



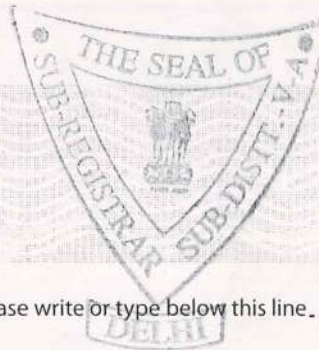
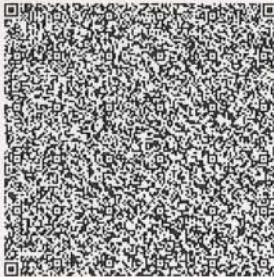
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL06255197076267Q
Certificate Issued Date : 27-Mar-2018 07:15 PM
Account Reference : IMPACC (CR)/ dl709510/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL70951016092281661354Q
Purchased by : ELDECO INFRASTRUCTURE AND PROPERTIES LTD AND OTHER
Description of Document : Article 5 General Agreement
Property Description : DMRC PLOT INTEGRATED WITH MALVIYA NAGAR, METRO STATION, NEW DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : DELHI METRO RAIL CORPORATION LIMITED
Second Party : ELDECO INFRASTRUCTURE AND PROPERTIES LTD AND OTHER
Stamp Duty Paid By : ELDECO INFRASTRUCTURE AND PROPERTIES LTD AND OTHER
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



e-Stamp LOCKED

Please write or type below this line.

SUPPLEMENTARY LEASE AGREEMENT

This Supplementary Lease Agreement is executed on this Twenty Seventh day of March, 2018 at New Delhi: 27th



For Eldeco Infrastructure & Properties Ltd.

Authorised Signatory

For Best View Infracon Limited

Director/Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



BY AND BETWEEN

DELHI METRO RAIL CORPORATION LIMITED, a company incorporated under the Companies Act, 1956, and an existing company under the Companies Act, 2013, bearing CIN U74899DL1995GOI068150 and having its registered office at Metro Bhawan, Fire Brigade lane, Barakhamba road New Delhi-110001, India through its Authorised Signatory Mr. S. D. Sharma (hereunder referred to as "**DMRC**", which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns) of the FIRST PART.

AND

ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED, a company incorporated under the Companies Act, 1956, and an existing company under the Companies Act, 2013, bearing CIN U74899HR2000PLC043893 and having its registered office at S-16, Second Floor, Eldeco Station 1, Sector 12, Faridabad, Haryana - 121007 through its Authorised Signatory Mr. Parag Dimri (hereinafter referred to as the "**EIPL/Lessee**" which expression shall, unless it be repugnant to the subject or context thereof, include each its successors and/or assigns) of the SECOND PART;

AND

BEST VIEW INFRACON LIMITED, a company incorporated under the provisions of Companies Act, 1956 and an existing company under the Companies Act, 2013, bearing CIN U70109DL2008PLC185337 and having its registered office at 201-212, Splendor Forum, 2nd Floor, Jasola District Centre, New Delhi-110025 through its Authorised Signatory Mr. ~~ANIL KUMAR DHANDA~~ (hereunder referred to as "**Best View/SPC**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns) of the THIRD PART.

Each of which shall be herein after referred as a "**Party**" and collectively as "**Parties**".

WHEREAS:

- (A) DMRC vide Letter of Acceptance dated 13.02.2017 awarded Contract CPD 26 R: Property Development ((hereunder referred to as "**Project**") at Integrated Plot admeasuring 12219 sq. mtr at Malviya Nagar, MRTS Station, New Delhi (hereunder referred to as "**Leased Space(s)**") to EIPL.
- (B) The Lease Agreement for the Leased Space(s) was signed between DMRC and EIPL on 29.06.2017 (hereunder referred to as '**Lease Agreement dated 29.06.2017**'), and the same was duly registered vide Regn. No. 1860 and is an integral part of this Supplementary Lease Agreement.



For Eldeco Infrastructure & Properties Ltd.

Parag Dimri
Authorised Signatory

For Best View Infracon Limited

Anil Kumar Dhanda
Authorised Signatory



Paul



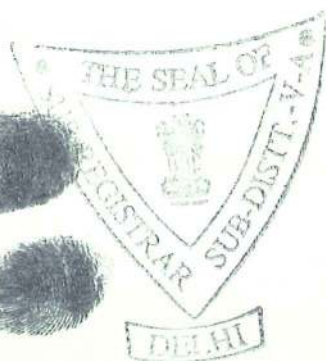
Paul



Mandula



Paul



R. Mandula



GS



- (C) EIPL vide its letter dated 03.07.2017 requested DMRC for implementation and monitoring of the Project through its SPC namely Best View Infracon Limited, a subsidiary company of EIPL.
- (D) DMRC vide its letter bearing no. DMRC/PD/AM/MN/02/2017 dated 07.08.2017(hereunder referred to as "**DMRC Letter dated 07.08.2017**") accorded approval to EIPL's aforesaid request for implementation and monitoring of the Project through SPC namely Best View Infracon Limited. Copy of DMRC Letter dated 07.08.2017 annexed herewith as **Annexure 1**.
- (E) DMRC and EIPL on 22.11.2017 executed an Addendum to 'Lease Agreement dated 29.06.2017' (hereunder referred to as "**Addendum Agreement**") whereby it was agreed that the terms and conditions of Lease Agreement dated 29.06.2017 and DMRC Letter dated 07.08.2017 shall also be applicable on Best View/SPC. Copy of Addendum Agreement is annexed herewith as **Annexure 2**.

Now it is agreed by and between the Parties as follows:

1. That this Supplementary Lease Agreement shall be read as a part and parcel of Lease Agreement dated 29.06.2017 and Addendum Agreement.
2. That the Parties herein mutually agree that Best View/SPC shall have absolute rights for implementation, monitoring, design, construction, development, promotion, finance, management, operation, maintenance, marketing of the Project, and to otherwise commercially exploit the Project as allowable in the Lease Agreement dated 29.06.2017. Best View/SPC shall be entitled to sub-lease only the built up site/Property Units in the Project to any person or entity, after adding the necessary structure and utility services and receive revenue therefrom and that such person/entity may further sub-lease the built up site/Property Units in the Project one time only. The stamp duty of this Supplementary Lease Agreement shall be borne by the Best View/SPC.
3. That by virtue of this Supplementary Lease Agreement all rights transferred to the EIPL/Lessee vide Lease Agreement dated 29.06.2017 shall now vest with Best View/SPC. Further, the Best View/SPC by virtue of this Supplementary Lease Agreement agrees to pay to DMRC the advance Lease Fee and all other charges in terms of clause 2.5(c) and other provisions of the Lease Agreement dated 29.06.2017. The advance Lease Fee for the Leased Space(s) shall become payable from the date of end of the Moratorium Period. The advance Lease fee and other applicable charges such as security deposit shall be escalated @20% every 3 (three) year from the date of signing of Lease Agreement dated 29.06.2017 i.e. commencement date.



For Elideco Infrastructure & Properties Ltd.

A handwritten signature in blue ink, appearing to be 'ASAD K...', written over a blue ink stamp that reads 'Authorised Signatory'.

For Best View Infracon Limited

A handwritten signature in blue ink, appearing to be 'Anand', written over a blue ink stamp that reads 'Authorised Signatory'.

S No.

3407

Date 04/04/2018 1:22:20PM

Deed Related Detail

Deed Name GENERAL AGREEMENT

GENERAL AGREEMENT

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Malviya Nagar

Building Type

Place (Segment)

Property Type Commercial

Property Address House No.:DMRC PLOT INTEGRATED WITH MALVIYA NAGAR. ND, Road No.:

Area of Property Malviya Nagar 0.00 0.00

Money Related Detail

Consideration Amount 0.00 Rupees

Stamp Duty Paid 100.00 Rupees

Value of Registration Fee 1.000.00 Rupees

Pasting Fee 100.00 Rupees

This document of GENERAL AGREEMENT

GENERAL AGREEMENT

Presented by: Sh/Smt.

S/o, W/o

R/o

DELHI METRO RAIL CORPORATION NA

METRO BHAWAN, FIRE BRIGADE LANE.

in the office of the Sub Registrar, Delhi this 04/04/2018 12:00:00AM day Wednesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

DELHI METRO RAIL CORPORATION LIMITED TH ITS AUTH SIG MR. SURYA PRAKASH

and Shri / Ms.

ELDECO INFRASTRUCTURE AND PROPERTIES LTD TH ITS AUTH SIG MR. PARAG DIMRI, BEST VIEW INFRACON LIMITE

Who is/are identified by Shri/Smt/Km. ROHIT MANDHATA S/o W/o D/o SH. N. MANDHATA R/o 2ND FLR, NEHRU NAGAR, GHAZIABAD, UP

and Shri/Smt./Km SUDERSHAN KUMAR S/o W/o D/o SH. PANNA LAL DARBARI R/o 107, SHARDA APTT., WEST PITAMPURA, ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

R. Mandhata

THROUGH HIS I.D.

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Date 04/04/2018 13:47:50



DELHI METRO RAIL CORPORATION LIMITED

(भारत सरकार एवं दिल्ली सरकार का एक संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVT. OF INDIA & GOVT. OF DELHI)

CIN: U74899 DL 1995 GOI 068150

Phones: 23348324 Telefax: 23362791

SURYA PRAKASH, IRSE
Executive Director / Property Development

ANNEXURE- 1

No. DMRC/PD/AM/MN/02/2017

Dated: 07.08.2017

M/s Eldeco Infrastructure & Properties Limited,
201-202, 2nd Floor, Splendor Forum,
Jasola District Centre, New Delhi-110025.
Tel: 011 40655000, 46503900. Fax: 011-40655111.
E-Mail ID: contact@eldecoproperties.com

(Kind Attention: Mr. Parag Dimri)

Dear Sir,

- Sub:** Contract: CPD-26R - Property Development at Integrated plot of Malviya Nagar MRTS Station on area approx. 12219 Sqm.
- Ref:** 1. Contract Agreement dated 29.06.2017
2. M/s Eldeco Infrastructure & Properties Limited (M/s EIPL) request letter dated 03.07.2017 for formation of SPC for implementation & monitoring of the Project.

In reference to above mentioned M/s EIPL letter dated 03.07.2017, it is hereby informed that Competent Authority of DMRC has granted approval for formation of SPC for implementation & monitoring of the Property Development Project at 12219 sqm. Integrated plot at Malviya Nagar MRTS Station. The name of SPC/SPV will be "M/s Best View Infracon Limited".

The approval has been granted subject to following terms and conditions:

1. M/s EIPL shall at all times (throughout the lease period) maintain a minimum of 99.98% of the aggregate shareholding in the SPC/SPV i.e. "M/s Best View Infracon Limited".
2. M/s EIPL shall continue to be responsible and liable for due performance of all obligations and responsibilities under the agreement.
3. DMRC shall at all times have the first and paramount charge over all the receivables of any nature whatsoever that M/s EIPL is entitled to claim or receive from the sub-licensees for the use of built-up space in the station area. M/s EIPL shall not create any encumbrance, charge, lien or otherwise execute any instrument which would in any manner will affect prejudice the first charge over the receivables in favour of DMRC.
4. M/s EIPL shall continue to make the payments raised against the invoices in the name of the original company i.e. M/s EIPL, till the name of SPC/SPV is incorporated in DMRC's SAP invoice system.
5. The ESCROW Mechanism has to be followed for making payments to DMRC.
6. There shall be no amendment/changes to the Memorandum of Association/Articles of association etc. of the SPC/SPV without prior approval of DMRC.

May please take further necessary action accordingly.

This has been issued with the approval of Competent Authority of DMRC.

Thanking you,

Yours faithfully,



For Eldeco Infrastructure & Properties Ltd.

(Signature)
Authorised Signatory

For Best View Infracon Limited
(Signature)
(Surya Prakash)
Executive Director/PD
Authorised Signatory

CC : CGM/Finance, for kind information please





सत्यमेव जयते

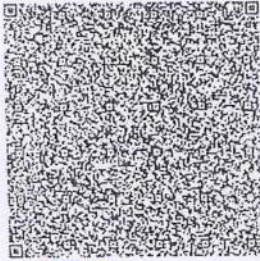
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ANNEXURE - 2

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL51161567194872P
Certificate Issued Date	: 09-Nov-2017 05:36 PM
Account Reference	: IMPACC (IV)/ dl865503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL86550304532180690317P
Purchased by	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Description of Document	: Article Others
Property Description	: INTEGRATED PLOT AT MALVIYA NAGAR MRTS STATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DELHI METRO RAIL CORPORATION LIMITED
Second Party	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Stamp Duty Paid By	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



For Eldeco Infrastructure & Properties Ltd.

For Best View Infracon Limited



Authorised Signatory

Authorised Signatory

ADDENDUM TO AGREEMENT DATED 29.06.2017

THIS "ADDENDUM TO AGREEMENT" IS MADE ON THE 22 DAY OF Nov. 2017

DELHI METRO RAIL CORPORATION LIMITED (A GOVT. OF INDIA ENTERPRISE), a company incorporated under the Companies Act, 1956, having its registered office at Metro Bhawan, Fire Brigade Lane, Barakhamba Road New Delhi-110001, India (hereunder referred

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



to as "DMRC", which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns) of the ONE PART.

AND

M/s Eldeco Infrastructure & Properties Limited, a company incorporated under the provisions of the Companies Act, 1956/ 2013, having its registered office at S-16, Second Floor, Eldeco Station 1, Sector 12, Faridabad Haryana, (hereinafter referred to as the "Lessee" which expression shall unless repugnant to the context include their successors, and permitted assigns) of the other part.

WHEREAS

- A. The Lease Agreement was signed between DMRC and M/s Eldeco Infrastructure & Properties Limited on 29.06.2017 for Contract CPD 26 R: Property Development at Integrated Plot (12219 Sqm) at Malviya Nagar MRTS Station.
- B. DMRC has accorded approval to M/s Eldeco Infrastructure & Properties Limited request for implementation and monitoring of the Project through their SPC for Contract CPD 26R "M/s Best View Infracon Limited", a subsidiary company of M/s Eldeco Infrastructure & Properties Limited, incorporated under the provisions of the Companies Act, 1956/ 2013, having its registered office at S-16, Second Floor, Eldeco Station 1, Sector 12, Faridabad Haryana, (hereinafter referred to as the "SPC" for implementation and monitoring of the Project under Contract: CPD 26R)
- C. The other terms and conditions of the Lease Agreement dated 29th June 2017 and DMRC letter No. DMRC/PD/AM/02/2017 dated 07.08.2017 (Annexure-A) shall also be applicable on M/s Best View Infracon Limited, "SPC".

IN WITNESS WHEREOF the parties have to have set their hands on these presents in the presence of witnesses on the day, month, year first above written.

PARO AGNI
For M/s Eldeco Infrastructure &
Properties Limited
(Lessee)

CSUBOT, TELANGANA
M/s Best View Infracon
Limited
(SPC)

29/6/17
DIRECTOR
Delhi Metro Rail
Corporation Limited

WITNESS,

1. *Arvind Singh*
ARVIND SINGHAL
204 AMANDASHRAY PH-02
GREATER NOIDA - 201302
2. *Arun Sharma*
ARUN SHARMA
C-7614, SEC 49
NOIDA

Sanjay Kumar
(Sanjay, AS
Greater Noida West)
Swadesh Kumar
Swadesh Kumar
Greater Noida West
Mathura

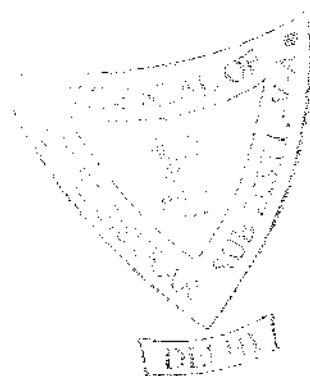
1. *Subash Kumar*
Sr. DGM/PD-I
2. *Kaushal Kumar Sahu*
KAUSHAL KUMAR SAHU
MANAGER/PD-II



For Eldeco Infrastructure & Properties Ltd.

PARO AGNI
Authorised Signatory

For Best View Infracon Limited
Aravind
Authorised Signatory





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1328001803627
Issue Date 28-MAR-2018 13:00
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL06255197076267Q
Purchased By ELDECO INFRASTRUCTURE AND PROPERTIES LTD AND OTHER
Registration Fees Paid By ELDECO INFRASTRUCTURE AND PROPERTIES LTD AND OTHER
Property Description DMRC PLOT INTEGRATED WITH MALVIYA NAGAR, METRO STATION, NEW DELHI
Purpose Article 5 General Agreement

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1
SGST @ 9 % *	₹ 1
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 9985

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For Eldeco Infrastructure & Properties Ltd.

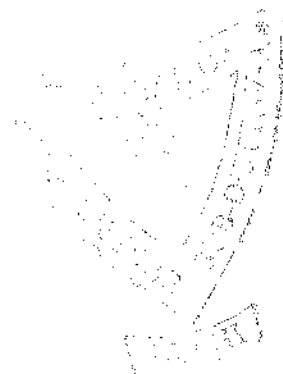
For Best View Infracon Limited



Authorised Signatory



Director/Authorised Signatory

9717776826



4. That all permission and approval as granted by DMRC in between the period of execution of the Lease Agreement dated 29.06.2017 and till the date of execution of this Supplementary Lease Agreement will remain in force and binding on the Parties.
5. That capitalised terms used herein but not defined shall be read and interpreted in conjunction with those of the Lease Agreement dated 29.06.2017.
6. That save and except as provided for hereinbefore the Lease Agreement dated 29.06.2017, Addendum Agreement as well as this Supplementary Lease Agreement shall remain operative in full force and virtue according to its terms and tenure.
7. EIPL shall continue to be responsible and liable for due performance of all obligations and responsibilities under the Lease Agreement dated 29.06.2017.

In witness whereof the parties have executed and delivered this Supplementary Lease Agreement as of the date first above written signed, sealed and delivered

<p>FOR AND ON BEHALF OF DELHI METRO RAIL CORPORATION LIMITED</p> <p>UID. 8207-8004-3170 CoPa. AAACD 3254A</p>   <p>S. D. Sharma/Surya Prakash AUTHORISED SIGNATORY</p>	<p>FOR AND ON BEHALF OF ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED</p> <p>For Eldeco Infrastructure & Properties Ltd.</p> <p>AAACW</p> <p>UID 7282-8000-9693 CoPa. AAACE 8177D</p> <p>Parag Dimri AUTHORISED SIGNATORY</p>	<p>FOR AND ON BEHALF OF BEST VIEW INFRACON LIMITED</p> <p>For Best View Infracon Limited</p> <p>AAACB</p> <p>UID 9836-5578-0744 CoPa. AAACB 9755B</p> <p>Anil Kumar Dhanda AUTHORISED SIGNATORY</p>
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Witn

1.



2.

R. Mandhata

Mr. Rohit Mandhata
90 Sn. N. Mandhata.
90 Inda Mehru Nagar G.2 B.
ZONO. DLNO. R-9726/42B/88



Sudarshan Kumar
90 Sn. Panna Lal Barbari
90 107 Sharda Appt. 2nd fl.
2nd fl. Pitampur, Delhi
AHO 7874/498 0153

Reg. No.
659

Reg. Year
2018-2019

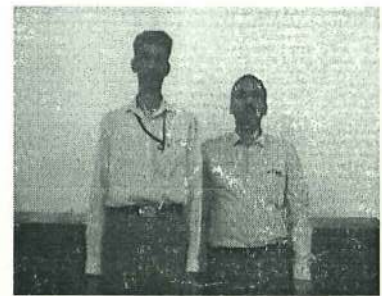
Book No.
4



Ist Party



IInd Party



Witness

Ist Party

DELHI METRO RAIL CORPORATION LIMITED TH ITS AUTH SIG MR. SURYA PRAKASH

IInd Party

ELDECO INFRASTRUCTURE AND PROPERTIES LTD TH ITS AUTH SIG MR. PARAG DIMRI,
BEST VIEW INFRACON LIMITED TH ITS AUTH SIG MR. ANIL KUMAR DHANDA

Witness

ROHIT MANDHATA, SUDERSHAN KUMAR

Certificate (Section 60)

Registration No.659 in Book No.4 Vol No 352

on page 67 to 74 on this date 04/04/2018 6:39:10PM
and left thumb impressions has/have been taken in my presence.

day Wednesday

Sub Registrar

SR V A Hauz Khas

New Delhi/Delhi

Date 05/04/2018 16:29:38



18970936659