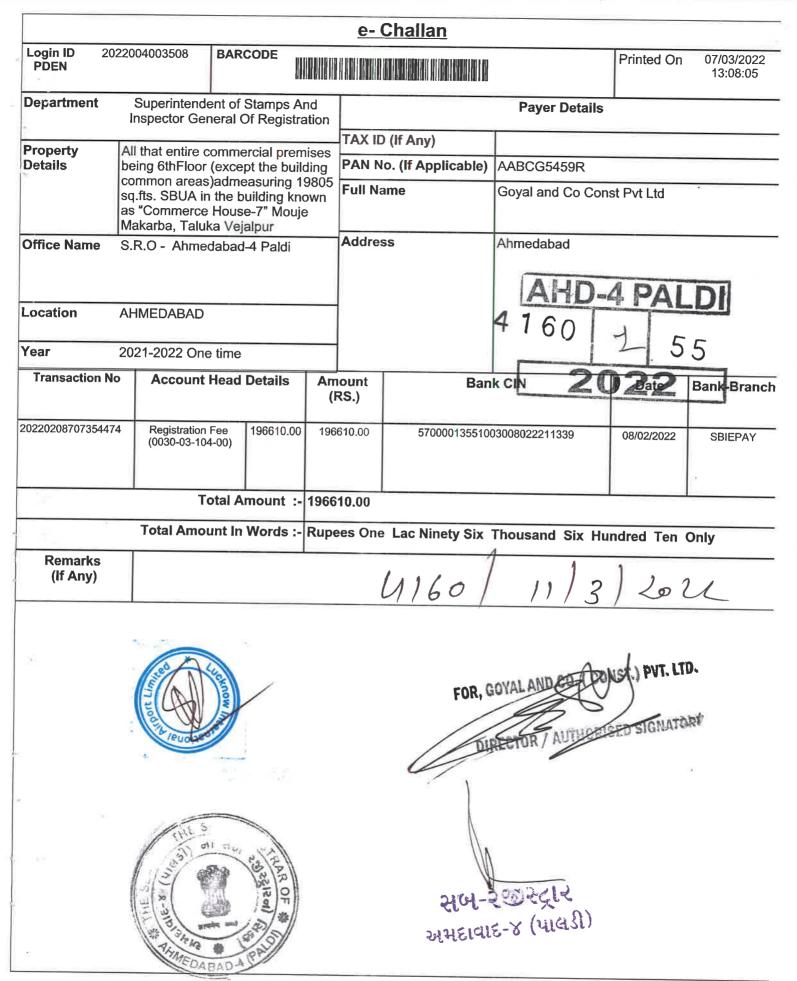
રજીસ્ટ્રેશન પહોંચ

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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

(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.

4 160 2 55 2022 9,58,000/-







SERIAL NO. 11290)

DAIL: 10/03/2022

NAME OF THE PURCHASER:- GOYCH & CO. (Const.) PUT LTP

ADDRESS:- GOYCH HOUSE- OPP. Kumuch CWB. Sy. Highway

Albud.

VALUE Rs.:-9.58.000/LICENCE No. GUJ/SOS/AUTH/AV/2/2005/3860
MUTAN NAGARIK SAHAKARI BANK LTD.
Kemdhenu Cemplex, Panjro Pole,
AMMEDABAD-380015.

LEASE DEED

This LEASE DEED together with its annexure and schedules (hereinafter referred to as the Deed" or "Deed") is made at Ahmedabad on this ______ day of ______ 2022 by and between _______ 10.3

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FOR. GOYAL AND COLOCONST.) PALL TO

DIRECTOR AUTHORISED SIGNATORY 7538613

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 refered to as the "Lessor" (which expression shall unless repugnant to the context or meaning the eor 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

Lucknow International Airport Ltd (PAN NO. AASCA7032M), having its registered office at First Floor, Terminal 1, CCS International Airport, Lucknow- 226009, Uttar Pradesh. CIN: U63030GJ2012PLC109814 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. SAMIR RAVAL** authorized vide its board resolution dated 01.01.2022, of the **OTHER PART**.

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

WHEREAS:

The Lessor is the owner and is absolutely seized possessed of and entitled to the entire premises being 6th 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. 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 <u>Schedule-I</u> written hereunder.

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

DIRECTOR / AUTHORISED SIGNATORY

- II. The super built-up chargeable area of the said Premises is 19805 sq.fts (SBUA) 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 percent as Annexure "A" and such carpet area is checked and confirmed by the Lessee before the execution of this Lease Deed.
- III. The Lessor further represent that they shall provide 17 (Seventeen) 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.

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

FOR / AUTHORISED SIGNATORY

- VIII. Upon the representations made by the **Lessor**, the **Lessee** has agreed to take on lease he Demised Premises on Lease basis and the **Lessor** has agreed to grant the lease for the Jerm 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.

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 .
5	For the purposes of definition, the term
na lea	"control" when used with respect to any
RO	Person means the beneficial ownership,
3.	directly or indirectly of more than 50% (fifty
	percent) nominal equity share capital of such
DAS	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
Jacknow In	disasters or such other acts which are beyond
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FOR GOYAL AND CONST. PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

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	the control of the prties pereto and cause of
	which is not attributable to either of the
	parties.
"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, reenactment or modification.
- c. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

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FOR, GOYAL AND COLCONST.) PVT. LTD.

DIRECTOR/ AUTHORISED SIGNATORY

- 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.
- 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.
- b) 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.

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FOR, GOYAL AND TO CONST.) PVT. LTD.

DIRECTOR AUTHORISED SIGNATORY

- c) It is further agreed that the Term of **9 years** of Lease shall be a Lock-in-Period for the Lesson wherein the Lesson shall not be entitled to terminate the arrangement for any resson whatsoever, except the reasons as mentioned in clause 14 hereunder written (hereinafter referred to as "Lesson 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. 8,41,316/- (Rupees Eight Lakhs Forty-One Thousand Three Hundred Sixteen 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

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FOR. GOYAL MADEO. (CONST.) PVT. LTC

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- beyond 10th day of such month shall attract interest calculated at the rate of 5 % per annulation 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 rear as per prevailing rules and regulation of Income Tax Act.
- 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.
22.02.2022	50,47,896	RTGS	UTIBH22053084731

TOTAL RUPEES FIFTY LAKHS FORTY SEVEN THOUSAND EIGHT HUNDRED NINTY SIX ONLY

- (ii) 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

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FOR GOVALANS CO. (CONST.) PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

its proper and tenantable condition. If the Less of falls of 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.

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.

7. 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.
- 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.

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DIRECT AUTHORISED SIGNATORY

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8. STATUTORY TAXES, AMENITY CHARGES AND MAINTENANCE CHARGES

a. The Lessee shall throughout the term of the Lease bear and pay the present and by the 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.

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 of 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.

COMMON MAINETNANCE CHARGES & AMENITY CHARGES OF THE BUILDING:

Common Area Maintenance (CAM):

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").

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AUTHORISED SIGNATORY

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- 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 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.

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

DIRECTOR AUTHORISED SIGNATORY

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9. USE AND ACCESS

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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.

UTILITIES AND INSTALLATIONS

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.

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.

- c. 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

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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.

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.
- d. 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. <u>A) REPRESENTATIONS AND WARRANTIES OF LESSOR</u>

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The Lessor hereby represents and warrant to the Lessees affording:

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 were entered s 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.
- 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.
- 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 beed.
- 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:

- a. 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.
- b. 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.

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- e. The Lessee may install signage upon consulting with Lessor only at mutually acted designated places and in consensus with the usage laws of commons of 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 not put 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.
- offensive, dangerous or highly inflammable or explosive material or any other article or thing 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.
- i. 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.

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- 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 lare 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.
- 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 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.
- m. 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

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under the Lessee are properly parked within the specified slots only without causing and 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.

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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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.

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- u. Lessee to indemnify, keep indemnified and hold harmless the Lesser from and against all claims, demands, damages, costs, liabilities and expenses arising from any breach of 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, outgoings 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 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 lightweight 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.
- x. 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.

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

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.
- c. 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

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- 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 Ovijing to the Lesses 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 Lockin 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.

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;

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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

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- 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 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

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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 assurance 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

b.

- a. This Deed shall be governed by and construed in accordance with the laws of India.
 - 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.
- c. During the pendency of the arbitration, the Parties shall continue to discharge their respective obligations under this Deed.

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18. **JURISDICTION**

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

19. SALE/MORTGAGE/CHARGE

- The Lessor shall be entitled to sell/mortgage/charge or in any other manner transfer the said a. Demised Premises in favour of any person.
- In case of sell / transfer; the new lessors / transferee will step into the shoes of the existing b. 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.

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**

Neither Party shall, without obtaining prior written consent from the other Party, make an a. 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

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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. <u>AMENDMENT</u>

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.

ASSIGNMENT

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.

- 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 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.
- 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.

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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.

160 76 55 2022

If to the Lessee:

Attention to :

MR. SAMIR RAVAL

Email to

Samir.Raval@adani.com

Address to

SUB

6TH FLOOR, 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.

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.

Page 25 of 29

OR, GOYAL AND EN TO PVT. LID.

AUTHORISED SIGNATORY

- 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.

g. PARTIAL INVALIDITY

- i. If at any time any provision of this Deed is or becomes illegal, invald or unexporceable 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.

j. <u>INDEMNIFICATION</u>

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

Page 26 of 29

FOR, GOYAL AND CONST. DVT. LTD

BEE AUTHORISED SIGNATORY

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 of to help been or likely to be suffered by the indemnified party.

STAMP DUTY, REGISTRATION FEE AND LEGAL EXPENSES

k.

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 6TH FLOOR admeasuring 19805 sq.fts SBUA (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

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

DIRECTOR LAUTHORISED STGNATORY

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. 8,41,316/-
Next 36 Months	15%	RS. 9,67,514/-
Last 36 Months	15%	RS. 11,12,641/-

Annexure A Annexure B Annexure C

EDABA

Plan showing the Premises and the demarcation of Carpet area

Parking Plan showing allotted car parking spaces

List of Furniture, fittings, fixtures etc.

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. KINRY

SIGNED AND DELIVERED BY

The within named Lessee:

Lucknow International Airport Ltd

Through Mr. SAMIR RAVAL

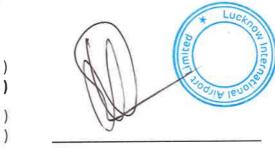
Authorized vide its resolution dated 01.01.2022

In the presence of:

Page 28 of 29

FOR, GOYAL AND CO

RISED SIGNATORY



SCHEDULE UNDER THE PROVISIONS OF REGISTRATION ACT SECTON 32-A

SIGNED AND DELIVERED BY WITHIN NAME **LESSOR**

FOR, GOYAL AND CO. (CONST.)

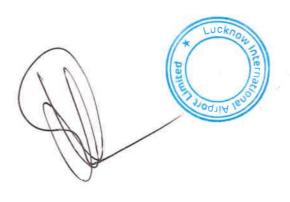
DIRECTO

Authorised Sign

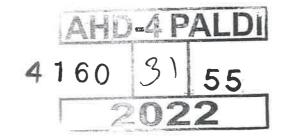
or Lucknow International Airport Ltd

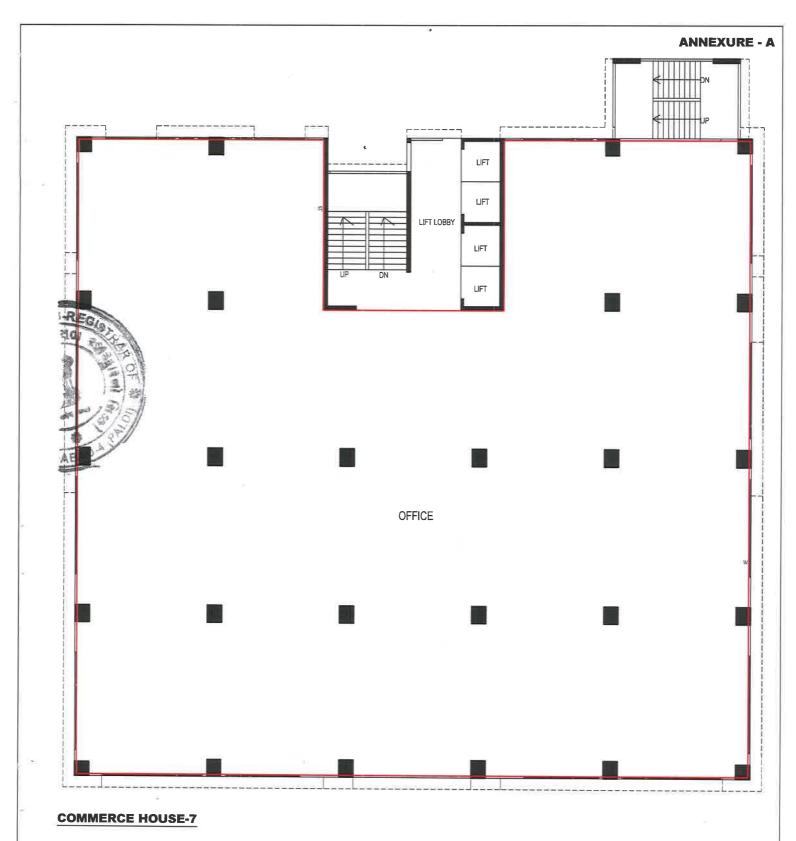
Director / Authorized Signatory



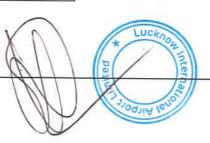


FOR. GOYAL AND CO. (CONS SED SIGNATORY



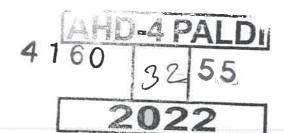


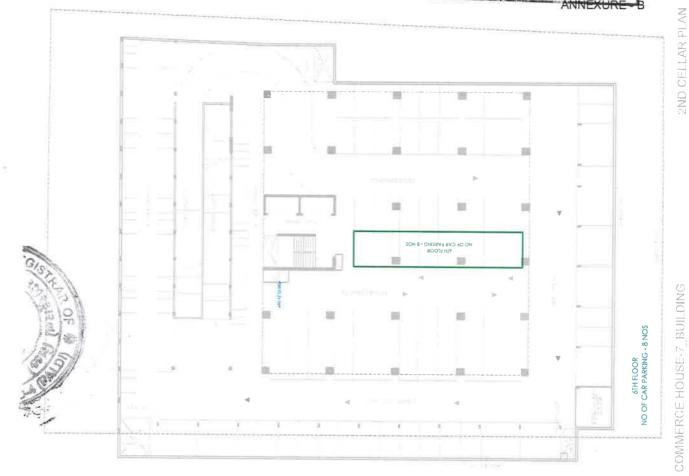
FLOOR	CARPET	SBUA
6TH FLOOR	11883	19805

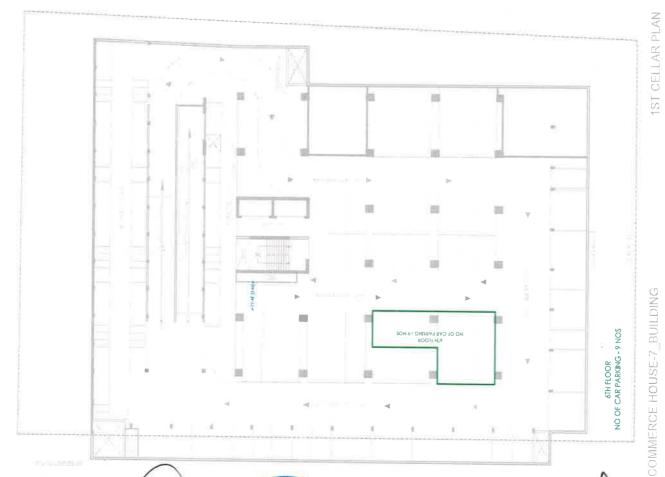


FOR, GOYAL AND COURTY PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY







Tucknow International American American

FOR GOVAL AND CO. LEONST.) PVT. LTD.

BARECTOR / AUTHORISED SIGNATORY



DIRECTOR AUTHORISED SIGNATORY

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

નં. સીડીસી (પશ્ચિમ)/અશાંત વિસ્તાર/સ્થા. મિલ્કત/તબદિલીએ/એસ આર.નં.429/2022

dr/2022

વંચાણમાં લીધુ :

- અરજદારશ્રી, ગોયલ એન્ડ કંપની (કન્સ્ટ્રકશન) પ્રા.લી વતી તેના ઓથોરાઇઝડ સીગ્નેટરી શ્રી નયન બી શાહ રહે. ગોયલ હાઉસ, કર્ણાવતી કલબ, (٩) એસ.જી.હાઇવે, અમદાવાદની તા.17/01/2022 ની અરજી.
- ગુજરાત અશાંત વિસ્તાર તબદીલી અધિનિયમ-૧૯૯૧ તથા સુધારા અધિનિયમ -૨૦૦૯ તથા ૨૦૨૦ (२)
- ગુજરાતસરકારશ્રીના મહેસુલ વિભાગનું નોટીફિકેશન નંબર જીએચએમ/૨૦૧૮/૬૭/એમ/એસટીપી (3) ૧૧૨૦૧૮/એચ૧ તા.૨૬/૦૬/૨૦૧૮
- જીલ્લા ક્લેકટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૦૯, તા. ૩૧/૦૩/૨૦૧૦. (8)
- જીલ્લા ક્લેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૧૧, તા. ૨૦/૦૫/૨૦૧૧. (૫)

<u>-: હકમ :-</u>

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

સબબ આમુખ (૨) થી (૫) અન્વયે મળેલ અધિકારોની રૂઇએ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ નીચે જણાવેલ સ્થાવર મિલ્ક્ત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદીલ કરવા માટે આ અધિનિયમની જોગવાઇઓના હેતુ પુરતી નીચેની શરતોને આધિન પૂર્વ મંજુરી આપવા આથી હુકમ કરવામાં આવે છે.

અ.નં	વિગત	નોંધ
٩	વેચાણ થી/બક્ષિસથી આપનારનુ નામ	ગોયલ એન્ડ કંપની (કન્સ્ટ્રકશન) પ્રા.લી વતી તેના ઓથોરાઇઝડ સીગ્નેટરી શ્રી નયન બી શાહ
ર	વેચાણ/બક્ષિસથી આપનારનુ સરનામુ	ગોયલ હાઉસ, કર્ણાવતી કલબ, એસ.જી.હાઇવે, અમદાવાદ
3	વેચાણ/બક્ષિસથી લેનારનુ નામ	લખનૌવ ઇન્ટરનેશનલ એરપોર્ટ લી.વની સંતોષકુમાર સીંધ
S. S. S.	વેચાણ/બક્ષિસથી લેનારનું સરનામુ	ટર્મીનલ-૧, સીસીએસ ઇન્ટરનેશનલ એરપોર્ટ, લખનૌવ
ų.	ગામનુ નામ	મકરબા
1	સર્વે નં/બ્લોક નં./સીટી સર્વે નં.	८४८,८४૯,८६૫,९३૯/९, ९३૯/४, ९३૯/५
9	દી.પી.સ્કિમ નંબર	२६
10	એફ.પી. નંબર	ર૭૮,૨૭૯/૧, ૩૦૮/૨, ૩૨૫
6	્રિસ્કિમ/સોસાયટીનુ નામ	કોમર્સ હાઉસ-૭
10/	સ્થાવર મિલ્કતનુ વર્ણન	કોમર્સીયલ પ્રીમાઇસીસ,છઠ્ઠો માળ
99	બાંધકામનુ કુલ ક્ષેત્રફળ (ચો.મી./ચો.વાર/ચો.કૂટ)	98604 21 - 82

શરતો :-

- અશાંતધારાની જોગવાઇ અનુસાર અત્રેથી તબદિલી કરનારની મુકત સંમતિ અને પુરતી બજાર કિંમતીની ચકાસણી કરી મંજુરી આપવામાં આવેલ છે. (9) જેનાથી સ્થાવર મિલ્કત/જમીનના ટાઇટલ કે અન્ય કોઇપણ પ્રકારના હક્ક મળતા નથી.
- અરજદારે અન્ય પ્રવર્તમાન કાયદાઓ અન્વયે લેવાની થતી મંજુરીઓ અલગથી લેવાની રહેશે. (२)
- સદરહું મિલ્કત/જમીન અંગે કોઇપણ લીટીગેશન/મનાઇ હુકમ ચાલતા હોવા અંગેની હકીકત કે અન્ય કોઇ હકીકત છુપાવેલી હશે તો મંજુરી આપોઆપ રદ્દ (3) ગણાશે.
- સદરહુ મંજુરી દિન-૯૦ સુધી અમલમાં રહેશે. (8)

રવાના હરવા પ્રમાણીત

નાયબ મામલતદાર અશાંત સીટી ડેપ્યુટી કલેકટર (પશ્ચિમ) ની કચેરી

પ્રતિ, વેચાણ થી/બક્ષિસથી આપનાજીલેનારશ્રી (٩)

સબંધિત સબ રજીસ્ટ્રારશ્રીની કચેરી, અમદાવાદ (२)

(જે.બી.દેસાઇ) સીટી ડેપ્યુટી ક્લેક્ટર (પશ્ચિમ) અમદાવાદ



Government of India Form GST REG-06

[See Rule 10(1)]

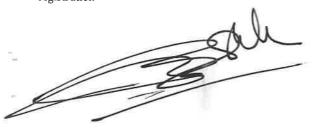
4 1 60 35 55

Registration Certificate

Registration Number: 24AABCG5459R2Z0

	Legal Name		GOYAL & C	O COSTRUCT	TION P LTD	
2.	Trade Name, if any		GOYAL & C	O COSTRUCT	ΓΙΟΝ P LTD	1
3.	Constitution of Business]	Private Limite	ed Company		
4.	Address of Principal Plac Business	ce of	NR SHELL PETROL PUMP, 10TH FLOOR, COMMERCE HOUSE IV, 100FT ROAD, SATELLITE, Ahmedabad, Gujarat,			
N.	Date of Liability	(01/07/2017			
9.	Period of Validity]	From	01/07/2017	То	NA
大樓	Type of Registration]	Regular			
8.0	Particulars of Approving	Authority				
5						
Signat	ure					
Signat Name						
Name						
Name Desig).					
Name Desig Jurisd	nation	25/09/2017	7			

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





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

36 55





GSTIN

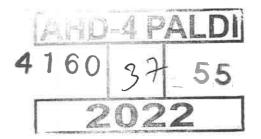
24AABCG5459R2Z0

Legal Name

GOYAL & CO COSTRUCTION P LTD

Trade Name, if any

GOYAL & CO COSTRUCTION P LTD



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



Name

MUKESH RAMPURSHOTTAM AGARWAL

Designation/Status

DIRECTOR

Resident of State

Gujarat

Name

TANMAY TRILOKCHAND AGRAWAL

Designation/Status

DIRECTOR

Resident of State

Gujarat

Name

SHIVSHANKAR GOVINDRAM AGARWAL

Designation/Status

DIRECTOR

Resident of State

Gujarat

Name

TRILOKCHAND GOVINDRAM AGARWAL

Designation/Status

DIRECTOR

Resident of State

Gujarat



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 assolutions 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	21810	36400	Ahmedahad International Airport Ltd
3	6TH	11883	19805	Lucknow International Airport Ltd
4	7TH	11883	19805	Jaipur International Airport Ltd
95	8TH	11883	19805	Mangaluru International Airport Ltd
6	9TH	11883	19805	Guwahati International Airport Ltd
0.3	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) Part. Ltd.

Mukesh R. Agrawal, Director

Place: Ahmedabad

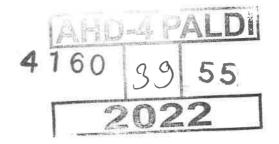
Date: 25.01.2022

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



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



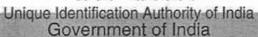
नियमन/पटन की तारीख Date of Incorporation/Formation 06/06/1988

EDAR!



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार





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

તમારી આધાર સંખ્યા/ Your Aadhaar No.:

2401 9173 5285



આધાર-સામાન્ય માણસનો અધિકાર

1947 800 300 **19**47 help **G** uidai.gov.ir

WWW www.uidel.gov.in સૂચના

- 🏿 આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નર્હિ.
- 🔳 ઓળખાણનું પ્રમાણ ઑનલાઈન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- 🄳 આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

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 હ્રાલનો 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 enrol 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



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

ઍ-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

J

2401 9173 5285

2401 9173 5285

આધાર-સામાન્ય માણમનો અધિકાર

Aadhaar-Aam Admi ka Adhikar

Date: 10/06/2015

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड e – Permanent Account Number (e-PAN) Card AASCA7032M

नाम / Name

LUCKNOW INTERNATIONAL AIRPORT LIMITED
4 16 0 4 55

विगमन / गठन की तारीख
Date of Incorporation / Formation

06/09/2019

Signature valid
Digitally signed by Income Tax Depty Date / A221 12:20 07 1:59 IST

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tex arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थानी लोडा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के मुगतान, आकलन, कर माँग, टैक्स बकाया, सूचना के मिलान और इलक्टॉनिक जानकारी का आसान एडरखाव व बहाली आदि भी शामिल है।

✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)

Y Possessing or using more than one PAN is against the law & may attract penalty of up to Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विकट्ट है और इसके लिए 10,000 रुपये तक का इंड लगाया जा सकता है।

✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में प्नहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

--Gt



STATE OF 15

शस कार्ड के खोने/पाने पर कृपया सुचित करें/लीटाएं: आकरूर पेर सेवा इकाई, पर एस की एल 5 वीं मंबिता, मंत्री स्टीलेग, प्लॉटने: 3-51, सर्वे नं. 997/8, मोडल कालोनी, दीप बेगला चीक के पास,

पूर्ण - 411 016.

If this card is lost / someone's lost care

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL 5th Floor, Mann't Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mult tainfo@nsdl.co.in

of star

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click-here





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

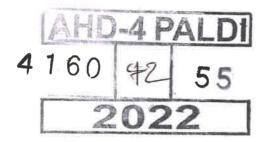
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U63030GJ2019PLC109814

I hereby certify that the name of the company has been changed from ADANI LUCKNOW INTERNATIONAL AIRPORT LIMITED to LUCKNOW INTERNATIONAL AIRPORT 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 LUCKNOW INTERNATIONAL AIRPORT LIMITED

Given under my hand at Ahmedabad this Ninth day of November two thousand twenty-one.





ANKITA LAHOT

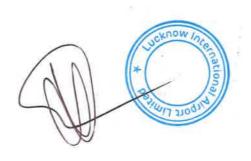
Registrar of Companie RoC - Ahmedaba

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

LUCKNOW INTERNATIONAL AIRPORT LIMITED

Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad, Ahmedabad, Gujarat, India, 382421





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LUCKNOW INTERNATIONAL AIRPORT LIMITED ("THE COMPANY") AT ITS MEETING HELD ON SATURDAY, 1ST JANUARY, 2022 AT ADANI CORPORATE HOUSE, SHANTIGRAM, NEAR VAISHNO DEVI CIRCLE, S. G. HIGHWAY, KHODIYAR, **AHMEDABAD - 382 421.**

"RESOVLED THAT Mr. Samir Raval, 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 6^{th} 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, Lucknow International Airport Limited

MANOL KUMAR Digitally signed by

MANOJ KUMAR

CHANDUKA Date: 2022.03.03 CHANDUKA 17:56:49 +05'30'

Manoj Kumar Chanduka

Director

(DHM 08528238)



Lucknow International Airport Ltd (Formerly known as Adani Lucknow International Airport Ltd) First Floor, Terminal 1 CCS International Airport Lucknow 226 009 Uttar Pradesh, India CIN: U63030GJ2019PLC109814

Tel +91 522 243 6022 Fax +91 522 243 2883 adaniairports@adani.com www.adani.com







િલ્લ રાજેન્દ્રપુસાદ અગ્રવાલ 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 રાજેન્દ્રપુસાદ દ્વારકાપુસાદ અગ્રવાલ, ૬૪૫ , વાસ્તુનીરમાણ સોસાયટી પંચદેવ મંદિર ની નજીક, સેકટર - ૨૧, ગાંધીનગર, ગાંધીનગર, ગાંધીનગર, ગુજરાત, 382021

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





lp@uldal.gov.

www.uldai.gov.

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

Reaway

બ્લોક/ સરવે નંબર:

936/9

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

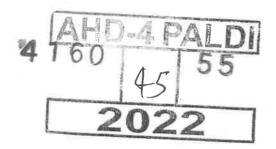
भेतरनुं नाम: अन्य विગतो:

વાણીજય હેતુ માટે બિનખેતી ૨૪૨૮ ચોમી ૫૧૩૮

તાલુકો: જિલ્લો: વેજલપુર અમદાવાદ

લાયક જમીન	ક્ષેત્રફળ	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર	નોંધ નંબરો અને કબ્જેદારો ના નામ
	હે. આરે. ચો.મી.	હે. આ રે. ચો.મી.	
જરાયત	0-88-86		૧૪૮૭,૧૭૨૮,૨૦૩૨,૨૬૦૬,૫
0 (1-4()	0 (0 (0		४९१,७४२४,७४३४,१०३७४,
	********		૧૦૩૭૫,૧૦૪૧૦,૧૦૪૩૩,૧૧૦૫૪,૧૩૫૨૮,
કુલ ક્ષેત્રફળ	0-58-50	***************************************	***************************************
આકાર રુ.	२.८७	१४५५ ०-२४-२८ २८७४.००	ગોચલ એન્ડ કું(કન્સ્ટ્રકશન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)
જુડી તથા વિષેશધારો રુ	00.8695		
પાણીભાગ રુ.	0.00		
ગણોતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	
		ર૬૪૦,૪૪૫૪,૯૧૮૫,૯૧૯૫,૯૨૬૧,૯૨૬	२,१०३७४,१०४१०,
			55-55-5-5-Y
		પશ્ચાતવર્તી અસર થી ગ.ધા.ક૬૩ ની મંજુર્ર	ી મળી<૧૦૩૭૪>
The same of the sa		વાણીજય હેતુ માટે બિનખેતી ૨૪૨૮ ચોમી	<१०४१०>









Digitally signed by:
DS REVENUE DEPARTMENT
GOVERNMENT OF GUJARAT
Date: 27-12-2021 15:17:41 IST
MAMLATDAR OFFICE, VEJALPUR



#-નામંજુર &-તકરારી *-૨દ

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

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

બ્લોક/ સરવે નંબર:

936/8

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

ખેતરનું નામ:

તાલુકો:

વેજલપુર

અન્ય વિગતો:

વાણીજય હેતુ માટે બિનખેતી ૧૮૨૧ ચોમી

જિલ્લો:

અમદાવાદ

	_		
લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબ્જેદારો ના નામ
જરાયત	0-96-29		१४८७,९७२८,२०३२,२६०५,૫ ४९९,૯४२४,૯४३४,९०३७४, ९०३७૫,९०४१०,९०४३३,९९०૫४,९३૫२८,
કુલ ક્ષેત્રફળ	0-96-29		
આકાર રુ.	૨.૧૯	1845 0-96-29 2.96	ગોયલ એન્ડ કું(કન્સ્ટ્રકશન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)
જુડી તથા વિષેશધારો રુ પાણીભાગ રુ.	969.00 0.00		,
ગણોતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	
		ર૬૪૦,૨૭૫૭,૨૮૭૪,૨૮૭૫,૩૧૨૭,૪૦૧	૬,૪૪૫૪,૫૯૫૮,
		e૧૮૫,e૧૯૫,e૨૬૧,e૨૬૨,૧૦૩૭૪,૧૦	
101 20 7		રહેણાંકના હેતુ માટે ગ.ધા.ક.૬૩ ની મંજુરી ટુકડો<૨૭૫૭>	
100 000		પશ્ચાતવર્તી અસર થી ગ.ધા.ક૬૩ ની મંજુ વાણીજય હેતુ માટે બિનખેતી ૧૮૨૧ ચોર્મ	





1071921120045606



Digitally signed by: DS REVENUE DEPARTMENT **GOVERNMENT OF GUJARAT** Date: 27-12-2021 15:17:11 IST

MAMLATDAR OFFICE, VEJALPUR

#-નામંજુર &-તકરારી *-રદ છેલ્લી નોંધની અસર આપ્યા તા.26/04/2013 01:06:07 ની સ્થિતિએ

સૌજન્ય : રાષ્ટ્રીય સ્થના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

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

Page 1 of 1

બ્લોક/ સરવે નંબર:

936/Y

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

ખેતરનું નામ: અન્ય વિગતો:

વાણીજય हેતુ માટે બિનખેતી ૭૦૮ ચોમી

તાલુકો: જિલ્લો:

વેજલપુર અમદાવાદ

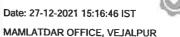
લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર ફે. આરે. ચો.મી.	નોંધ નંબરો અને કબ્જેદારો ના નામ	
જરાયત	0-09-06		૧૪૮૭,૧૭૨૮,૨૦૩૨,૨૬૦૬,૫	
			४९९,७४२४,७४३४,९०३७४,	
કુલ ક્ષેત્રફળ	0-03-06		૧૦૩૭૫,૧૦૪૧૦,૧૦૪૩૩,૧૧૦૫૫,૧૩૫૨૮,	
આકાર ટુ.	0.68	૧૪૫૬ ૦-૦૭-૦૮ ૦.૮૪	 ગોયલ એન્ડ કું(કન્સ્ટ્રકશન)પ્રા.લી. (૧૦૪૩૩) (૧૩૫૨૮)	
જુડી તથા વિષેશધારો રુ	906.00		, ,	
પાણીભાગ રુ.	0.00			
ગણૉતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો		
		૨૬૪૦,૨૭૫૭,૨૮૭૫,૩૧૨૭,૪૦૧૬,૪૪૫	l૪,૫૯૫૮,૯૧૮૫,	
		eqeu,eesq,eese,qo398,qo8qo,		
		રહેણાંકના હેતુ માટે ગ.ધા.ક.૬૩ ની મંજુરી મળેલ છે.<૦>		
		ટુકડો<૨૭૫૭>		
		પશ્ચાતવર્તી અસર થી ગ.ધા.ક૬૩ ની મંજુરી મળી<૧૦૩૭૪>		
		વાણીજય હેતુ માટે બિનખેતી ૭૦૮ યોમી<૧૦૪૧૦>		







Digitally signed by: DS REVENUE DEPARTMENT **GOVERNMENT OF GUJARAT** Date: 27-12-2021 15:16:46 IST



સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

બ્લોક/ સરવે નંબર:

૮૪૮ પૈકી

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

ખેતરનું નામ: અન્ય વિગતો:

TPરSFPરS૮ ની ૨૧૫૦ ચોમી વાણીજય ના હેતુ માટે

તાલુકો: જિલ્લો:

વેજલપુર અમદાવાદ

બિનખેતી

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર કે. આરે. ચો.મી.	નોંધ નંબરો અને કબ્જેદારો ના નામ
જરાયત	0-69-00		૫૫૫૧,૫૯૦૬,૫૯૭૪,૬૮૧૫,
occuci	0-63-00		८૬૧८,८૬૩૩,८८७३,૯૧४४,
			૯૪૨૧,૧૦૦૪૧,૧૦૦૪૨,૧૦૦૭૭,૧૦૨૮૫,
	50,000,000,000		૧૦૪૩૧,૧૦૪૬૫,૧૦૫૨૨,
કુલ ક્ષેત્રફળ	0-69-00		૧૧૧૩૧,૧૩૫૨૬,
આકાર રુ.	0.00	***************************************	
જુડી તથા વિષેશધારો રુ	2565.00	१४४५ 0-४3-०० ११७५,००	ગોયલ એન્ડ કું(કન્ટ્રકશન)પ્રા.લી. (૧૦૪૩૧) (૧૩૫૨૬)
પાણીભાગ રુ.	0.00	८२७ ०-४३-०० २२૯२.००	રાઇટર્સ એન્ડ પબ્લીસર્શ લી.

ગણોતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો	
63, E8	3.992,8540,8958,८८०८,७१84,१००४१,१०५२२,	
12/0	***************************************	
2 4	૬૩-ગ ની મંજુરી મળેલ છે.<૮૮૦૮>	
	ગ.ધા.ક.૬૩ ની મંજુરી મળેલ છે.<૧૦૦૪૧>	
18/9/	TPરSFPર૮૦ ની ૯૩૭૧ ચો.મી જમીન વાણીજય ના હેતુ માટે બિનખેતી<૧૦૫૨૨>	





1071921120045604





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#-નામંજુર &-તકરારી *-૨દ

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

બ્લોક/ સરવે નંબર:

686

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

ખેતરનું નામ:

હરેબીલીવાળું

તાલુકો:

વેજલપુર

અન્ય વિગતો:

TP-૨૬ FP-૨૭૯ની ૫૧૦૯ ચોમી વાણીજય માટે બિનખેતી **જિલ્**લો:

અમદાવાદ

લાચક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબ્જેદારો ના નામ
જરાયત	१-०२-१८		२००२,२००८,४ <i>७</i> ९५,५२२७,५२२८,८३२४,८ <i>७</i> ४ <i>७,</i>
	*******		૧૦૧૫૨,૧૦૩૯૮,૧૦૪૩૨,૧૧૧૨૭,૧૩૫૨૭,૧૫ ૯૩૮#,૧૬૪૫૨#,૧૬૫૫૫,
કુલ ક્ષેત્રફળ	9-02-96		૧૬૬૦૫,૧૬૬૯૯,૧૬૯૨૭,
આકાર રૂ. જુડી તથા વિષેશધારો રૂ પાણીભાગ રૂ.	e.ex 30s4.00 0.00	9848 9-02-96 6.68	 ગોયલ એન્ડ કું(કન્સ્ટ્રકશન) પ્રા,લી.(૧૩૫૨૭) બાકી રહેતીજમીન ટી.પી.કપાત (૧૦૪૩૨) (૧૩૫૨૭) રાકેશભાઈ પ્રહલાદભાઈ પટેલ બ્લોક નં.એ.યુનિટ
	4 1	AHD-4 PALDI 60 49 55 2022	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 નંજીએફ-03 વ.વફે 32.26 ચો.મી.(૧૬૬૦૫) Ravikumar Ramnivas Chaudhary And Prachi Ravikumar Chaudhary યુનિટ નંએ/1209 વ.વ 11.10 ચો.મી.(૧૬૬૯૯) Abhishek S. Dave તથા Shaileshkumar Somnathbhai Dave તથા Kokilaben Shaileshbha Dave(૧૬૯૨૭) Management Body:- The Titanium Heights Commercial Co-op. Service Society Ltd. (૧૬૯૨૭) બ્લોક-એ ના ફર્સ્ટ ફ્લોર ના યુનિટ નંએ/114 નીવ.વફે 12.32 ચો.મી(૧૬૯૨૭)
કાચી નોંધ:૧૭૪૯૪	-		

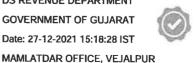


1071921120045602

#-નામંજુર &-તકરારી *-૨દ



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

છેલ્લી નોંધની અસર આપ્યા તા.10/12/2020 01:20:08 ની સ્થિતિએ સૌજન્ય : રાષ્ટ્રીય સ્થના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

ગામ नमूनो नंબर ७

બ્લોક/ સરવે નંબર:

૮૬૫

સત્તા પ્રકાર:

જુની શરત (જુ.શ)

ગામ/ મોજે:

મકરબા

ખેતરનું નામ:

•

તાલુકો:

વેજલપુર

અન્ય વિગતો:

TPરSFP3૨૫ ની ૧૬૭૦ચોમી વાણીજય ના હેતુ માટે

જિલ્લો:

અમદાવાદ

બિનખેતી

લાયક જમીન	ક્ષેત્રફળ કે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબ્જેદારો ના નામ
જરાયત	0-33-36		૧૫૮૮,૧૭૬૮,૪૦૮૨,૪૩૪૫,૪૭૯૧,૫ ૦૬૭,૯૧૧૨,૧૦૦૪૩,
*************	(*************		૧૦૦૪૪,૧૦૨૮૫,૧૦૪૩૪,૧૦૪૬૫,૧૧૧૩૧,૧૩૪૫ ૨,
કુલ ક્ષેત્રફળ	0-33-36		
આકાર રુ.	0.00	1881 0-33-36 2262.00	ગોયલ એન્ડ કું(કન્ટ્રકશન)પ્રા.લી(૧૩૪૫૨)
જુડી તથા વિષેશધારો રુ	2262.00		-
પાણીભાગ રુ.	0.00		
ગણોતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	
		२५४०,२७५७,२७७१,२८७३,३१४१,४०८२ १०२८५,	, ४३ ४ ५, ९०० ४३ ,
EGISTRAP		ટુકડો<૨૭૫૭> ગ.ધા.ક.૬૩ ની મંજુરી મળેલ છે.<૧૦૦૪૩:	>









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DS REVENUE DEPARTMENT
GOVERNMENT OF GUJARAT
Date: 27-12-2021 15:18:12 IST
MAMLATDAR OFFICE, VEJALPUR

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

#-નામંજુર &-તકરારી *-૨દ છેલ્લી નોંધની અસર આપ્યા તા.13/02/2013 01:46:56 ની સ્થિતિએ સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય





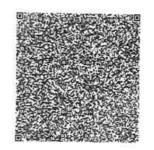
ભારત સરકાર Government of India

ભારતીય વિશિષ્ટ ઓળખાણ Unique Identification Authority of India

লামাঁডল ডম સંખ্যা/ 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 Guiarat - 380007 9925028878





નંબર / Your Aadhaar No. :

4881 2663 5242 VID: 9178 1393 8456 0339

મારો આધાર, મારી ઓળખ



Government of India





રાવલ સમીર પિયુષ Raval Samir Piyush পল্ম বাহীখ/DOB: 20/08/1978 424/ MALE

4881 2663 5242

VID: 9178 1393 8456 0339

મારો આધાર, મારી ઓળખ





नि हैं श

- 🏿 આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- 🗷 ઓળખ યકાસવા માટે સુરક્ષિત QR કોડ/ ઑકલાઈન XML/ ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- 🔳 આ ઈલેક્ટ્રોનિક પૂકિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.
 - 🗷 આધાર સમગ દેશમાં માન્ય છે.
 - 🛮 આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
 - 🔳 તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો
 - 🍙 તમારા સ્માર્ટ ક્રોનમાં આધાર રાખો –એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.
 - Aadhaar is valid throughout the country.
 - Aadhaar helps you avail various Government and non-Government services easily.
 - Keep your mobile number & email ID updated in Aadhaar.
 - Carry Aadhaar in your smart phone use mAadhaar App.

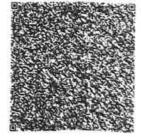


ભારતીય વિશિષ્ટ ઓગખાણ પ્રાધિકરણ Unique Identification Authority of India



5/O રાવલ પિયુષ ગેરદારલાલ, એ - ૧૩ રિપ્લિ ચોપાર્ટમેન્ટ, મ્યુનિસપલ ગાર્ડન ની સામે, વ્યસલા, અમદાવાદ, અમદાવાદ, ગુજરાત - 380007

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



4881 2663 5242

VID: 9178 1393 8456 0339







Witnes- 2

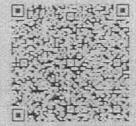


भारत सरका**स** 160 52 55 GOVERNMENT OF INDIA 2022



સંતોષ કુમાર સિંહ Santosh Kumar Singh જન્મ તારીખ / DOB : 12/10/1980 પુરુષ / MALE

5777 5580 9044



આધાર - સામાન્ય માણસનો અધિકાર



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું: **એય-504**, ગાલાહેવેન, વૈષ્ણોદેવી સર્કલ પાસે, દસકોઇ, અમદાવાદ, ગુજરાત, 382481

Address:

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







help@uidai.gov.in



www.uidai.gov.in

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



(W) 11/03/2022 12:01 PM

Serial No. <u>4160</u> Presented of the office of the Sub-Registrar of S.R.O - Ahmedabad-4 Paldi Between the hour of <u>11 To 12</u> on Date 11/03/2022

 Receipt No :- 2022004008753

 Received Fees as following
 Rs.

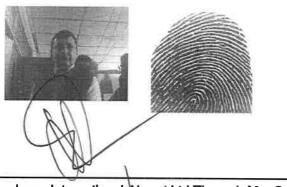
 Registration
 195510.00

 Side Copy Fee (55)
 1100.00

 Other Fees
 0.00

 TOTAL : 196610.00

20220208707354474



Lucknow International Airport Ltd Through Mr. Samir Raval Authorized Vide Its Resolution Dated 01 01.2022

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

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

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executino	a. ² .				
WEDAG	1 GOYAL & CO.(CONST) PVT.LTD. THROUGH ITS AUTHORIZED SIGNATORY NAYAN B SHAH PRAHLADNAGAR,AHMEDABAD	50			
Claiming	² Lucknow International Airport Ltd Through Mr. Samir Raval Authorized Vide Its Resolution Dated 01.01.2022 Adani Corporate House, SG Highway,Ahmedabad PANNO:AASCA6037C	35	Mo		

Executing Party admits execution

(W) 11/03/2022 12:01 PM

- 1 VINAY R AGARWAL GANDHINAGAR, GUJARAT
- 2 Santoshkumar Singh 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 Ahmederbed Collector

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

AHD-4 - PALDI
4160 55 55
2022

(W) 11/03/2022 8:01 PM

1 Book No. 4160 Registered No.

Date: 11-03-2022

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





અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી S.R.O - Ahmedabad-4 Paldi

	T	
रहें		
અનુક્રમ, વોલ્યુમ અને પૂષ્ટ નંબર	4160	
સહીની તારીખ નોંધણીની તારીખ	11/03/2022	ii.
દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	Lucknow International Airport Ltd Through Mr. Samir Raval Authorized Vide Its Resolution Dated 01.01.2022	Ā
થવા દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ મામાં અથવા દિવાની કોર્ટના હુકમનામા રે.તે. અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	GOYAL & CO.(CONST) PVT.LTD. THROUGH ITS AUTHORIZED SIGNATORY NAYAN B SHAH	×
આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	, 139/4 અને 08/2,325 1.ચો.કુટ નાં કત	
क्षेत्रहंत	પાર્ટ 849 139/1, 1 139/5,865 ટીપી-26 (ડ્રાફ્ટ) ન-278,279/1, 308 લ્લાર ની 19805 સ.સ્ બાધકામવાળી મીલક્ત ડાફોન હાઉસ બિલ્ડંગ- કોમર્સ હાઉશ-7	
મર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	સર્વેનં 848 પાર્ટ 849 139/1, 139/4 અને 139/5,865 ટીપી-26 (ડ્રાફટ) ફા પ્લોટન-278,279/1, 308/2,325 સીકસ્થ ફ્લોર ની 19805 સ.ચો.કુટ નાં બાંધકામવાળી મીલકત વોડાફોન હાઉસ બિલ્ડંગ-એ કોમર્સ હાઉશ-7	× (
દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા સર્વે નંબર પેટા વિભાગ પટાના કિસ્સામાં આકાર પટે આપનાર નંબર અને ઘર નંબર અથવા પટે રાખનાર આપે છે તે (જો કંઈ પણ હોય તો) જણાવવું)	ભાડાપટ્ટો રી.19550219.00	
ગામનું નામ	મિક્કભા	21 =

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. <u>20220316886239976</u> Date. <u>16-03-2022</u> થી મળેલ છે.

ભ્ય રૂ. 300	ત્લ ફી 🤰 ૨૦
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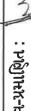


Rajesh K. Shah ની તારીખ 16/03/2022 ના રોજની

અરજી નંબર: 8012022581343 તારીખ : 16/03/2022



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



Self attested/સ્વ-પ્રમાણિત :