	Signature				
	Name				
	Designation				
	Jurisdictional Office				
9.	Date of issue of Certificate	25/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration



Annexure A

GSTIN 24AABCG5459R2Z0
Legal Name GOYAL & CO COSTRUCTION P LTD
Trade Name, if any GOYAL & CO COSTRUCTION P LTD

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0





Annexure B

24AABCG5459R2Z0

GOYAL & CO COSTRUCTION P LTD

GOYAL & CO COSTRUCTION P LTD



Details of Managing / Whole-time Directors and Key Managerial Persons



MUKESH RAMPURSHOTTAM AGARWAL

DIRECTOR

Gujarat



TANMAY TRILOKCHAND AGRAWAL

DIRECTOR

Gujarat



SHIVSHANKAR GOVINDRAM AGARWAL

DIRECTOR

Gujarat

TRILOKCHAND GOVINDRAM AGARWAL

DIRECTOR

Gujarat





**Goyal
& Co.**

creating
landmarks
since 1971

EXTRACTS OF THE CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED AT THE BOARD MEETING OF DIRECTORS HELD AT REGISTERED OFFICE OF THE COMPANY ON 25.01.2022.

AUTHORITY FOR EXECUTION & REGISTRATION OF LEASE DEED FOR PROPERTIES OF COMPANY AT COMMERCE HOUSE - 7

The board was informed that Company has to Lease its Premises at Commerce House - 7, beside Vodafone House, Nr. Commerce House - 5, Corporate Road, Prahladnagar, Ahmedabad and have to delegate necessary authority for its execution and registration of Lease Deed. The Board approved the draft of Lease Deed and granted necessary authority by passing the resolutions as mentioned below:

"RESOLVED THAT, **Mr. Nayan B. Shah** be and is hereby authorised at the "Authorized Signatory" of the Company for execution and registration of Lease Agreements for the below mentioned respective floors in the Building known as "COMMERCE HOUSE-7", situated at Prahladnagar, Ahmedabad."

LEASE NO.	Premises Floor	Carpet Area (Sq.ft.)	SBUA(Sq. ft.)	LESSEE COMPANY
1	GROUND	9957	16595	Adani Airport Holdings Ltd
2	1ST & 2ND FLOOR	21840	36400	Ahmedabad International Airport Ltd
3	6TH	11883	19805	Lucknow International Airport Ltd
4	7TH	11883	19805	Jaipur International Airport Ltd
5	8TH	11883	19805	Mangaluru International Airport Ltd
6	9TH	11883	19805	Guwahati International Airport Ltd
7	10TH	11883	19805	TRV (Kerala) International Airport Ltd

"RESOLVED FURTHER THAT, MR. NAYAN B. SHAH, AUTHORIZED SIGNATORY, be and is hereby further authorized to register the respective Lease Deeds with the Sub-Registrar at Ahmedabad - 04 (Paldi) and shall represent the Company for any other matter as may be necessary and incidental thereto."

"RESOLVED FURTHER THAT, ANY of the company's director may sign and deliver the certified true copy of the aforesaid resolutions as may be deemed fit and necessary"

CERTIFIED TRUE COPY

For Goyal & Co. (Const) Pvt. Ltd.

Mukesh R. Agrawal, Director

Place: Ahmedabad

Date: 25.01.2022

**Goyal & Co.
Constructions Pvt Ltd.**

Regd. Office:

Goyal House,
Opp. Karnavati Club,
S. G. Highway,
Ahmedabad - 380015.

+91 79 7111 8111

+91 79 26931677 / 78 / 79

CIN : U45201GJ1988PTC010799

AHD-4 PALD
4153 3956
2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCG5459R



नाम / Name
GOYAL AND CO. (CONST.) PRIVATE
LIMITED

संयोजन/गठन की तारीख
Date of Incorporation/Formation
06/06/1988



[Handwritten signature]

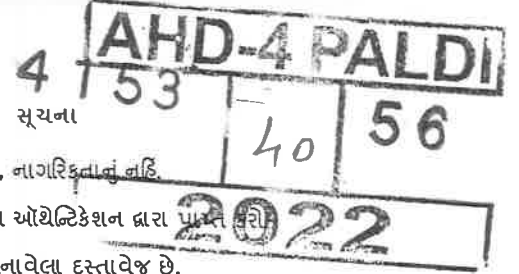


भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 1116/35325/00404



Nayan Budhalal Shah (નયન બુધાલાલ શાહ)

a-24, NEELDEEP APPARTMENT, SANDESH PRESS ROAD, BODAKDEV, Ahmedabad City, Ahmedabad, Gujarat - 380054

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરી શકાય છે.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

તમારી આધાર સંખ્યા/ Your Aadhaar No.:

2401 9173 5285



આધાર-સામાન્ય માણસનો અધિકાર

help@uidai.gov.in www.uidai.gov.in

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

આધાર આધાર દેશભરમાં માન્ય છે.

- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો હાલનો મોબાઈલ નંબર અને ઈ-મેઈલ સરનામું લખાવવા વિનંતિ છે. એનાથી જુદી જુદી સવલતોનો લાભ લેવાનું સહેલું બનશે.

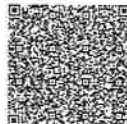
- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



નયન બુધાલાલ શાહ
Nayan Budhalal Shah
જન્મ તારીખ/ DOB: 11/11/1961
પુરુષ / MALE



2401 9173 5285

આધાર-સામાન્ય માણસનો અધિકાર



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

અ-24, નીલદીપ એપાર્ટમેન્ટ,
સંદેશ પ્રેસ રોડ, બોડકડેવ,
અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380054

Address:

a-24, NEELDEEP APPARTMENT,
SANDESH PRESS ROAD,
BODAKDEV, Ahmedabad City,
Ahmedabad,
Gujarat - 380054

2401 9173 5285

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASCA6037C

नाम / Name
ADANI AIRPORT HOLDINGS
LIMITED



20/02/19

निगमन / गठन की तारीख
Date of Incorporation / Formation
02/08/2019



AHD-4 PALDI
4 1 53 41 56
2022

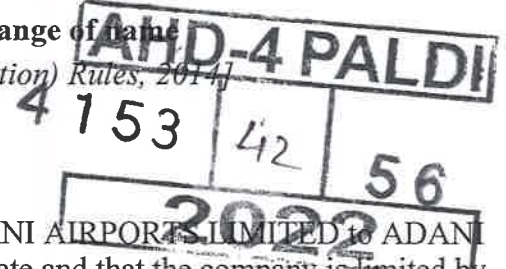


सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

RoC Bhavan, Opp Rupal Park Society Behind Ankur Bus Stop, Ahmedabad, Gujarat, India, 380013

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]



Corporate Identification Number (CIN): U62100GJ2019PLC109395

I hereby certify that the name of the company has been changed from ADANI AIRPORTS LIMITED to ADANI AIRPORT HOLDINGS LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name ADANI AIRPORTS LIMITED.

Given under my hand at Ahmedabad this Eighteenth day of September two thousand nineteen.



SUDHIR LILADHAR PHAY

Deputy Registrar of Companies

RoC - Ahmedabad

Mailing Address as per record available in Registrar of Companies office:

ADANI AIRPORT HOLDINGS LIMITED

Adani House, 56 Shrimali Society, Navrangpura, AHMEDABAD, Ahmedabad, Gujarat, India, 380009





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF ADANI AIRPORT HOLDINGS LIMITED ("THE COMPANY") AT ITS MEETING HELD ON MONDAY, 10TH JANUARY, 2022 AT ADANI CORPORATE HOUSE, SHANTIGRAM, NEAR VAISHNO DEVI CIRCLE, S. G. HIGHWAY, KHODIYAR, AHMEDABAD - 382 421.

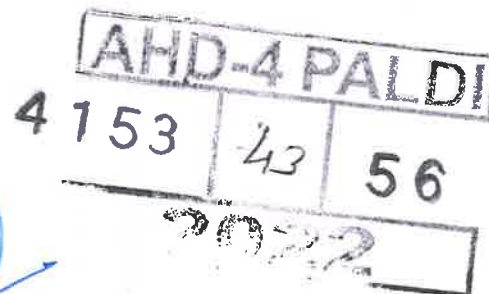
"RESOVLED THAT Mr. Santoshkumar Singh, Authorised Signatory be and is hereby authorised to enter into and to sign, execute, register a Leave and License Agreement, affidavits, declarations, instruments, writing or such other agreements as may be required including registration with sub-registrar in respect of the premises situated at Ground Floor of Commerce House-7, Corporate Road, Prahladnagar, Ahmedabad-51, Gujarat and to do all such acts, deeds and things as may be deemed expedient in relation thereto."

"RESOLVED FURTHER THAT any one of the Directors of the Company be and is hereby authorised to give a certified copy of this resolution wherever required."

Certified True Copy
For, **Adani Airport Holdings Limited**

Digitally signed by
DHARMESHKUMAR ANILBHAI DESAI
Date: 2022.01.11
17:44:35 +05'30'

Dharmesh Desai
Company Secretary
Membership No.: A34273



Adani Airport Holdings Limited
(Formerly known as Adani Airports Limited)
Adani Corporate House,
Shantigram, Near Vaishno Devi Circle,
S. G. Highway, Khodiyar,
Ahmedabad 382 421
Gujarat, India
CIN: U62100GJ2019PLC109395

Tel +91 79 2656 5555
Fax +91 79 2555 5500
info@adani.com
www.adani.com

Registered Office: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad - 382 421



भारत सरकार
GOVERNMENT OF INDIA



विनय राजेन्द्रप्रसाद अग्रवाल
Vinay Rajendraprasad Agrawal
DOB: 20-09-1981
Gender: Male



9247 2794 2421

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O राजेन्द्रप्रसाद द्वारकाप्रसाद
अग्रवाल, 645, वास्तुनिरमाण
सोसायटी पंचदेव मंदिर नजीक,
सेक्टर - 21, गांधीनगर, गांधीनगर,
गांधीनगर, गुजरात, 382021

Address:
S/o Rajendraprasad
Dwarkaprasad Agrawal, 645,
Vastunirman Society Nr. Panchdev
Mandir, Sector - 21, Gandhinagar,
(gandhinagar) Sector 21,
Gandhinagar, Gujarat, 382021



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

(Signature)

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૩૯/૧

સત્તા પ્રકાર: જુની શરત (જુ.શ)

ખેતરનું નામ:

અન્ય વિગતો: વાણીજ્ય હેતુ માટે બિનખેતી ૨૪૨૮ ચોમી ૥૧૩૮

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

જિલ્લો:

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૨૪-૨૮		૧૪૮૭,૧૭૨૮,૨૦૩૨,૨૬૦૬,૫ ૪૧૧,૯૪૨૪,૯૪૩૪,૧૦૩૭૪, ૧૦૩૭૫,૧૦૪૧૦,૧૦૪૩૩,૧૧૦૫૪,૧૩૫૨૮,
કુલ ક્ષેત્રફળ	૦-૨૪-૨૮		
આકાર રુ.	૨.૮૭	૧૪૫૬ ૦-૨૪-૨૮ ૨૯૭૪.૦૦	ગોયલ એન્ડ કું(કન્સ્ટ્રક્શન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)
જુડી તથા વિશેષધારો રુ	૨૯૭૪.૦૦		
પાણીભાગ રુ.	૦.૦૦		
ગણોતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૨૬૪૦,૪૪૫૪,૯૧૮૫,૯૧૯૫,૯૨૬૧,૯૨૬૨,૧૦૩૭૪,૧૦૪૧૦, પશ્ચાતવર્તી અસર થી ગ.ધા.૬૬૩ ની મંજૂરી મળી<૧૦૩૭૪> વાણીજ્ય હેતુ માટે બિનખેતી ૨૪૨૮ ચોમી<૧૦૪૧૦>		



1071921120045605



Digitally signed by:

DS REVENUE DEPARTMENT

GOVERNMENT OF GUJARAT

Date: 27-12-2021 15:17:41 IST

MAMLATDAR OFFICE, VEJALPUR



#-નામંજુર &-તકરારી *-૨૬

છેલ્લી નોંધની અસર આપ્યા તા.26/04/2013 ૦1:૦6:૦6 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૩૯/૪

સત્તા પ્રકાર: જુની શરત (જુ.શ.)

ખેતરનું નામ:

અન્ય વિગતો: વાણીજ્ય હેતુ માટે બિનખેતી ૧૮૨૧ ચોમી

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

જિલ્લો:

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૧૮-૨૧		૧૪૮૭,૧૭૨૮,૨૦૩૨,૨૬૦૬,૫ ૪૧૧,૯૪૨૪,૯૪૩૪,૧૦૩૭૪, ૧૦૩૭૫,૧૦૪૧૦,૧૦૪૩૩,૧૧૦૫૪,૧૩૫૨૮,
કુલ ક્ષેત્રફળ	૦-૧૮-૨૧		
આકાર રૂ.	૨.૧૯	૧૪૫૬ ૦-૧૮-૨૧ ૨.૧૯	ગોચલ એન્ડ કું(કન્સ્ટ્રક્શન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)
જુડી તથા વિશેષધારો રૂ	૧૮૨૧.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણોતિયાની વિગતો	બીજા હકો અને બીજાની વિગતો		
	૨૬૪૦,૨૭૫૭,૨૮૭૪,૨૮૭૫,૩૧૨૭,૪૦૧૬,૪૪૫૪,૫૯૫૮, ૯૧૮૫,૯૧૯૫,૯૨૬૧,૯૨૬૨,૧૦૩૭૪,૧૦૪૧૦, રહેણાંકના હેતુ માટે ગ.ધા.ક.૬૩ ની મંજૂરી મળેલ છે.<૦> ટુકડો<૨૭૫૭> પશ્ચાતવર્તી અસર થી ગ.ધા.ક.૬૩ ની મંજૂરી મળી<૧૦૩૭૪> વાણીજ્ય હેતુ માટે બિનખેતી ૧૮૨૧ ચોમી<૧૦૪૧૦>		



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MAMLATDAR OFFICE, VEJALPUR



#નામંજુર &-તકરારી *-૨૬

છેલ્લી નોંધની અસર આપ્યા તા.26/04/2013 01:06:07 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).

Page 1 of 1

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૩૯/૫

સત્તા પ્રકાર: જુની શરત (જુ.શ)

ખેતરનું નામ:

અન્ય વિગતો: વાણીજય હેતુ માટે બિનખેતી ૭૦૮ ચોમી

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

જિલ્લો:

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૦૭-૦૮		૧૪૮૭,૧૭૨૮,૨૦૩૨,૨૬૦૬,૫ ૪૧૧,૯૪૨૪,૯૪૩૪,૧૦૩૭૪, ૧૦૩૭૫,૧૦૪૧૦,૧૦૪૩૩,૧૧૦૫૫,૧૩૫૨૮,
કુલ ક્ષેત્રફળ	૦-૦૭-૦૮		
આકાર રૂ.	૦.૮૪	૧૪૫૬ ૦-૦૭-૦૮ ૦.૮૪	ગોચલ એન્ડ કું(કન્સ્ટ્રક્શન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)
જુડી તથા વિષેષધારો રૂ	૭૦૮.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૨૬૪૦,૨૭૫૭,૨૮૭૫,૩૧૨૭,૪૦૧૬,૪૪૫૪,૫૯૫૮,૯૧૮૫, ૯૧૯૫,૯૨૬૧,૯૨૬૨,૧૦૩૭૪,૧૦૪૧૦, રહેણાંકના હેતુ માટે ગ.ધા.ક.૬૩ ની મંજૂરી મળેલ છે.<૦> ટુકડો<૨૭૫૭> પશ્ચાતવર્તી અસર થી ગ.ધા.ક.૬૩ ની મંજૂરી મળી<૧૦૩૭૪> વાણીજય હેતુ માટે બિનખેતી ૭૦૮ ચોમી<૧૦૪૧૦>		



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#-નામંજુર &-તકરારી *-રદ

છેલ્લી નોંધની અસર આપ્યા તા.26/04/2013 01:06:07 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપીયા પાંચ પુરા).

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૮૪૮ પૈકી

સત્તા પ્રકાર: જુની શરત (જુ.શ)

ખેતરનું નામ:

અન્ય વિગતો: TP૨૬FP૨૬૮ ની ૨૧૫૦ ચોમી વાણીજ્ય ના હેતુ માટે બિનખેતી

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

જિલ્લો:

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૮૬-૦૦		૫૫૫૧,૫૯૦૬,૫૯૭૪,૬૮૧૫, ૮૬૧૮,૮૬૩૩,૮૮૭૩,૯૧૪૪, ૯૪૨૧,૧૦૦૪૧,૧૦૦૪૨,૧૦૦૭૭,૧૦૨૮૫, ૧૦૪૩૧,૧૦૪૬૫,૧૦૫૨૨, ૧૧૧૩૧,૧૩૫૨૬,
કુલ ક્ષેત્રફળ	૦-૮૬-૦૦		
આકાર રુ.	૦.૦૦		
જુડી તથા વિષેશધારો રુ	૨૨૯૨.૦૦	૧૪૪૫ ૦-૪૩-૦૦ ૧૧૭૫.૦૦	ગોયલ એન્ડ કું(કન્ટ્રક્શન)પ્રા.લી. (૧૦૪૩૧) (૧૩૫૨૬)
પાણીભાગ રુ.	૦.૦૦	૮૨૭ ૦-૪૩-૦૦ ૨૨૯૨.૦૦	રાઇટર્સ એન્ડ પબ્લીસર્સ લી.
ગણોતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	
		૩૭૭૨,૪૬૫૦,૪૭૬૪,૮૮૦૮,૯૧૪૫,૧૦૦૪૧,૧૦૫૨૨,	
		૬૩-ગ ની મંજૂરી મળેલ છે.<૮૮૦૮>	
		ગ.ધા.ક.૬૩ ની મંજૂરી મળેલ છે.<૧૦૦૪૧>	
		TP૨૬FP૨૮૦ ની ૯૩૭૧ ચો.મી જમીન વાણીજ્ય ના હેતુ માટે બિનખેતી<૧૦૫૨૨>	



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MAMLATDAR OFFICE, VEJALPUR



#-નામંજુર &-તકરારી *-૨૬

છેલ્લી નોંધની અસર આપ્યા તા.19/04/2013 01:21:31 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).

Page 1 of 1

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૮૪૯

સત્તા પ્રકાર: જુની શરત (જુ.શ.)

ખેતરનું નામ: હરેબીલીવાળું

અન્ય વિગતો: TP-૨૬ FP-૨૭૯ની ૫૧૦૯ ચોમી વાણીજય માટે બિનખેતી જિલ્લો:

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૧-૦૨-૧૮		૨૦૦૨, ૨૦૦૮, ૪૯૧૬, ૬૨૨૭, ૬૨૨૮, ૮૩૨૪, ૮૯૪૯, ૧૦૦૧૨, ૧૦૧૫૨, ૧૦૩૯૮, ૧૦૪૩૨, ૧૧૧૨૭, ૧૩૫૨૭, ૧૫ ૯૩૮#, ૧૬૪૫૨#, ૧૬૫૫૫, ૧૬૬૦૫, ૧૬૬૯૯, ૧૬૯૨૭,
કુલ ક્ષેત્રફળ	૧-૦૨-૧૮		
આકાર રૂ.	૯.૯૪		
જુડી તથા વિશેષધારો રૂ.	૩૦૬૫.૦૦	૧૪૫૪ ૧-૦૨-૧૮ ૯.૯૪	ગોયલ એન્ડ કું(કન્સ્ટ્રક્શન) પ્રા.લી.(૧૩૫૨૭) બાકી રહેતીજમીન ટી.પી.કપાત (૧૦૪૩૨) (૧૩૫૨૭) રાકેશભાઈ પ્રહલાદભાઈ પટેલ બ્લોક નં.એ.યુનિટ નં.એ/૯૧૫, નવમોમાળ ની વ.વ.૧૧.૪૭ ચો.મી.(૧૬૫૫૫) Gokul Hardware And Paint Mart Through Its Partners-1 Sanjay Naranbhai Patel 2. Monesh Amrutbhai Patel, 3. Hansaben Amratlal Patel બ્લોક-એ યુનિટ નં.-જીએફ-૦૩ વ.વહે ૩૨.૨૬ ચો.મી.(૧૬૬૦૫) Ravikumar Ramnivas Chaudhary And Prachi Ravikumar Chaudhary યુનિટ નં.-એ/1209 વં.વ. 11.10 ચો.મી.(૧૬૬૯૯) Abhishek S. Dave તથા Shaileshkumar Somnathbhai Dave તથા Kokilaben Shaileshbhai Dave(૧૬૯૨૭) Management Body:- The Titanium Heights Commercial Co-op. Service Society Ltd. (૧૬૯૨૭) બ્લોક-એ ના ફર્સ્ટ ફ્લોર ના યુનિટ નં.-એ/114 નીવ.વહે 12.32 ચો.મી(૧૬૯૨૭)
પાણીભાગ રૂ.	૦.૦૦		
કાચી નોંધ: ૧૭૪૯૪			



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MAMLATDAR OFFICE, VEJALPUR



#-નામંજુર &-તકરારી *-૨૬

છેલ્લી નોંધની અસર આપ્યા તા.10/12/2020 01:20:08 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપીયા પાંચ પુરા).

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૮૬૫

સત્તા પ્રકાર: જુની શરત (જુ.શ)

ખેતરનું નામ:

અન્ય વિગતો: TP૨૬FP૩૨૫ ની ૧૬૭૦ચોમી વાણીજ્ય ના હેતુ માટે બિનખેતી

ગામ/ મોજે:

મકરબા

તાલુકો:

વેજલપુર

જિલ્લો:

અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૩૩-૩૯		૧૫૮૮,૧૭૬૮,૪૦૮૨,૪૩૪૫,૪૭૯૧,૫ ૦૬૭,૯૧૧૨,૧૦૦૪૩, ૧૦૦૪૪,૧૦૨૮૫,૧૦૪૩૪,૧૦૪૬૫,૧૧૧૩૧,૧૩૪૫ ૨,
કુલ ક્ષેત્રફળ	૦-૩૩-૩૯		
આકાર રુ.	૦.૦૦	૧૪૪૧ ૦-૩૩-૩૯ ૨૨૯૨.૦૦	ગોચલ એન્ડ કું(કન્સ્ટ્રક્શન)પ્રા.લી(૧૩૪૫૨)
જુડી તથા વિષેશધારો રુ	૨૨૯૨.૦૦		
પાણીભાગ રુ.	૦.૦૦		
ગણતીયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૨૬૪૦,૨૭૫૭,૨૭૯૧,૨૮૯૩,૩૧૪૧,૪૦૮૨,૪૩૪૫,૧૦૦૪૩, ૧૦૨૮૫, ટુકડો<૨૭૫૭> ગ.ધા.ક.૬૩ ની મંજુરી મળેલ છે.<૧૦૦૪૩>		



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GOVERNMENT OF GUJARAT

Date: 27-12-2021 15:18:12 IST

MAMLATDAR OFFICE, VEJALPUR



#-નામંજુર &-તકરારી *-૨૬

છેલ્લી નોંધની અસર આપ્યા તા.13/02/2013 01:46:56 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargable Copy અંકે રૂ. ૫.૦૦/- (રૂપીયા પાંચ પુરા).

GF signed



भारत सरकार
GOVERNMENT OF INDIA



संतोष कुमार सिंह
Santosh Kumar Singh
जन्म तारीख / DOB : 12/10/1980
पुरुष / MALE



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आधार - सामान्य भाषासुनो अधिकार

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2022



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संरनामः

अय-504, गावाहेवेन, वैष्णोदेवी सर्कल पास, दसकोठ, अमदावाद, गुजरात, 382481

Address:

H-504, Gala Heven, Near
Vaishnodevi Circle, Daskroi,
Ahmedabad, Gujarat, 382481



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Bengaluru-560 001

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2022



ભારત સરકાર



આધાર

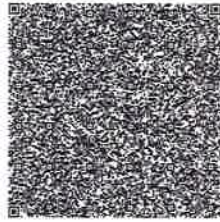
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામોંકન ક્રમ સંખ્યા/ Enrolment No.: 2017/00033/18384

To
રાવલ સમીર પિયુષ
Raval Samir Piyush
S/O Raval Piyush Girdharlal
A - 13 RIDDHI APPARTMENT
OPP MUNICIPAL GARDEN
VASNA
Ahmadabad City
Ahmadabad Gujarat - 380007
9925028878

Signature Not Verified
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Date: 2022.08.13 13:04:59
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તમારો આધાર નંબર / Your Aadhaar No. :

4881 2663 5242

VID : 9178 1393 8456 0339

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



આધાર



રાવલ સમીર પિયુષ
Raval Samir Piyush
જન્મ તારીખ/DOB: 20/08/1978
પુરુષ/ MALE

Issue Date: 24/10/2011

4881 2663 5242

VID : 9178 1393 8456 0339

મારો આધાર, મારી ઓળખ



Government of India



AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહીં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

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- તમારા મોબાઈલ નંબર અને ઈમેલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

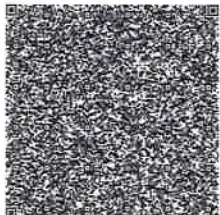


આધાર

સરનામું :
S/O રાવલ પિયુષ ગીરધરલાલ, એ - 13 રિદ્ધિ એપાર્ટમેન્ટ,
મ્યુનિસિપલ ગાર્ડન ની સામે, વાસ્ના, અમદાવાદ, અમદાવાદ,
ગુજરાત - 380007

Address:
S/O Raval Piyush Girdharlal, A - 13 RIDDHI
APPARTMENT, OPP MUNICIPAL GARDEN,
VASNA, Ahmadabad City, Ahmadabad,
Gujarat - 380007

Download Date: 01/03/2022



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LEASE NO.	Floor	Carpet Area (Sq.ft.)	SBUA(Sq. ft.)	LESSEE COMPANY	MONTHLY RENT			TOTAL RENT FOR 9 YEARS	AVG ANNUAL RENT (TOTAL RENT / 9 YEARS)	GST 18%	TOTAL	SECURITY DEPOSIT 6 MONTHS' RENT	APPROX AMC TAX (P.A.)	TOTAL TAX VALUE FOR STAMP	STAMP DUTY @4.9%	ROUNDED UP (NEAREST 00)
					36 MONTHS	36 MONTHS	36 MONTHS									
					42.48	48.85	56.18						@Rs 3/- per sq.ft per month			
1	GROUND	9957	16595	Adani Airport Holdings Ltd	704956	810699	932304	88126524	9791836	1762530	11554366	4229736	597420	16381522	802695	802700
2	1ST & 2ND FLOOR	21840	36400	Ahmedabad International Airport Ltd	1546272	1778213	2044945	193299480	21477720	3865990	25343710	9277632	1310400	35931742	1760655	1760700
3	6TH	11883	19805	Lucknow International Airport Ltd	841316	967514	1112641	105172956	11685884	2103459	13789343	5047896	712980	19550219	957961	958000
4	7TH	11883	19805	Jaipur International Airport Ltd	841316	967514	1112641	105172956	11685884	2103459	13789343	5047896	712980	19550219	957961	958000
5	8TH	11883	19805	Mangaluru International Airport Ltd	841316	967514	1112641	105172956	11685884	2103459	13789343	5047896	712980	19550219	957961	958000
6	9TH	11883	19805	Guwahati International Airport Ltd	841316	967514	1112641	105172956	11685884	2103459	13789343	5047896	712980	19550219	957961	958000
7	10TH	11883	19805	TRV (Kerala) International Airport Ltd	841316	967514	1112641	105172956	11685884	2103459	13789343	5047896	712980	19550219	957961	958000
	TOTAL	91212	152020	TOTAL RENT	6457808	7426482	8540454	807290784	89698976	16145816	105844792	38746848	5472720	150064360	7353154	7353400

53 53 56
2022
AHL-4 PALDI



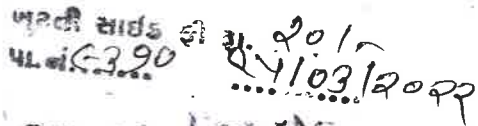
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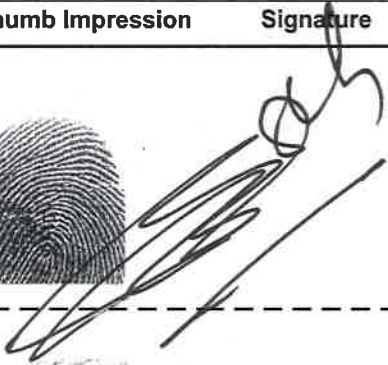


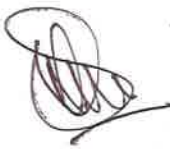
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AHD-4 - PALDI		
4153	54	56
2022		

(W) 11/03/2022 11:59 AM

Serial No. 4153 Presented of the office of the Sub-Registrar of S.R.O - Ahmedabad-4 Paldi Between the hour of 11 To 12 on Date 11/03/2022	Receipt No :- 2022004008741	
	Received Fees as following	Rs.
	Registration	163820.00
	Side Copy Fee (55)	1100.00
	Other Fees	0.00
	TOTAL :-	164920.00

<div>   </div> <div> Adani Airport Holdings Ltd Through Mr. Santoshkumar Singh Authorized Vide Its Resolution Dated 10.01.2022 </div> <div> Anilbhai Malabhai Solanki Sub Registrar S.R.O - Ahmedabad-4 Paldi </div>	<div> 20220208536745774 <div>  </div> <div> સબ-રજીસ્ટ્રાર અમદાવાદ-૪ (પાલડી) </div> </div> <div> Anilbhai Malabhai Solanki Sub Registrar S.R.O - Ahmedabad-4 Paldi </div>
--	---

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	GOYAL & CO.(CONST) PVT.LTD. THROUGH ITS AUTHORIZED SIGNATORY NAYAN B SHAH PRAHLADNAGAR,AHMEDABAD	50			
Claiming					
2	Adani Airport Holdings Ltd Through Mr. Santoshkumar Singh Authorized Vide Its Resolution Dated 10.01.2022 Adani Corporate House, SG Highway,Ahmedabad PANNO:AASCA6037C	35			

Executing Party
admits execution

AHD-4 - PALDI		
4153	55	56
2022		

(W) 11/03/2022 11:59 AM

1 VINAY R AGARWAL
GANDHINAGAR, GUJARAT



2 Samir Raval
Terminal-1, Building 1 st Floor, Sardar Vallabhbhai Patel
International Airport, ahmedabad



State that they personally known above named
executant and Indetifies him/them.

1.

2.

Date: 11 Month: March -2022



Anilbhai Malabhai Solanki
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

District Collector Shir
Order No.P.R.O./AV/ Permission
S.R. Dated

Date: 11/03/2022

Anilbhai Malabhai Solanki
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 11/03/2022

Anilbhai Malabhai Solanki
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

(W) 11/03/2022 7:59 PM

AHD-4 - PALDI		
4153	56	56
2022		

1	Book No.	4153	Registered No.
Date: 11-03-2022			

Anilbhai Malabhai Solanki
Sub Registrar
S.R.O - Ahmedabad-4 Paldi



અનુક્રમશિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

S.R.O - Ahmedabad-4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
મકરબા	ભાડાપટ્ટો રૂ. 16381522.00	સર્વે નં 848 પાટ 849 139/1, 139/4 અને 139/5, 865 ટીપી-26 (ફાફટ) ફા પ્લોટ નં-278, 279/1, 308/2, 325 ગ્રાઉન્ડ ફ્લોર ની 16595 સ.ચો.ફુટ નાં બાંધકામવાળી મીલકત વોડાફોન હાઉસ બિલ્ડિંગ-એ કોમર્સ હાઉસ-7			GOYAL & CO.(CONST) PVT.LTD. THROUGH ITS AUTHORIZED SIGNATORY NAYAN B SHAH	Adani Airport Holdings Ltd Through Mr. Santoshkumar Singh Authorized Vide Its Resolution Dated 10.01.2022	11/03/2022 11/03/2022	4153	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20220316886239976 Date. 16-03-2022 થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦



Rajesh K. Shah ની તારીખ 16/03/2022 ના રોજની

અરજી નંબર : 8012022581343

તારીખ : 16/03/2022

આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમશિકા નં : ૨ ની નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

Self attested/સ્વ-પ્રમાણિત :

(Signature)

પ્રિન્ટ તારીખ : 3/16/2022 5:29:19 PM