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533000/-

01DD 483600



ATO

ADVOCATE & NOTARY
BULANDSHAHR (U.P.)

TESTED



ATO

ADVOCATE & NOTARY
BULANDSHAHR (U.P.)

This Stamp Sheet of Rs. ~~25000/-~~ attached to the Lease Deed executed between U.P. State Industrial Development Corporation Ltd. & M/s R.S. Steele Works for 90 years at a rental of Rs. 22900/- for first 30 years & at Rs. 5725/- for the next 30 years & at Rs. 11451/- for the next 30 years i.e. on an average annual rent of Rs. 6489/- with a premium of Rs. 6594210/- regarding Plot No. B-12/1 situated of Industrial Area Surajpur, Site-6 Distt. - Gautam Budh Nagar.

LESSOR _____ LESSEE

[Signature]
Regional Manager
U.P. State Industrial Development Corp.
Gurgaon

For R. S. Steel Works
[Signature]
Partner
Tara Rani

For R.S. Infrastructure Pvt. Ltd.
[Signature]
(Authorised Signatory)

परमेश्वरतः भद्रं लक्ष्मिं चिन्हं यंगुलं
विमलैस्तुसारं लये गये हे !

LEASE-DEED

Industrial Area SURAJPUR C

Plot No. B-12/1

THIS LEASE-DEED made on the 10th day of September
in the year two thousand and Three corresponding to Saka Samvat
1995 between U. P. State Industrial Development Corporation Limited, a Company
within the meaning of the Companies Act, 1956 and having its registered office at A-1/4, Lakhanpur
Kanpur (hereinafter called the Lessor which expression shall, unless the context does not so admit,
include its successors and assigns) of the one part, AND

Shri/Smt./Km. _____ s/o _____

r/o _____

proprietor of the single owner firm/Karta of Joint Hindu Family firm of _____

OR

1. Shri/Smt./Km. Om Avtar aged 70 years
S/o Gateshi Sahu Ram R/o W-10/43 Sainik. Farans N-Delhi-62
2. Shri/Smt./Km. Tara Rani aged 68 years
s/o W/o Shri Suraj Avtar R/o W-10/43 Sainik. Farans N-Delhi-62
3. Shri/Smt./Km. _____ aged _____ years
S/o _____ R/o _____
4. Shri/Smt./Km. _____ aged _____ years
S/o Om Avtar R/o _____
5. Shri/Smt./Km. _____ aged _____ years
S/o _____ R/o _____

Regional Manager
U.P. State Industrial Development Corp.
Kanpur

Om Avtar
Tara Rani

(2)

6. Shri/Smt./Km.....aged.....years

S/o.....R/o.....

constituted the registered partnership firm of M/s R.S. Steel Works

through Shri.....aged.....years

S/o.....R/o.....

duly constituted attorney under the deed dated.....

OR

.....
a company within the meaning of the Company Act, 1956 and having its registered office at

.....
through its managing Director/Secretary/duly constituted attorney Shri.....

.....S/o.....

r/o.....

Chm. Arta

OR

~~a society registered under the Co-operative Societies Act~~, hereinafter called the Lessee (which expression shall, unless the context does not so admit, include his heirs, executors, administrators, representatives and permitted assigns/its successors and permitted assigns) of the other part.

WHEREAS the State of Uttar Pradesh has acquired land at Surajpur under the Land Acquisition Act, 1894 and has handed over the same to U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up an Industrial Area and the said Corporation has sub-divided the above land into plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plots a factory according to the factory bye-laws and building plans approved by the Lessor and proper municipal and other competent authorities.

AND WHEREAS the amount of premium mentioned in clause I hereinafter is provisional and It is hereby agreed that the Lessee shall pay as provided in clause (2) (a) and 2(b) the additional premium as hereinafter mentioned.

AND WHEREAS the Lessee, has requested and the Lessor has agreed to grant lease, within the period of licence notwithstanding the agreement cited above the plot of land hereinafter described area Surajpur an industrial unit for manufacturing of Transmission Towers / Steel Structures according to the design and building plan approved by the Lessor and proper municipal or other competent authority.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment by the Lessee of the provisional premium of Rs. 16,000/- (Rs. Sixteen thousand four hundred)

Regional Manager

U.P. State Industrial Development Corp.

Signature

Forty two thousand four hundred
For R.S. Steel Works
Chm. Arta
Tara Dahi Partner

the receipt whereof the Lessor hereby acknowledges and of the outstanding amount of provisional premium of Rs. 49,456.75 (Rs. forty nine thousand four hundred and fifty six and 75 paise only) to be paid in 10 half yearly instalments as follows along with interest @ 15 % per annum on the total outstanding premium.

1. Rs. 49456.75 on the 1st day of Jan 2004
2. Rs. 49456.75 on the 1st day of July 2004
3. Rs. 49456.75 on the 1st day of Jan 2005
4. Rs. 49456.75 on the 1st day of July 2005
5. Rs. 49456.75 on the 1st day of Jan 2006
6. Rs. 49456.75 on the 1st day of July 2006
7. Rs. 49456.75 on the 1st day of Jan 2007
8. Rs. 49456.75 on the 1st day of July 2007
9. Rs. 49456.75 on the 1st day of Jan 2008
10. Rs. 49456.75 on the 1st day of July 2008

Provided that if the Lessee pays the instalments and the interest on the due date and there are no overdues, a rebate will be admissible @ 2 % per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1 st day of January and 1 st day of July each year, the first of such payments to be made on the 1st day of Jan 2004.

(2) Liability for payment of the premium in instalments, including the interest referred to above, shall be deemed to have accrued from the date of the reservation/allotment letter numbering 30/10/2002/1A-SWC dated 10-6-03

(3) The payments made by the Lessee will be first adjusted towards the interest due, if any, and thereafter towards the premium due, if any and the balance, if any, shall be appropriated towards the lease rent notwithstanding any directions/request of the Lessee to the contrary.

And of the rent hereinafter reserved and of the covenants provisions and agreement herein contained and on the part of the leasee, to be respectively paid, observed & performed, the Lessor doth hereby demise to the Lessee, all the plot of land numbered as 8-12/1 situated within the Industrial Area at Surajpur - C in Village — Pargana/Tehsil Sadar District G.B. Nagar Containing by admeasurement 11.65/3.9m be the same

Regional Manager
U.P. State Industrial Development Corp.
Varanasi

For R. S. Steel Works
Tara Dahi
Partner

(4)

a little more or less, and bounded :-

on or towards the North by... 30-m- Wide Road no-2
on or towards the South by... Plot no B-2
on or towards the East by... Plot no B-12
on or towards the West by... Plot no B-13

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land hereinafter referred to as the demise premises) with their appurtenances unto the Lessee for the term of ninety years from 20.12 day of June 2012 except and always reserving to the Lessor and his successors or assigns:-

(a) A right to lay water mains, drains, sewers or electric wires under, or over the demised premises, if deemed necessary by the Lessor or his successor or assigns in developing the area.

(b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof.

(c) Yielding and paying thereof unto Lessor on the 1st day of April in each year in advance the yearly rent at the rate of Rs. 2,000/- per hectare. per year during the first Thirty years, Rs. 5,000/- per hectare per year during the next thirty years after expiry of the first Thirty years and Rs. 10,000/- per hectare per year during the next thirty years after the expiry of the first sixty years. The rent upto the 31st day of March 2014 having been paid.

Provided that if any instalment of premium with interest as agreed above is not paid in full and the whole or any part of the unpaid premium remains in arrears the Lessor shall have the right to recover the same with interest at the agreed rate of 15 %


Provided further that the recovery of the, principal and interest at the above rate would in no way prejudice or affect the exercise by the Lessor of any other right or remedy arising out of such default under the terms and conditions of this deed and till payment of the premium and interest at the agreed rate in full, the outstanding amount shall remain as a first charge on the demised premises and the buildings and machinery built upon or affixed thereto.


(d) That the lessee will pay upto the 'lessor the said rent at the time on the date in manner herein before appointed for payment thereof clear of all deductions:

2. (a) (i) In case the Lessor is required to deposit / pay at any stage any additional amount to which it is required/called upon to bear, payor deposit in any court or to Collector in any case/proceedings under the Land Acquisition Act. in the process determination of compensation and either as a security or otherwise, the lessee shall pay such proportionate additional premium/amount to the Lessor within 30 days of the demand as may be determined in t.his behalf by the lessor.

Provided further that the aforesaid deposit shall be subject to final adjustment of land cost after final conclusion of the litigation/proceedings in which the demand was raised and the lessee shall be entitled to claim refund of excess amount, if any, deposited by them.

(ii) The provisional premium mentioned in clause 1 includes the average land cost component based on the cost of acquisition etc. under the Land Acquisition Act of the whole of


Regional Manager
U.P. State Industrial Development Corp. Ltd.
Lucknow


For S. Steel Works
Tara Dini Partner

(5)

the Land of which the demised land, after layout for roads, parks and other public utility services, forms part; but should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the land cost component of the plots carved out after development as aforesaid, the Lessee shall upon receipt of intimation from the Lessor, which intimation shall not be delayed beyond a period of three years from the date of final cost of acquisition is determined, pay within sixty days of demand to the Lessor the additional premium being the difference in the land cost component finally determined as aforesaid and the land-cost component of provisional premium mentioned in clause 1 above.

(b) in case the Lessor is required to bear at any stage the additional cost of electrification and/or the additional cost of any other development or facilities and/or in case the Lessor is required to contribute towards any development or provision of facilities which benefits the said industrial Area as a whole, the Lessee shall pay such proportionate additional premium to the Lessor as may be determined in this behalf by the Lessor.

And that such payments of proportionate additional premium shall be made within 60 days of the demand by the Lessor.

3. AND THE LESSEE DOTH HEREBY COVENANTS WITH THE LESSOR AS UNDER:

(a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessments, of every description which may during the said term be assessed, charged or imposed upon either the land-lord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.

(b) That the Lessee shall also pay to the Lessor within thirty days from the date of the demand made by the Lessor, such recurring fee in the nature of service and/or maintenance charges of whatever description (including charges for the supply of water, Lessee's share of the expenses of maintenance of roads, culverts, drains, parks etc., and other common facilities and services as may from time to time be determined by the Lessor and in case of default the Lessee shall be liable to pay interest @ 17% p.a. on the amount due.


OR


The lessee shall pay to the Lessor maintenance charges from the date of license agreement/ Lease Deed on the rates prescribed below:

- | | |
|-------------------------------------|-----------------------------|
| a. For the First 5 years Till:..... | @ Rs. 2/- per sq. mtr p.a. |
| b. For year 2002 to 2006 | @ Rs. 4/- per sq. mtr. p.a. |
| c. For year 2007 to 2011 | @ Rs. 6/- per sq. mtr. p.a. |
| d. For year 2012 to 2016 | @ Rs. 8/- per sq. mtr. p.a. |

Maintenance charges for subsequent years shall be decided by the Lessor based on the Whole Sale Price Index prevailing in the previous year, vis-a-vis the Whole Sale Price Index in the 20th years and would be informed to the Lessee. The Lessee hereby agrees to pay to the lessor such maintenance charges on first day of July each years. In case of non payment of maintenance charges as mentioned above, the Lessee shall have to bear interest @ 17% p.a. The Lessor further reserves the right to cancel the Lessee on non-payment of maintenance charges. .

(c) That whenever Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town


Regional Manager
S.P. State Industrial Development Corp. Ltd.
Barrack


For R. S. Steel Works
Tara Rani Partner

(7)

municipal or other authority may impose and will not do or suffer to be done, on the demised premises or any part thereof, any act or thing which may be or grow to be nuisance or cause damage, annoyance, or inconvenience to the Lessor or municipal or other authority or the owners or occupiers of the other premises in the neighbourhood.

(j) That the Lessee will not without the previous consent in writing of the Lessor, transfer, sublet, relinquish mortgage or assign its interest in the demised premises or the buildings standing thereon or both as a whole and every such transfer, assignment, relinquishment mortgage or subletting or both shall be subject to and the transferees or assigns shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respects therefor, and the Lessee will in no case assign, relinquish, mortgage, sublet, transfer or part with the possession of any portion less than the whole of the demised premises or cause any sub-division thereof by metes and bound or otherwise.

Provided that the joint possession or transfer of possession of demised premises or any part thereof by the Lessee shall be deemed to be sub-letting for the purpose of this clause.

Provided that prior permission as aforesaid shall not be necessary in the event of mortgage or mortgages without possession in favour of the State Government or of the Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India or Pradeshia Industrial & Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Schedule Bank (including State Bank of India and its subsidiaries) or Unit trust of India or General Insurance Company and its subsidiaries viz National Insurance Company or New India Assurance Company, Oriental Insurance Company, United Insurance Company and trustees for debenture holders to secure loan or loans advanced by any of them for setting up on demised premises the industry herein before mentioned if the Lessee either furnishes to Lessor an undertaking from the financial institution as aforesaid that entire outstanding amount of premium and interest thereon shall be directly paid by such financial institution to the Lessor as soon as mortgage is created or pays the entire amount aforesaid from his own resources.

Provided further that if at any time the Industrial Finance Corporation of India or other financing body or bodies mentioned above decides to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of the deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any law, for the time being in force, the sale, lease or assignment will be subject to the mutual consultation with Lessor and the financing body or bodies mentioned above.

Provided further that the Lessee will so often as the said premises shall by assignment or by earth or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted within two calendar months from the date of such assignment, inheritance or transfer, deliver a notice of such assignment. Inheritance or transfer to the Lessor setting forth names and descriptions of the parties to every such assignment and the particulars and effects thereof together with every assignment and every probate or a will or letters of administration, decree, order certificate or other document effecting or evidencing such assignment, inheritance or transfer and documents as aforesaid accompanying the said notice shall remain for 30 days at least at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will, without prejudice to the right of the Lessor to determine this deed for breach of this covenant, entail a penalty of Rs. 500/- to be paid by the Lessee.

[Signature]
Regional Manager

U.P. State Industrial Development Corp. Ltd.
Lucknow

For R. S. Steel Works

[Signature]

Tasqarani Partner

(8)

(k) That the members, directors, officers and subordinates or agents, workmen and other authorised representatives of the Lessor shall have access to the plot of land shall have the implied right and authority to enter upon the said plot or land and building to be erected thereon to view the state and progress of the work, to inspect the same and for all reasonable purpose at all reasonable times.

(l) That the Lessee will not make any excavation upon any part of the said land nor remove any stone, sand, clay, earth or any other materials therefrom except so far as may be in the opinion of the Lessor, necessary for the purpose of forming the foundation of the building and compound walls and other necessary structure and executing the work authorised and for levelling and dressing the area covered by this Agreement.

(m) That the Lessee will not erect or permit to be erected at any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.

(n) That the Lessee will not exercise his option of determining the lease nor hold the Lessor responsible to make good the damage if by fire tempest, or violence of any army or a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.


(o) That the Lessee will not erect any building constructions or structures except compound walls and gates on any portions of the demised premises within provision of meter of boundaries or building bye laws of B. No. 10 sides thereof as marked in the attached plan.

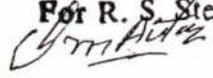
(p) That the Lessee shall put the demised premises with the buildings constructed thereon to the use and start the manufacturing and production herein before mentioned within 3 calendar months from date of possessions of the said land is handed over to him and in any case within 12 calendar months from the date of this deed or such extended period of time as may be allowed by the lessor in writing in its discretion, provided that the extension of time for putting the building to use under this clause shall not be admissible except where in the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee.

(q) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining building or other premises by the building or in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workmen or servants shall :-

- (i) injure or destroy any part of building or other structures contiguous or adjacent to the plot of land;
- (ii) keep the foundation, tunnels or other pits on the plot of land open or exposed to weather causing any injury to contiguous or adjacent buildings;
- (iii) dig any pits near the foundations of any building thereby causing any injury or damage to such buildings.

The damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount of damage payable thereof shall be final and binding on the Lessee.


Regional Manager
S.P. State Industrial Development Corp.
Kolkata

For R. S. Steel Works

Tara Ran Partner

(9)

(r) That the Lessee being a registered partnership firm declares, affirms, and undertakes that during the subsistence of the terms of this, agreement the said partnership shall not be dissolved, reconstituted or wound up and/or dealt with in any way which may jeopardies the rights and interest of the lessor or the matter of this lease, nor shall its constitution be altered, in any manner otherwise without written consent of the lessor, first had and obtained, and it shall not stand dissolved on the death or insolvency of any of its partners;

OR

The Lessee being an individual or sole proprietor of a firm shall not allow any person(s) as partner(s) with him without the prior written consent of the Lessor.

OR

The Lessee being a Company shall not make or attempt to make any alterations, whatsoever in the provisions of its Memorandum & Articles of Association or in its capital structure without the written consent of the Lessor, first had and obtained, and the Lessee hereby undertakes to get registered the prescribed particulars of the charge hereunder created with Registered of Joint Stock Companies under Section 125 of Companies Act, 1956 with in stipulated period.

While granting its consent as aforesaid the Lessor may require the Successor interest of the Lessee to enter into a binding contract with the Lessor to abide by the faithfully carry out the terms, conditions, stipulations, provisions and agreements herein contained or such other terms & conditions as the Lessor may, in its discretions, impose including the payment by the successor-in-interest such additional premium and/or enhanced rent as the Lessor may in its discretion think proper. In the event of breach of this conditions the agreement shall be determined at the discretion of the Lessor.

That the Lessee being a Company, shall not change its name without prior information to UPSIDC and effect enblock transfer of shares even in phases resulting in change of management unless a prior written permission of the Lessor is obtained.

Provided that right to determine this agreement under this clause will not be exercised if the industry at the premises has been financed by State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or the Industrial Development Bank of India or the Life Insurance Corporation of India or Pradeshiya Industrial and Investment Corporation of Uttar Pradesh or Industrial Reconstruction of India or any Schedule Bank (Including State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company or and its subsidiaries viz. National Insurance Company, New India Assurance Company, Oriental Insutance Company and United Insurance Company and trustees for debenture holders and the said financing body or bodies mentioned above decide to take over possession or sell, or lease or assign the mortgaged assets in exercise of the rights in it or them by virtue of the deed or deeds executed in its or their favour by the Lessee as provided herein above or under any law fpr the time being in force.

(s) That it is further agreed that the lease shall stand automatically terminated if there be any change in the constitution of Lessee, partnership firm or private limited company etc. as on the date of execution of this deed without prior approval in. writting of the Lessor.

(t) That in employing labour for his industry, skilled or unskilled, the Lessee shall give preference to one or two able bodied persons from the families whose lands have been acquired for the purpose of the said Industrial Area/Estate.

Regional Manager

U.P. State Industrial Development Corp. [Stamp]

Signature

For R. S. Steel Works

[Signature]

Partner

Tara Rani

4. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:

(a) Notwithstanding anything herein before contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming through or under him of any of the covenants or condition hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers relinquish, mortgages or assigns any part of the demised premises less than the whole of transfers, relinquishes mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions in clause 3(J) or if the Lessee fails to commence and complete the buildings and to put the same to use and to carry the manufacturing and production for at least 90 days in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium or interest as stipulated in clause (1) shall be in arrears and unpaid for a period of 30 days after the same shall have fallen due for payment or if the lessee or the person in whom the Lease hereby created shall be vested shall be adjudged insolvent or if this lease is determined as hereinbefore specified, it shall be lawful for the Lessor subject to the provisions of clause 3 (r). 3(s) (without prejudice to any other right of action of the Lessor in respect of any breach of this deed), to re-enter without taking recourse to a court of law, upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and amount equal to 20% of the total premium together with outstanding interest due till date, Lease rent due & other dues. if any shall stand forfeited to the Lessor without prejudice to right of the Lessor to recover from the Lessee all money that may be payable by the Lessee, hereunder with interest thereon @15.....% per annum and the Lessee shall not be entitled to any compensation whatsoever.

Provided always that the Lessee shall be at liberty to remove and appropriate to himself all his buildings, erections and structures, if any, made by him and all his materials thereof from the demised premises after paying up all dues, the premium, interest and the Lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised premises within three months or sooner of the date of expiration determination of the Lease as he may have himself put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and the Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

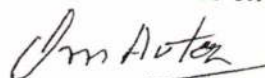
Provided further and always that the right of re-entry and determination of the Lease as hereinbefore provided shall not be exercised if the industry at the demised premises has been financed by the State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India of Pradeshia Industrial and Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Scheduled Bank (including the State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company and its subsidiaries viz. National Insurance Company, Assurance Company, Oriental Insurance Company, United Insurance Company and trustees to debenture holders & the said financing body or bodies mentioned above remedy the breach or breaches within a period of 60 days from the

For R. S. Steel Works


Regional Manager

U.P. State Industrial Development Corp. Ltd.

Varanasi



Tara Rani

Partner

Time Extension Fee (T E F) for extension of time beyond two years for bringing unit in
 production shall be charged as per following :-----

TIME

Upto two years from the date of allotment

2 to 3 years

3 to 4 years

4 to 5 years

5 to 6 years

i) beyond 6 years

Regional Manager

S.P. State Industrial Development Corp. Ltd.

Signature

TIME EXTENSION FEE

without any extension fee.

2% of the original premium as T E F

3% of the original premium as T E F

5% of the original premium as T E F

7.5% of the original premium as
 extension fee.

Extension in exceptional circumsta

nces with the prior approval of

M.D. @ 10% of original premium

as extension fee. For R. S. Steel Works

Tara Rani Partner

date of the notice issues or served by the Lessor on the said financing institution or institutions regarding the said breach or breaches.

(b) Any losses suffered by the Lessor on a fresh grant of lease of the demised premises for breach of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the Lessor.

(c) All notices, consents and approvals to be given and notifications of any decisions by the Lessor shall be in writing and signed on behalf of the Lessor and shall be considered as duly served if the same shall have been delivered to, left or posted (even though returned unserved on account of refusal by the Lessee or otherwise howsoever) addressed to the Lessee at the usual or last known place of residence or business or office or at the plot of land or at the address mentioned in these presents or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

(d) All powers exercisable by the Lessor under this lease may be exercised by the Managing Director of U.P. State Industrial Development Corporation Limited. The Lessor may also authorise any other officer or officers of the Corporation to exercise all or any of the powers exercisable by him under this lease.

Provided that the expression Managing Director shall include the Managing Director for the time being or any other officer who is entrusted by the Lessor with function similar to those of the Managing Director.

(e) That the Lessor and the Lessee hereby agreed that all sums due under this deed from the Lessee on account of premium, rent, interest or damages for use and occupation or service and /or maintenance charges or on any other account whatsoever shall be recoverable as arrears of land revenue.

(f) That the determination of this deed shall in no way prejudice or effect the right of the Lessor to recover from the Lessee any sum which the Lessor may fix on account of the damage done by the Lessee or his agent or workmen to the demised premises or which may result from faulty maintenance or carelessness in proper maintenance.

(g) That any relaxation or indulgence granted by the Lessor shall not in any way prejudice the legal right of the Lessor.

(h) The stamp and registration charges on this deed shall be borne by the Lessee.

5. Notwithstanding any other provisions herein before contained to the contrary the Lessee shall put up the whole of the property demised under this presents for the Industrial use to the satisfaction of the Lessor and the Lessor shall have the right to determine the Lease of that much area of the plot of land demised which has not been actually so put to use within a reasonable time at its discretion or even to determine the lease of the whole of the land demised under these presents. The decision of the Lessor shall be binding with regard to the extent of the user as aforesaid as to whether the whole of demised land has been utilised or only a portion has been used and the Lessee shall be bound by the decision of the Lessor in this regard. The Lessee hereby expressly agrees to the determination of the lease in part at the discretion of the Lessor.

It is further expressly agreed by the Lessee that the lease in part or as a whole for default of the provisions of this clause shall be terminable by a three months notice to quit on behalf of the Lessor.

Regional Manager

U.P. State Industrial Development Corp. Ltd.

Signature

Tara Rani

Partner

Partner

(12)

6. (a) That the Lessee is fully aware that the aforesaid premises had earlier been given by the Lessor to Shri/Km./M/s..... through the lease deed dated..... duly registered at..... on..... but the lease has been determined/surrendered and forfeited by the Lessor vide letter/notice No..... dated..... and as such has ceased absolutely.

(b) That it is hereby agreed between the parties to this deed that in case the Lessee is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior Lessee then, in that case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings as aforesaid at his own cost.

7. The lessee will mention in the postal address of their correspondence letter invariably the name of UPSIDC Industrial Area.

IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.

For and on behalf of

U.P. State Industrial Development Corporation Ltd

Signed by :

Regional Manager
U.P. State Industrial Development Corp. Ltd
Lahore

a. Witness:

b. Witness:

For and on behalf of the Lessee

For R. S. Steel Works
Partner
Tara Ram

1 Signed by :

a. Witness :

Sanjeev Kumar S/o Shri Suraj Arora
W/10-43 Sainik Park
New Delhi

b. Witness.

M. L. Gupta S/o Mr. Gupta S/o Shri Suraj Arora
C-360, AIRPORT Square,
Gurgaon, New Delhi-1

L.D.(DTL) June, 03

For R.S. Infraprojects Pvt. Ltd.

(Authorised Signatory)

For R. S. Steel Works



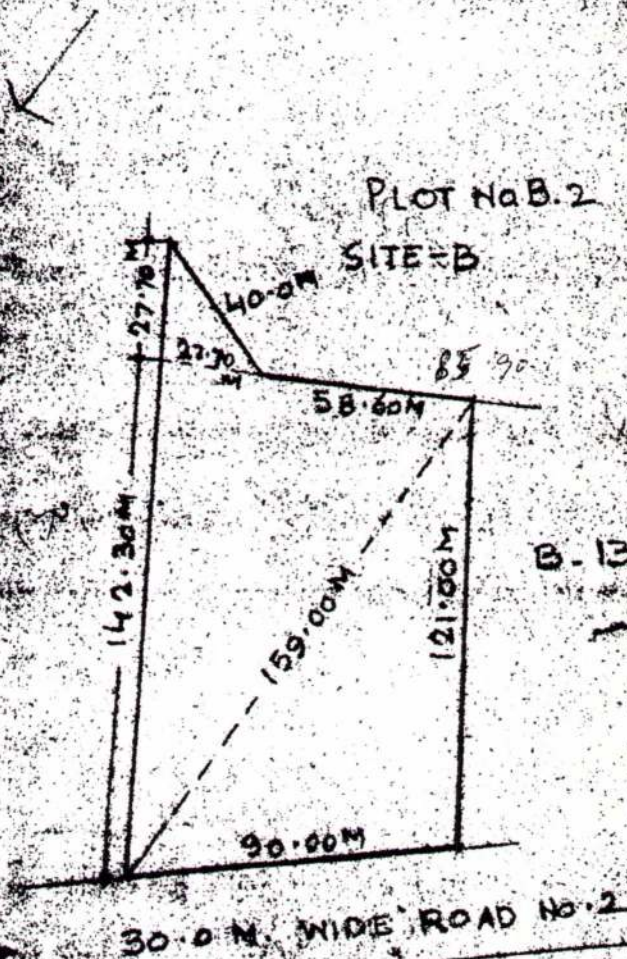
694 पं० १ जिल्हा कार्यालय के पत्र के नम्बर 7077
इस बात बिना 10/10/03 को जारी की गई।

होमिय बृह नगर

REVISED
STATE INDUSTRIAL DEVELOPMENT CORPN. LTD.
SITE PLAN OF PLOT NO. B-12/1 AT INDUSTRIAL
AREA SURATPUR SITE-C. DISTRICT, GHAZIABAD.
SCALE 1:2000

INDEX:

TOTAL AREA OF PLOT
= 11451.00 M²



For R. S. Steel Works

Pro. Partner

Regional Manager
U.P. State Industrial Development Corp. Ltd.
Suratpur

JUNIOR ENGINEER

Tara Dami
ASSIST. ENGINEER

SECH. BY
DRAWN BY

For R.S. Projects Pvt. Ltd.

(Authorised Signatory)

P. State Industrial Development Corporation Ltd.

Regional Office : Surajpur

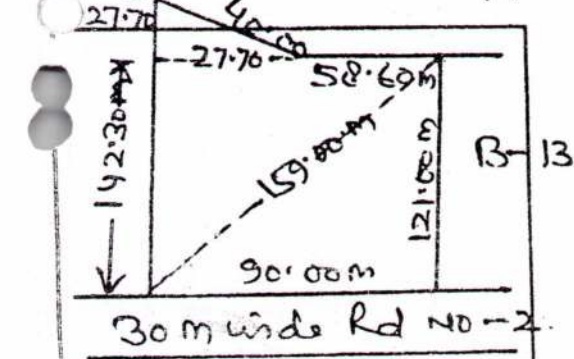
POSSESSION MEMO

Certified that the plot / shed No. B-12/1 situated in Industrial Area
Surajpur Sile C details whereof are given below has been transferred today
9/10/03 at 5.00 A.M./P.M. by the U. P. State Industrial Development Corporation
M/S. R.S. Steel works Through attorney. Sri M.L. Gupta

to Lessee/Purchaser after preuse demarcation. *Plot is lying vacant/There are construction etc. on the plot.
(Not to the Scale)

Measurements and boundaries of the land

Diagram of the transferred land.



Details of building, fixtures etc. if any
 with measurements and approximate
 value of each items.

*(As per Inventory attached)
(Eleven Thousand Four Hundred fifty
one sqm)
 Area of land 11451.00 Sq. Mtrs.
only

to be off Whichever is in applicable.

Possession taken over for and on behalf
M/S. R.S. STEEL WORKS
M.L. Gupta
M.L. GUPTA
(ATTORNEY)

Possession handed over for and on
 behalf of U. P. S. I. D. C. Ltd.

[Signature]
29/10/03
 Junior Engineer / Surveyor

Signature / Status

Dated :

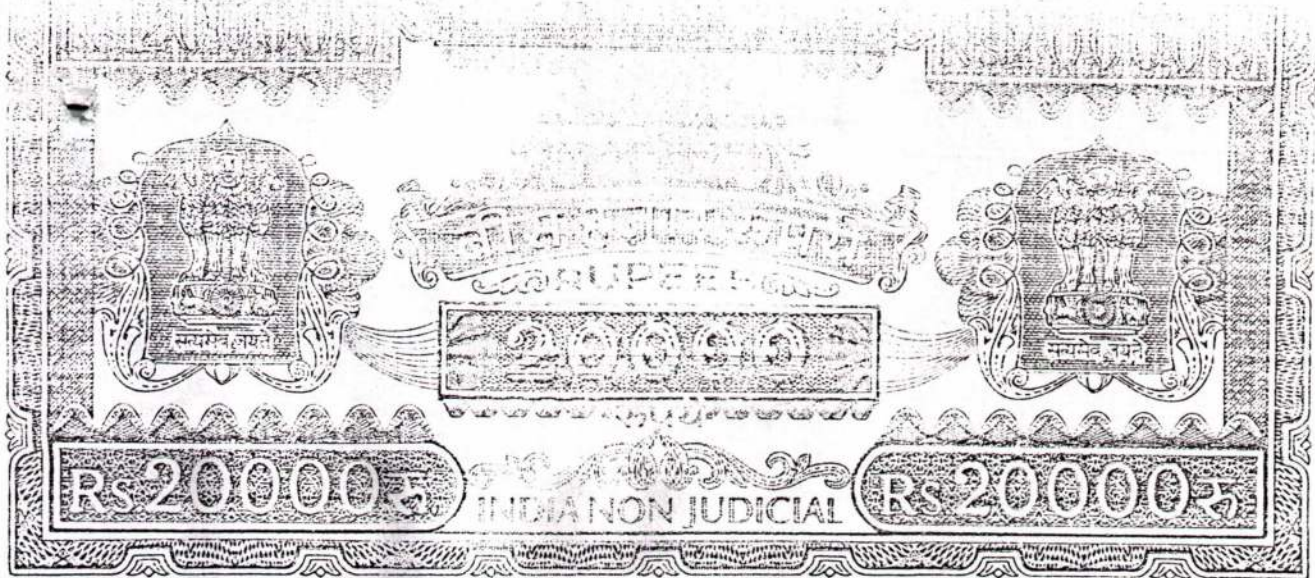
Witness :

- 1.
- 2.

[Signature]
 For R.S. Infraproducts Pvt. Ltd.
 (Authorized Signatory)

Forwarded for information and necessary action to : /SIDC/RO / Dated

Chief Manager (IA) U. P. S. I. D. C. Ltd., Kanpur. POSSESSION TAKEN AT SITE
M/S. R. S. STEEL WORKS



उत्तर प्रदेश UTTAR PRADESH I-8837/07

274572

Q-533000

This Stamp Sheet of Rs. 20,000/-
attached to the Lease Deed executed between
U.P. State Industrial Development Corp. Ltd.
or Ltd. & M/s. R.S. Infraprojects (P) Ltd.
for 30 years at a rental of Rs. 22,90,000/-
for the 30 years & Rs. 5725,000/-
for the next 30 years & Rs. 114,51,000/-
for the next 30 years i.e. on an average annual
rent of Rs. 64,89,000/- with a premium of
Rs. 65,74,21,000/- including Plot No. B-12/1



As a witness



ATTESTED

Vijendra Kumar Garg Ad.
Notary (Public)
Gautam Road, Meerut

LESSOR

LESSEE

For R.S. Infraprojects (P) Ltd.

(Authorized Signature)

R. S. Infraprojects Pvt. Ltd.

B-12/1, Site-C, SURAJPUR
Indl. Area, G. B. Nagar (U.P.)

Regional Manager
U.P. State Industrial Development Corp. Ltd.
Surajpur

For R.S. Infraprojects Pvt. Ltd.

(Authorized Signature)

6,659,100.00

पट्टा विलेख

(90 वर्ष)

5,000.00

50

5,050.00

2,500

प्रतिफल मालियत ओसत वार्षिक किराया फॉस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री / श्रीमती अनिल कुमार सिंह प्रतिनिधि यू0पी0एस0आई0डी0सी0 द्वारा सतीश कुमार
पुत्र / पत्नी श्री

पेशा

निवासी स्थायी यू0पी0एस0आई0डी0सी0- सूरजपुर- जी0वी0नगर
अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 21/7/2007 समय 1:10PM
वजे निबन्धन हेतु पेश किया।



राजेश तिवारी

उप निबन्धक गौ0बुद्धनगर
सदर

21/7/2007

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता

श्री/श्रीमती अनिल कुमार सिंह
प्रतिनिधि श्री यू0पी0एस0आई0डी0सी0 द्वारा सतीश
कुमार (R.M)
पुत्र/पत्नी श्री
पेशा नौकरी



पट्टा गृहीता

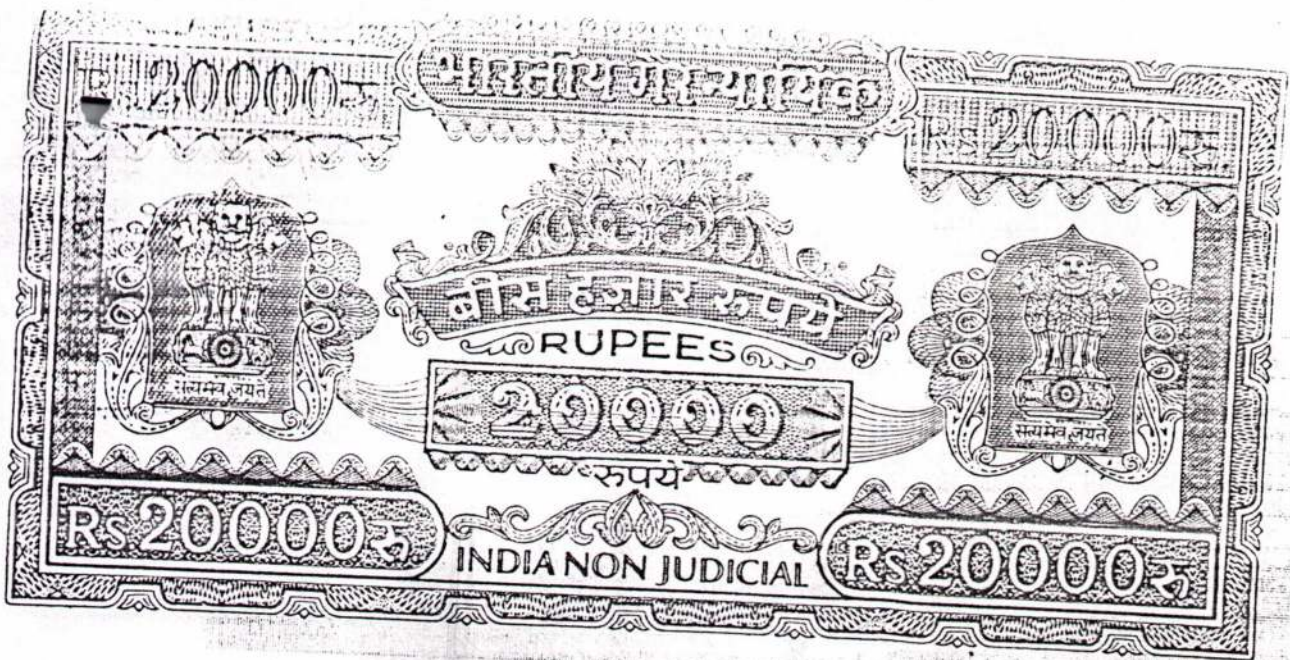
श्री/श्रीमती मै0 आर0एस0 इन्फ्रा0 (पी) लि0 द्वारा
संजीव गोयल

पुत्र/पत्नी श्री सूरज अवतार

पेशा व्यापार

निवासी एच- 70 वेस्वट्रन एवेन्यु लेन डब्लू-10 सैनिक
फार्म नई दिल्ली-62





उत्तर प्रदेश UTTAR PRADESH

274573

This Stamp Sheet of Rs. 20000 = 0
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s. R.S. Infraprojects (P) Ltd.
 for 99 years at a rental of Rs. 22,40,000
 for the first 30 years & Rs. 52,25,000
 for the next 30 years & Rs. 11,45,000
 for the next 30 years & an average annual
 rent of Rs. 64,89,000 with a premium of
 Rs. 65,94,210/2 regarding Flat No. B-12/1
 situated at Industrial Area Surajpur, Site C
 Distt. - Gurgaon, Haryana.

LESSOR

LESSEE

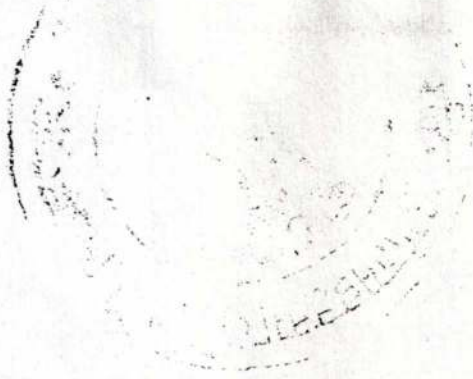
Regional Manager
 U.P. State Industrial Development Corp. Ltd.
 Surajpur.

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)

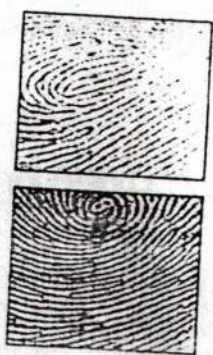
For R.S. Infraprojects Pvt. Ltd.

(Authorized Signatory)



राजेश निवासी
उप निवसक गौकुंडनगर
सदर
21/7/2007

[Handwritten signature]



प्रत्यक्ष पर माक्षिकों के निशान और निष्पत्ति निष्पत्ति निवे गये हैं।

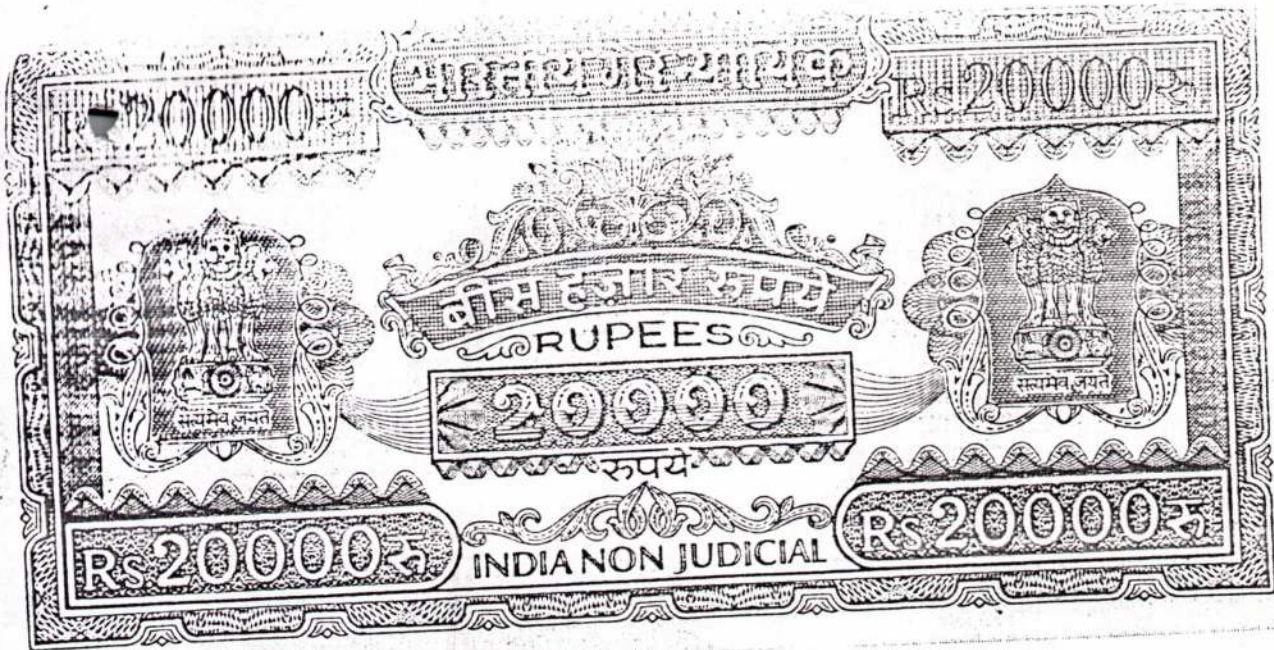
[Handwritten signature]

ने की।
निवासी राजा नगर बुधवार
पेशा चौकरी
पुत्र श्री पद्म लाल
व श्री राजू
निवासी श्री- 727 जलवायु विहार गेट नौएडा- जी०पी०नगर
पेशा चौकरी
पुत्र श्री दयाल सिंह जी
निवासी परवान श्री गीत सिंह जी
ने निष्पत्ति स्वीकार किया।

[Handwritten signature]

116

118



उत्तर प्रदेश UTTAR PRADESH

274574

This Stamp Sheet of Rs. 20,000 = 6
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s R.S. Infra Projects (P) Ltd.
 for 50 years at a rent of Rs. 22.90 = 20
 for 1000 sq. ft. of land. 57.25 = 80
 for 1000 sq. ft. of land. 11.45 = 20
 for 1000 sq. ft. of land. 6.489 = 20
 for 1000 sq. ft. of land. 6594210/2 with a premium of B-12/1
 at the rate of Rs. 1000 per year, Site C
 District Meerut District Meerut.

LESSOR

LESSEE

U.P. State Industrial Development Corp. Ltd.
 Surajpur

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)

116

2m f

Mis R. S. Infraproject

Wd



B. 48, East of Kailash

New Delhi



119

116

पट्टा दाता

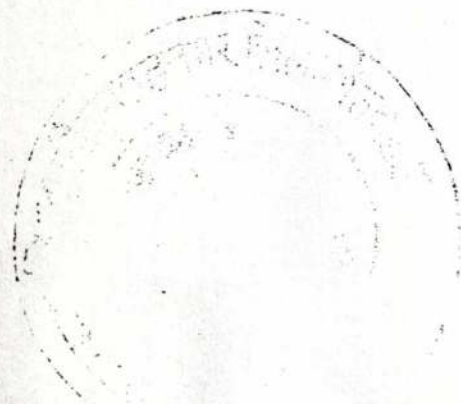
Registration No 8837

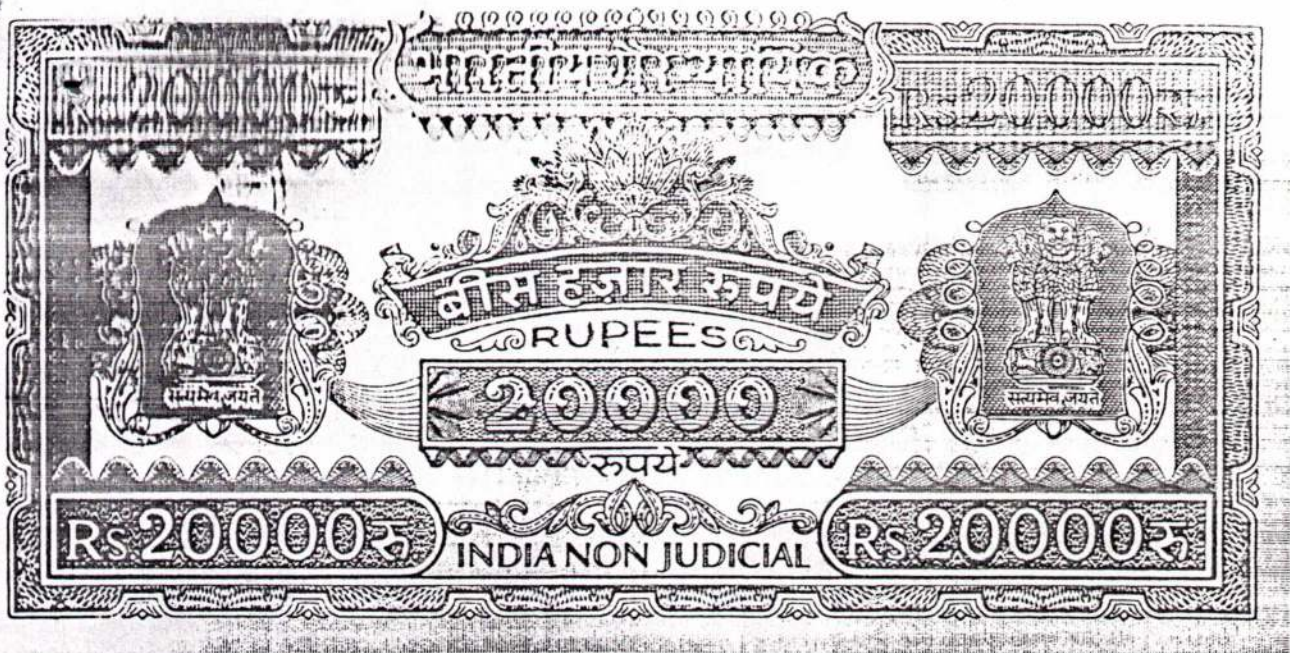
Year : 2007

Book No. 1

0101 अनिल कुमार सिंह प्रतिनिधि यू0पी0एस0आई0डी0सी0 द्वारा र

यू0पी0एस0आई0डी0सी0- सूरजपुर- जी0बी0नगर
नौकरी





उत्तर प्रदेश UTTAR PRADESH

274576

This Stamp Sheet of Rs. 20,000 = 0
 attached to the Lease and executed between
 U.P. State Industrial Development Corporation
 on 1st & 11th/10/80 Rs. Infraprojects (P) Ltd.
 for 90 years and 100 years 22.90 = 20
 for 100 years 57.25 = 80
 for 100 years 11.45 = 60
 for 100 years 6.489 = a
 for 100 years 6594210 = No. B-12/1
 Date: 11/10/80 at Varanasi, State: U.P.
 District: Varanasi Sub-District: Varanasi

LESSOR

LESSEE

U.P. State Industrial Development Corp. Ltd.
 Surajpur

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)

no 116

116

पट्टा गृहीता

Registration No. 8837

Year : 2007

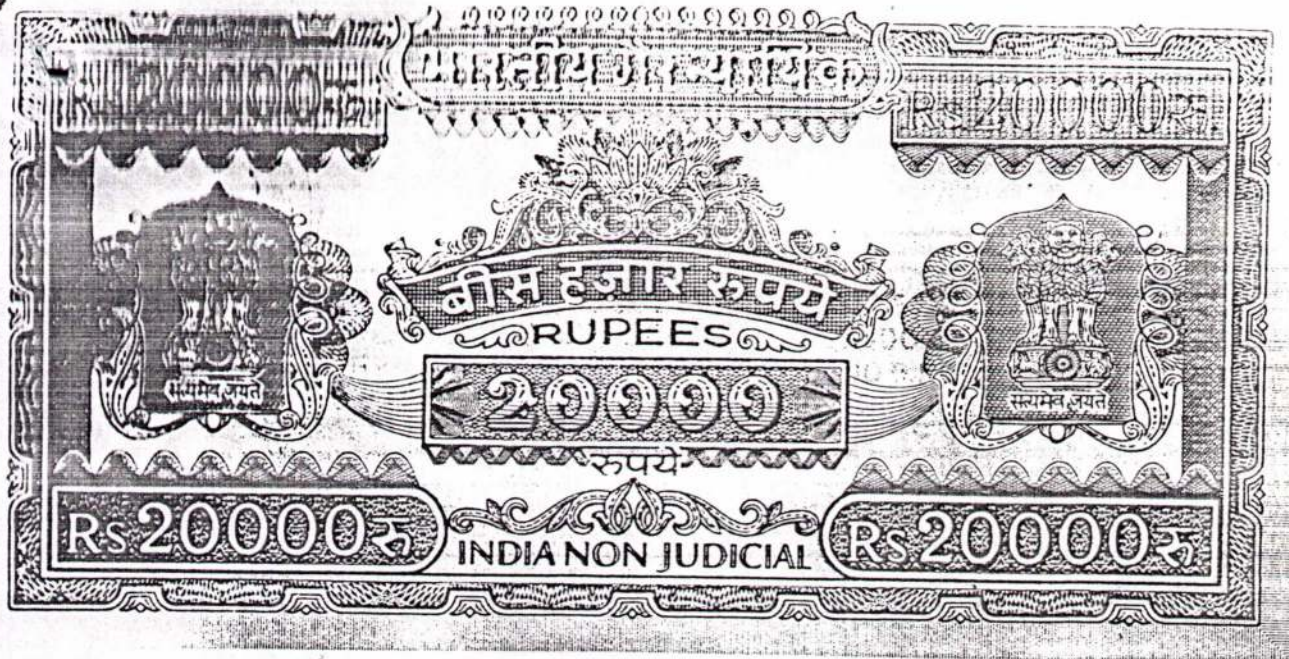
Book No. 1

0201 मे0 आर0एस0 इन्फ्रा0 (पी) लि0 द्वारा संजीव गोयल

सूरज अवतार

एच- 70 वेस्ट्रन एवेन्यु लेन डब्लू-10 सैनिक फार्म नई दिल्ली-62
व्यापार.





उत्तर प्रदेश UTTAR PRADESH

274577

This Stamp Sheet of Rs. 20000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s. R.S. Infraprojects (P) Ltd.
 for 60 years at a rate of 22.90/-
 for plot 5745/-
 for plot 11451/-
 for plot 6489/-
6594210/2 No. R-12/1
 situated at ... Municipality, Site-5
 District ... State ...

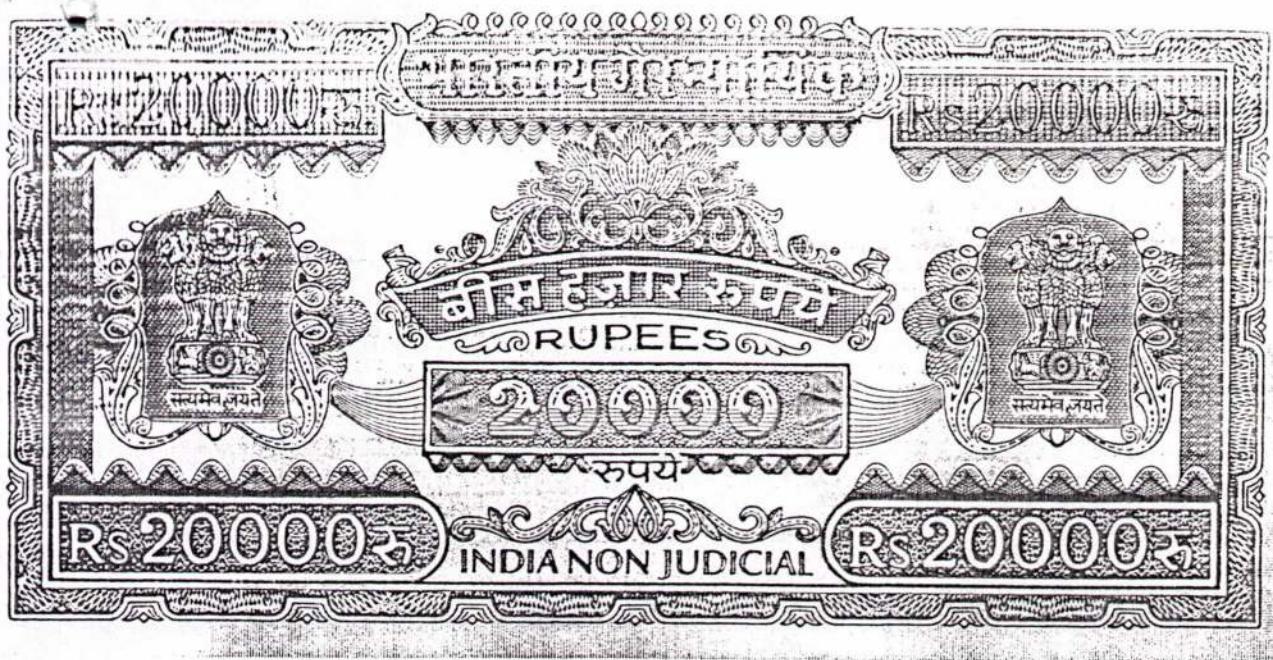
125804

125804

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)

U.P. State Industrial Development Corp. Ltd.
 Secy.



उत्तर प्रदेश UTTAR PRADESH

274578

This Stamp Sheet of Rs. 20000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s. R.S. Infraprojects (P) Ltd.
 for 50 years at a rate of 2290 = 20
 for 10 years 5725 = 50
 for 10 years 11451 = 100
6489 = 100
6594210/2 B-12/1
 at Varanasi, Dist. Varanasi
 Date 12/12/2012

U.P. State Industrial Development Corp. Ltd.
 Varanasi.

For R.S. Infraprojects (P) Ltd.
 (Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

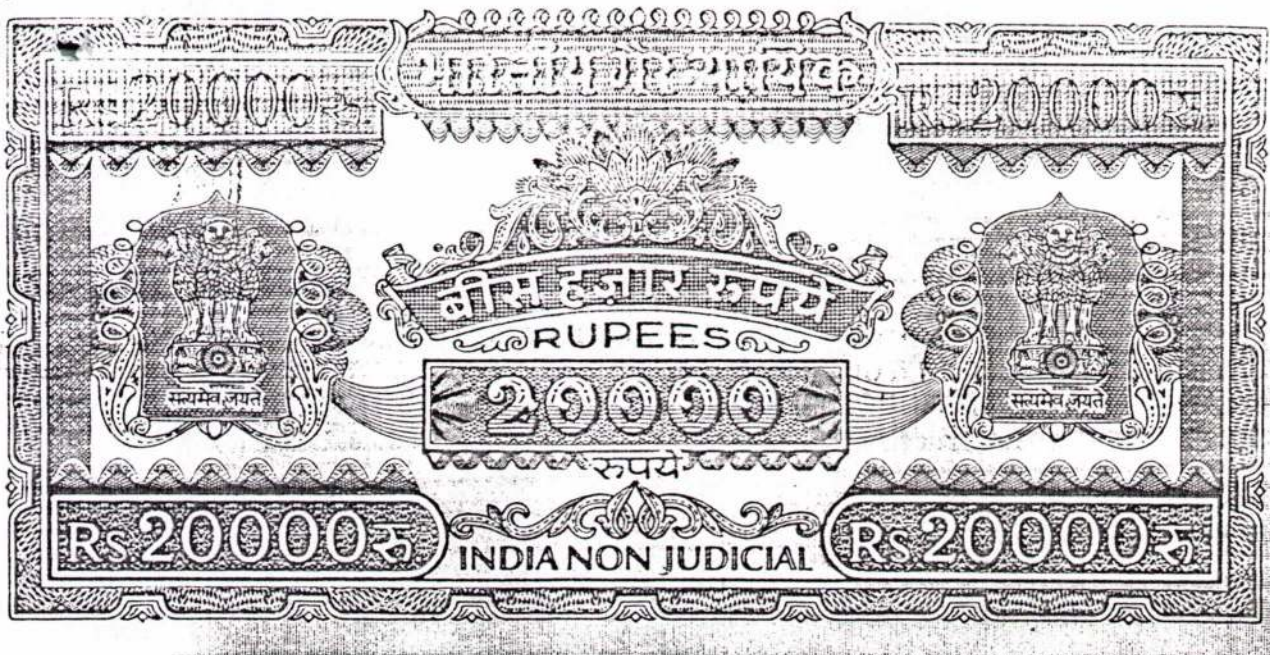
274579

This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s R.S. Infra Projects (P) Ltd.
 for 90 years at a rental of Rs. 22,90/-
 for first 30 years & at Rs. 52/-
 for the next 30 years & at Rs. 1145/-
 for the next 30 years. The area of the
 plot is 6489 sq. m. and the
 No. 6594210/p and the Plot No. B-12/1
 situated in Industrial Area Surajpur, Dist. Meerut
 Dist. - Meerut Budh Nagar.

U.P. State Industrial Development Corp. Ltd.
 Meerut.

For R.S. Infra Projects (P) Ltd.

(Authorized Signatory)



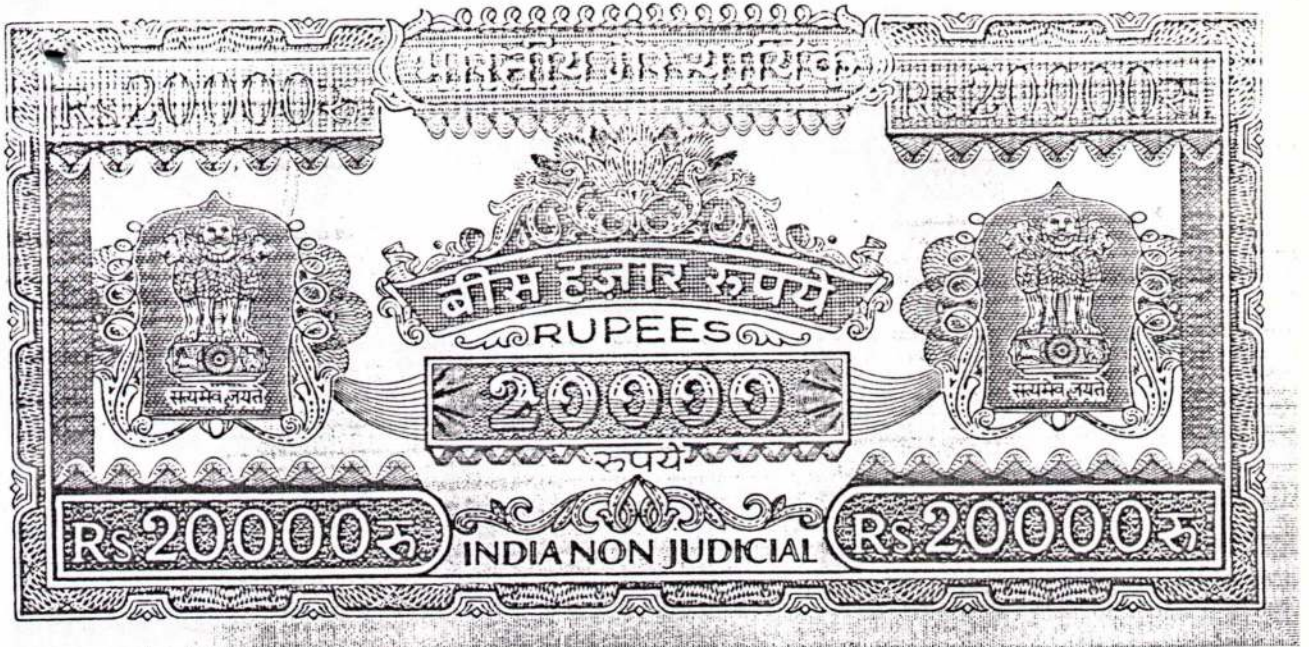
उत्तर प्रदेश UTTAR PRADESH

274581

This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 99 years term of Rs. 22.40 = 20
 for the purpose of Rs. 57.25 = 50
 further Rs. 11451 = 00
 Rs. 6489 = 00
 No. 6594210/- B-12/1
 Secy. to Govt. of U.P., Secy. to Govt. of U.P.

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)



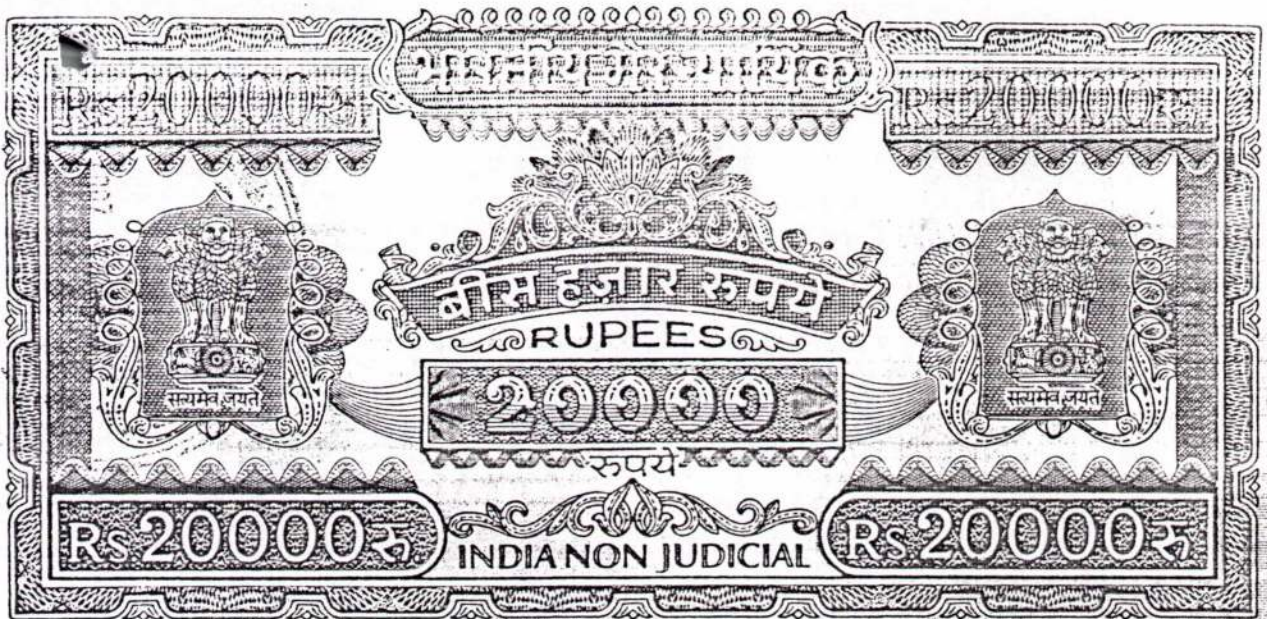
उत्तर प्रदेश UTTAR PRADESH

274582

This Stamp Sheet of Rs. 20000 = 20
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s. R.S. Infraprojects (P) Ltd.
 for 90 years at a rental of Rs. 2290 = 20
 for the 30 years period 5225 = 50
 further 11451 = 0
 for the remaining 60 years.
6489 = 0
6594210/2 B-12/1
 Date: ... Site: ...

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

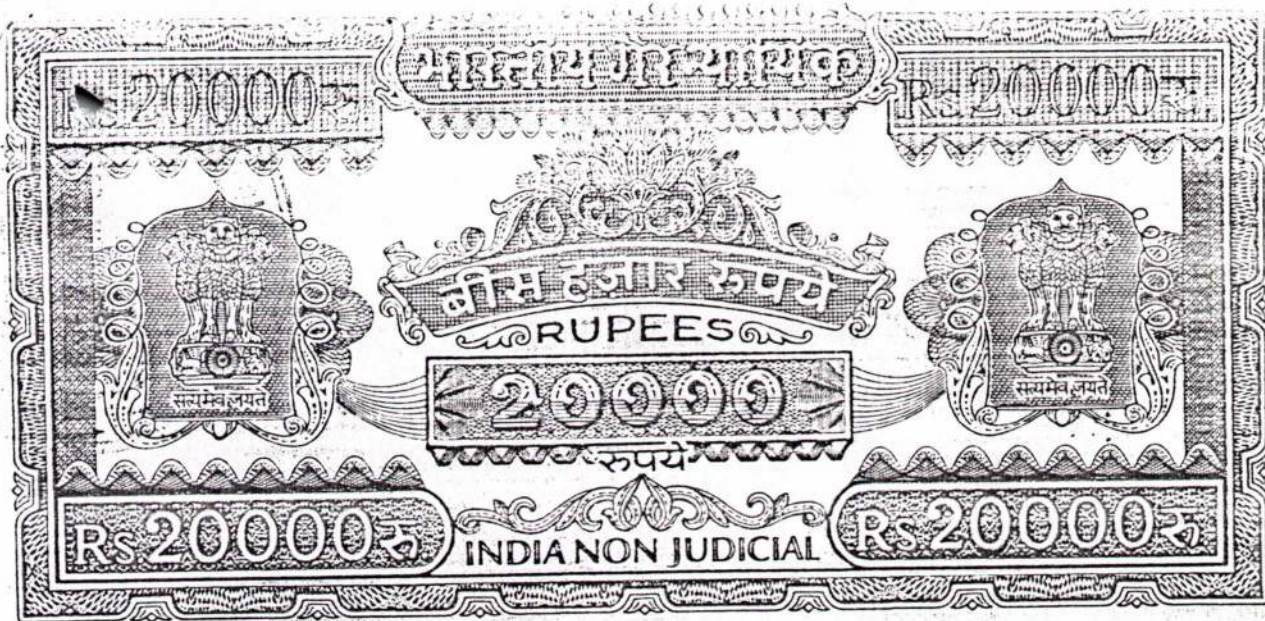
274584

This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s. R.S. Infraprojects (P) Ltd.
 for 90 years at a sum of 2290 = 20
 for 11 = 20 5725 = 20
 for 11 = 20 11451 = 20
 for 11 = 20 6489 = 20
 for 11 = 20 6594210/- R-12/1
 for 11 = 20 6594210/- R-12/1
 for 11 = 20 6594210/- R-12/1

Regional Manager
 U.P. State Industrial Development Corp. Ltd.
 Lucknow

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)



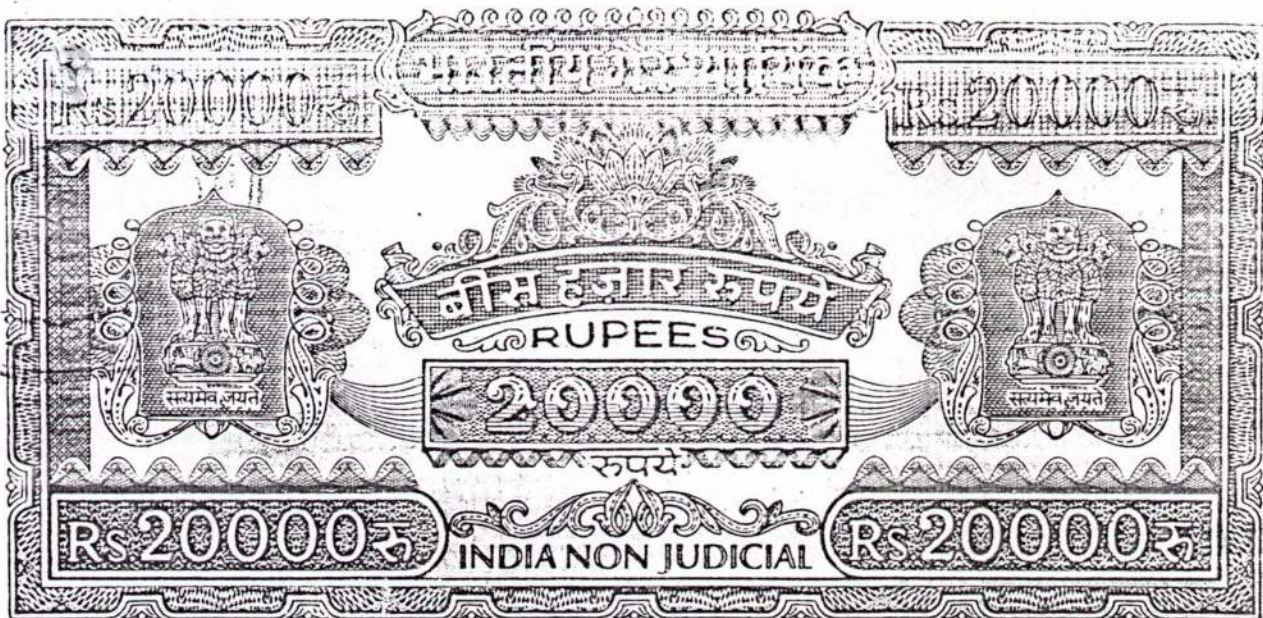
उत्तर प्रदेश UTTAR PRADESH

274585

This Stamp Sheet of Rs. 20,000 = a
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s R.S. Infraprojects (P) Ltd.
 for 99 years 22-90 = 20
 for the 57-25 = 50
 for 114-81 = a
6489 = a
6594210/ 6594210/ B-12/1

For R.S. Infraprojects (P) Ltd.
 State Industrial Development Corp. Ltd.
 Encl: 1/2

For R.S. Infraprojects (P) Ltd.
 (Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

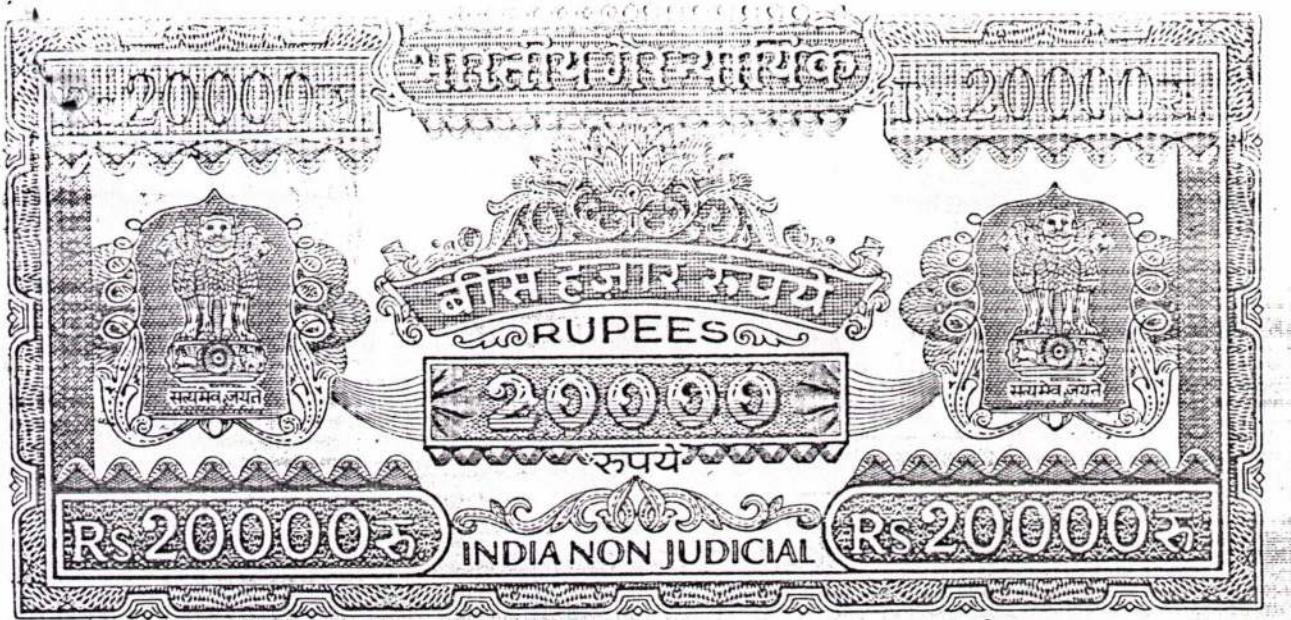
274586

This Stamp Sheet of Rs. 20,000 =
 attached to the Lease deed executed by & for
 U.P. State Industrial Development Corp. Ltd.
 on Ltd. & Co. R.S. Infraprojects (P) Ltd.
 for the purpose of 2290 = 20
 for the purpose of 5725 = 50
 for the purpose of 11451 = a
6489 = a
6594210/2 B-12/1
 for the purpose of 6
 for the purpose of 6

[Signature]
 Regional Manager
 U.P. State Industrial Development Corp. Ltd.
 Gorakhpur.

For R.S. Infraprojects (P) Ltd.

[Signature]
 (Authorized Signatory)



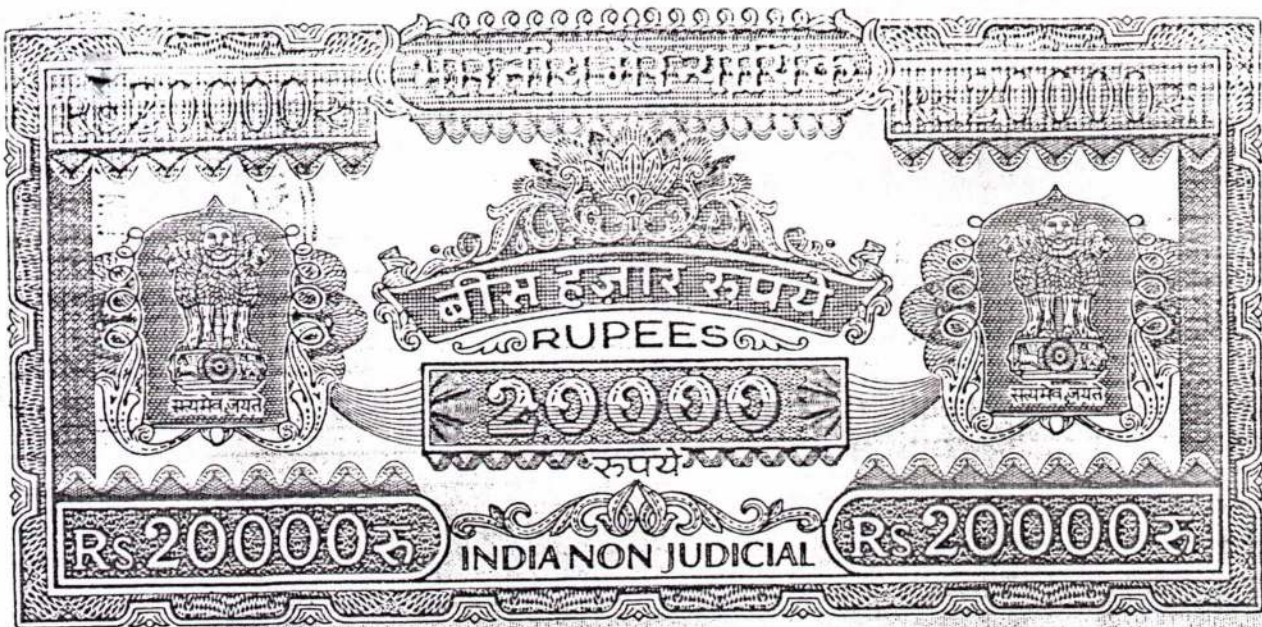
उत्तर प्रदेश UTTAR PRADESH

274587

This Stamp Sheet of Rs. ~~20000~~ = 6
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corp. and
 on Ltd. & M/s R.S. Infra projects (P) Ltd.
 for 99 years lease for 2290 = 20
 for 5725 = 50
 for 11451 = a
 6489 = a
 6594210 = B-12/1
 C

Signature
 U.P. State Industrial Development Corp. Ltd.
 Secretary

For R.S. Infra projects (P) Ltd.
 (Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

274588

This Stamp Sheet of Rs. 20,000/-

attached to the Lease Deed executed in favour of

U.P. State Industrial Development Corporation

on Ltd. for the purpose of R.S. Infra Projects (P) LTD.

for the purpose of Rs. 2290 = 20

for the purpose of Rs. 5725 = 50

for the purpose of Rs. 11451 = 20

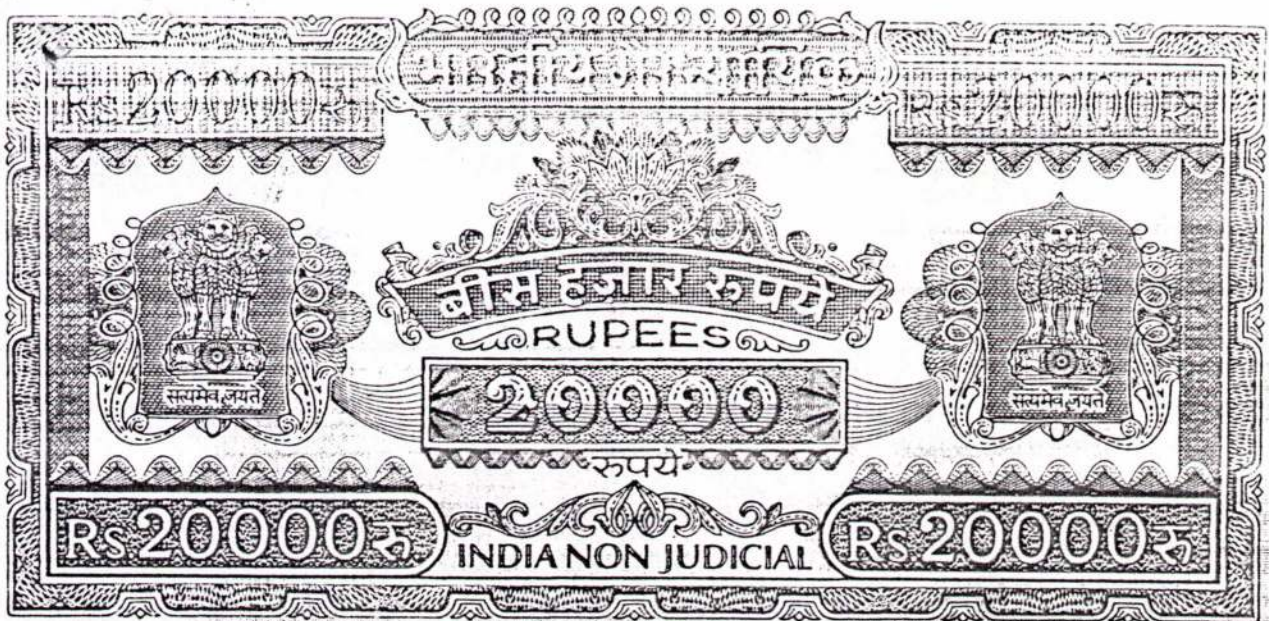
6489 = 20

6594210/-

B-121

For R.S. Infra projects (P) LTD.

(Authorized Signat)



उत्तर प्रदेश UTTAR PRADESH

274589

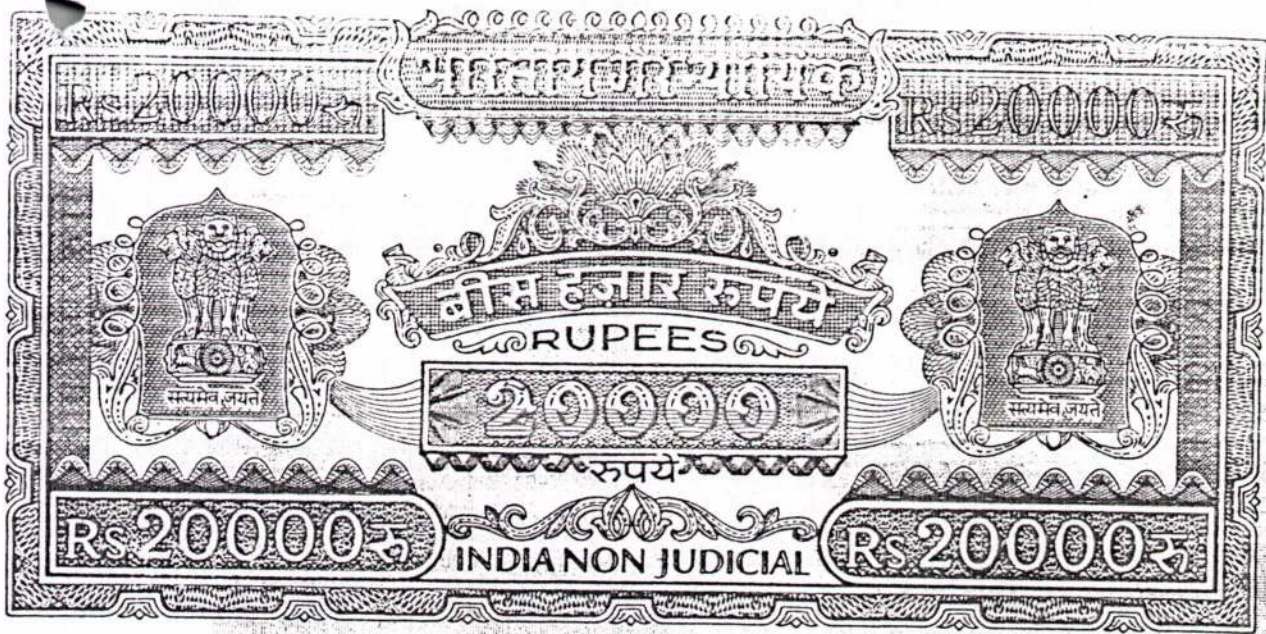
This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s. R.S. Infra Projects (P) Ltd
 for 90 years at a rental of Rs. 22,90,000/-
 for the next 30 years & at Rs. 5,22,500/-
 for the next 30 years & at Rs. 1,14,500/-
 for the next 30 years to be an average annual
 rent of Rs. 64,89,000/- with a premium of
 Rs. 65,94,210/- regarding Plot No. B-12/1
 situated at Industrial Area Varanasi, Site-C
 Dist. - Ghatampur Budh Nagar,

LESSOR

LESSEE

For R.S. Infra Projects (P) Ltd.

(Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

274590

This Stamp Sheet of Rs. 20000 = -
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s R.S. Infraprojects (P) LTD.
 for 99 years at a rental of Rs. 2290 = 20
 for the 30 year & at Rs. 5725 = 80
 for the next 10 years at Rs. 11457 = -
 for the next 10 years at Rs. 6489 = - with a premium of
 Rs. 6594210/- regarding Plot No. B-14/1
 situated at Industrial Area Varanasi, Site-5
 Block - Commercial Bada Bazar,

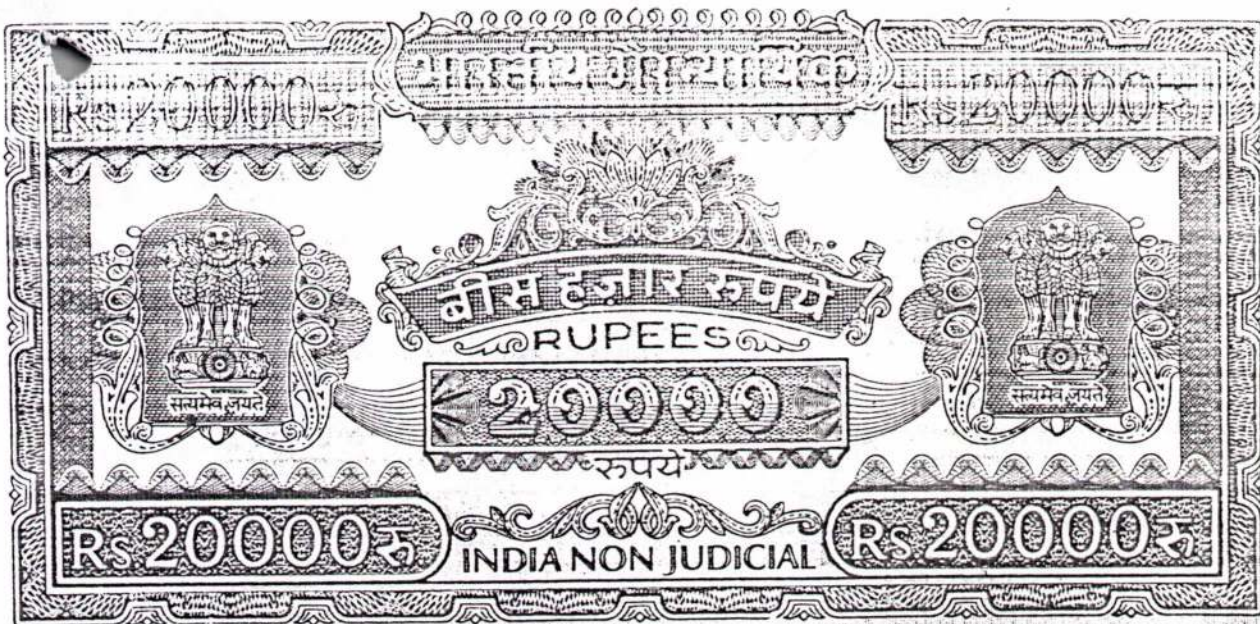
LESSOR

LESSEE

U.P. State Industrial Development Corp. Ltd.
 Varanasi.

For R.S. Infraprojects (P) Ltd.

(Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

274591

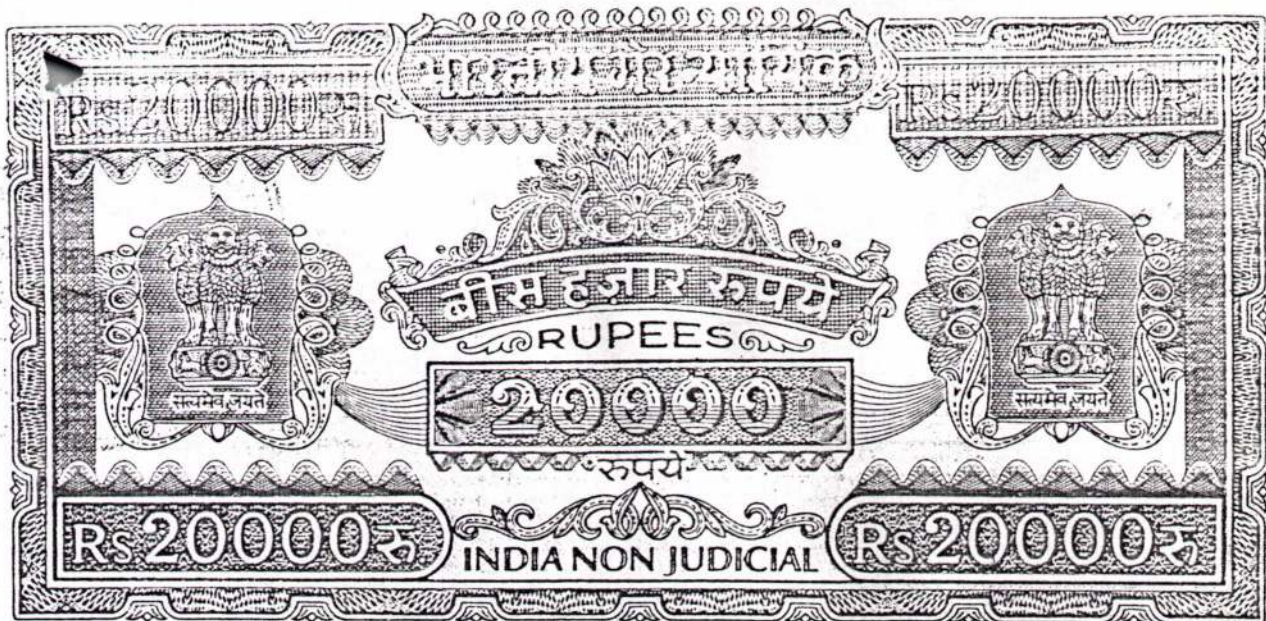
This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 90 years at a rental of Rs. 22,70,000/-
 for the 30 years & at Rs. 5,72,500/-
 for the next 10 years & at Rs. 11,45,000/-
 for the next 50 years i.e. to achieve a total
 rent of Rs. 64,87,500/- with a premium of
 Rs. 65,94,210/- regarding Plot No. B-121
 situated at Industrial Area Varanasi, Site-5
 Distt. - Gautam Budh Nagar,

LESSOR

LESSEE

U.P. State Industrial Development Corporation Ltd.
 Varanasi.

For R.S. Infra Projects (P) Ltd.
(Authorized Sign)



उत्तर प्रदेश UTTAR PRADESH

274592

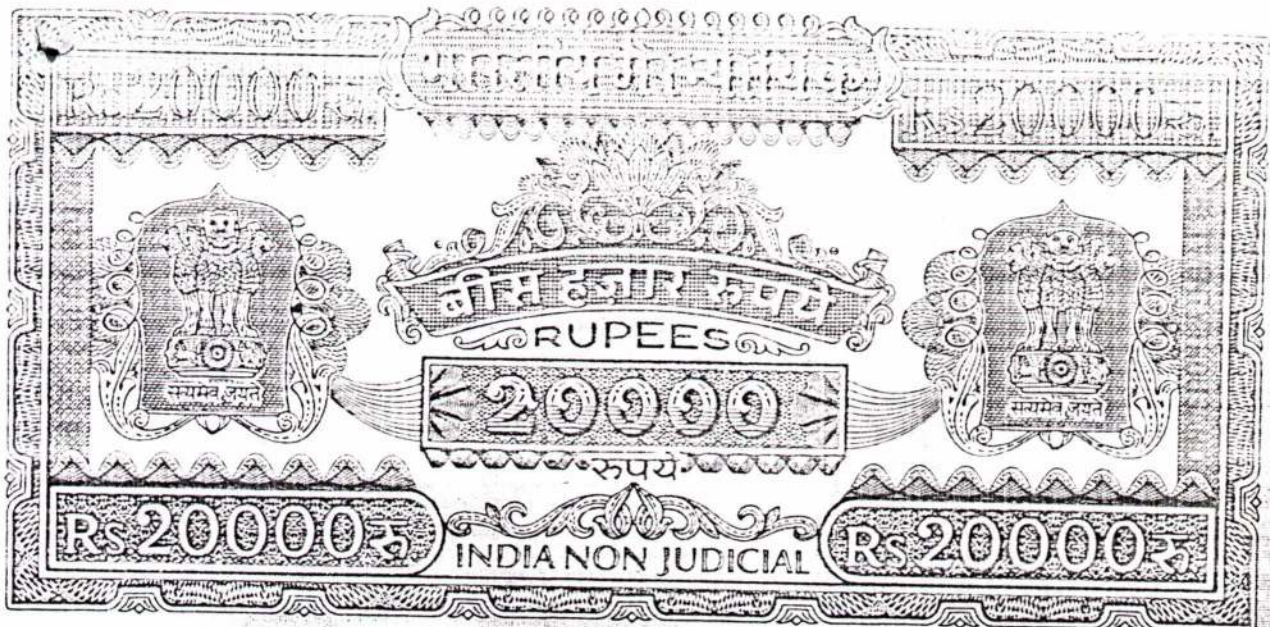
This Stamp Sheet of Rs. 20,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 99 years at a rental of Rs. 22,90,000/-
 for the 10 years period. 57,25,000/-
 for the 10 years period. 11,45,000/-
 for the 10 years period. 64,09,000/- with a provision of
 Rs. 65,94,210/- regarding Plot No. B-14,
 situated at Industrial Area Noida, Site-C
 District - Gautam Buddha Nagar,

LESSOR

LESSEE

Regional Manager
 U.P. State Industrial Development Corp. Ltd.
 Sarajpur.

For R.S. Infraprojects (P) Ltd.
 (Authorized Signatory)



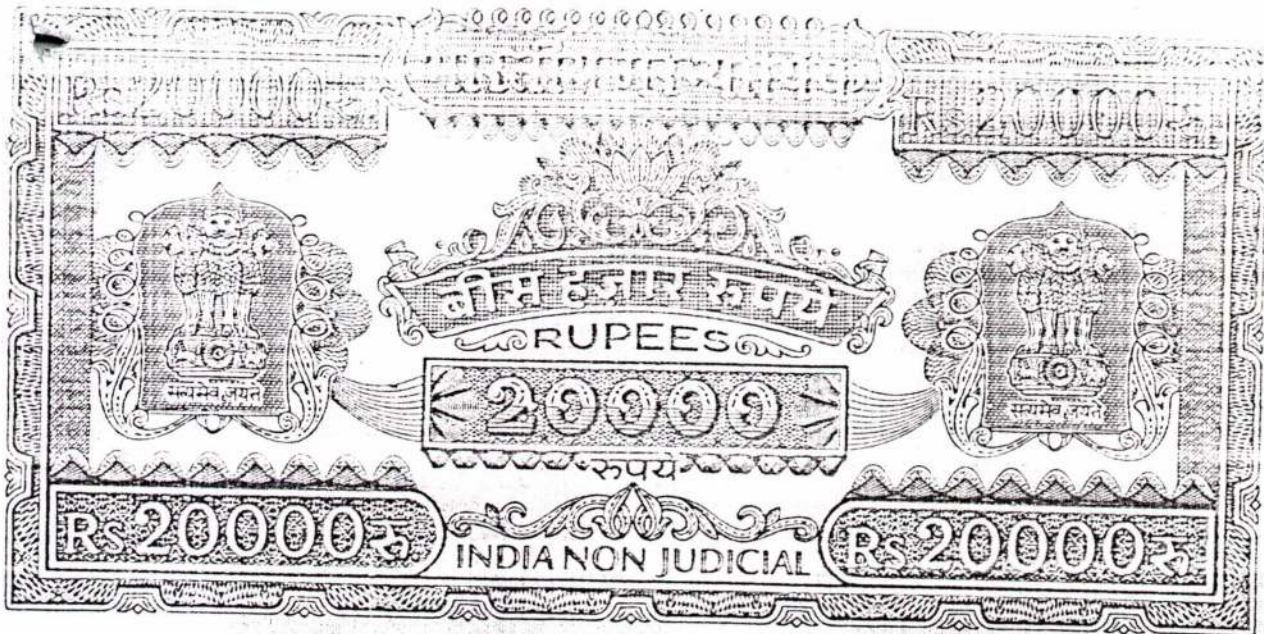
उत्तर प्रदेश UTTAR PRADESH

274595

This Stamp Sheet of Rs. 22,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corp. Ltd.
 on Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 90 years term of 22,90 = 20
 for this 5728 = 20
 for this 11451 = 20
 for this 6489 = 20
 to 6594210/- R-121
 at ...
 Dated ... at ...

General Manager
 U.P. State Industrial Development Corp. Ltd.
 Lucknow.

For R.S. Infra Projects (P) Ltd.
 (Authorized Signatory)



उत्तर प्रदेश UTTAR PRADESH

274596

This Stamp Sheet of Rs. 20000 = 2
 attached to the lease deed executed between
 U.P. State Industrial Development Corporation
 on 14.8.1971 for R.S. Infra Projects (P) Ltd.
 for 99 years at a rental of Rs. 22,90 = 20
 for the 1st year of Rs. 5725 = 50
 for the 2nd year of Rs. 11451 = 2
 for the 3rd year of Rs. 6489 = 2
 for the 4th year of Rs. 6594210/- (Rs. 121)
 situated at Indraprastha, Distt. - Meerut

LESSOR

LESSEE

For R.S. Infra Projects (P) Ltd.

(Signature)



05AA 715478

This Stamp Sheet of Rs. 10,000 = 2
 attached to the Lease and executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 90 years at a sum of Rs. 22,90,000
 for the purpose of 5725 = 50
 for the purpose of 11451 = 6
 for the purpose of 6489 = 2
 for the purpose of 6594210/- B-14/1
 situated at ... District ...

LESSOR

[Signature]
 Regional Manager
 U.P. State Industrial Development Corp. Ltd.
 Sahajpur.

For R.S. Infra Projects (P) Ltd.
[Signature]
 Director



05AA 715479

This Stamp Sheet of Rs. 10,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corp. and
 on Ltd. & M/s. R.S. Infra Projects (P) Ltd.
 for 99 years at a rental of Rs. 22,90/-
 for the 1st year & for Rs. 5725/-
 for the 2nd year & for Rs. 1145/-
 for the 3rd year & for Rs. 6484/-
 for the 4th year & for Rs. 6594210/-
 for the 5th year & for Rs. 13.14
 for the 6th year & for Rs. 13.14
 for the 7th year & for Rs. 13.14
 for the 8th year & for Rs. 13.14
 for the 9th year & for Rs. 13.14
 for the 10th year & for Rs. 13.14
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 for the 92nd year & for Rs. 13.14
 for the 93rd year & for Rs. 13.14
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 for the 95th year & for Rs. 13.14
 for the 96th year & for Rs. 13.14
 for the 97th year & for Rs. 13.14
 for the 98th year & for Rs. 13.14
 for the 99th year & for Rs. 13.14
 for the 100th year & for Rs. 13.14

For and on behalf of
 U.P. State Industrial Development Corp. Ltd.
 Kanpur.

For R.S. Infraprojects (P) Ltd.
 (Authorized Signatory)



05AA 715480

This Stamp Sheet of Rs. 10,000/-
 attached to the Lease Deed executed between
 U.P. State Industrial Development Corporation
 on Ltd. & M/s R.S. Infra Projects (P) Ltd.
 for 50 acres of land at P.O. 2290 = 20
 for 50 acres of land at P.O. 5725 = 50
 for 50 acres of land at P.O. 1147 = 20
 for 50 acres of land at P.O. 6489 = 20
 for 50 acres of land at P.O. 6594210/2
 for 50 acres of land at P.O. B-12/1
 for 50 acres of land at P.O. B-12/1
 for 50 acres of land at P.O. B-12/1

U.P. State Industrial Development Corp. Ltd.
 Gorakhpur.

For R.S. Infra Projects (P) Ltd.

(Authorized Signatory)

(Authorized Signatory)

भारतीय नैऋत्यार्थिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते
INDIA

उत्तर प्रदेश UTTAR PRADESH

B 907833

This Stamp Sheet of Rs. 1000 =
attached to the Lease deed executed between
U.P. State Industrial Development Corporation
Ltd. & M/s. R.S. Infra Projects (P) Ltd.
for 90 years term of Rs. 22.90 = 20
for the 30 years term of Rs. 5.25 = 50
for the 60 years term of Rs. 11.45 =
for the 90 years term of Rs. 11.45 =
total of Rs. 64.09 =
Rs. 65.94210/2 The premium of
Rs. 65.94210/2 Plot No. B-141
situated at Kanpur, Site-
Distt. - Kanpur

For R.S. Infra Projects (P) Ltd.
Authorized Signatory

For R.S. Infra Projects (P) Ltd.
Authorized Signatory

For R.S. Infra Projects (P) Ltd.
Authorized Signatory

(Authorised Signatory)

U. P. State Industrial
Development Corporation Ltd.

मैतल आर0एस0 स्टील

द्वारा श्री ओम अवतार भागोदार

डब्लू 10/45, मैनिफेस्ट कार्ड,

नई-दिल्ली



पंजीकृत/पायतो

Regional Office :
C.F.C. Building,
Industrial Area, Site-B
Surajpur - 201 306
(Distt. Gautam Budh Nagar)
Phone : 4560496
Fax : 4560596
Website : www.upsidc.com

022

Reference No.:

7323 /SIDC/

Dated 21-10-03

विषय:- भूखण्ड संख्या बी-12/1 और 0 के मुरजपुर साईट से
के सम्बन्ध में ।

महोदय,

उपरोक्त विषयक भूखण्ड के निष्पादित पट्टा बिलेख दिनांक
10-9-03 को छाया प्रकृत इस अनुरोध के साथ संलग्न करके प्रेषित की जा
रही है कि कृपया निगम के अवर अभियन्ता से दिनांक 29-10-03 को
भूखण्ड का कब्जा प्राप्त करना सुनिश्चित करें

संलग्नक-यथोक्त

भ वदोय

क्षेत्रीय प्रबन्धक

प्रतिलिपि:- श्री रामलाल शर्मा अवर अभियन्ता को इस निर्देश के साथ
प्रेषित कि कृपया निर्धारित तिथि को कब्जा प्रदान करके
अनुपालन आख्या प्रस्तुत करें

क्षेत्रीय प्रबन्धक

For R.S. Infraprojects Pvt. Ltd.

(Authorised Signatory)

मै0 आर. एस. स्टील वर्क्स(साझेदारी फर्म),
कॉम्प्लू-10/43, सैनिक फार्म,
नई दिल्ली

संदर्भ संख्या 3740

/एसआईडीसी/

दिनांक : 03-7-06

विषय: भूखण्ड संख्या बी-12/1, जौ0बे0 सूरजपुर, साईट सी के संविधान परिवर्तन के सम्बन्ध में।

भवदीय,

कृपया अपने पत्र दिनांक 06.03.2006 का संदर्भ लेने का कष्ट करें जिसके द्वारा उपरोक्त भूखण्ड का संविधान परिवर्तन साझेदारी फर्म से प्रा0 लि0 कम्पनी मै0 आर. एस. इन्फ्राप्रोजेक्ट प्रा0 लि0 के पक्ष में किये जाने का अनुरोध किया है।

उक्त के संदर्भ में आपके अनुरोध को स्वीकार करते हुये बिना लेवी के संविधान परिवर्तन मै0 आर. एस. स्टील वर्क्स(साझेदारी फर्म) से मै0 आर. एस. इन्फ्राप्रोजेक्ट प्रा0 लि0 निम्न शर्तों पर किये जाने की अनुमति दी जाती है:-

1. मै0 आर. एस. स्टील वर्क्स(साझेदारी फर्म) के मूल साझेदार श्री ओम अवतार एव श्रीमती तारा रानी अपने पारिवारिक सदस्यों के साथ पुर्नगठित कम्पनी मै0 आर. एस. इन्फ्राप्रोजेक्ट प्रा0 लि0 में 51% अंशधारिता बनाये रखेंगे जिसे कम नहीं किया जा सकेगा।
2. आवंटन पत्रांक 3810 दिनांक 28.06.2003 की अन्य सभी शर्तें यथावत् रहेंगी।
3. किसी भी तरह का संविधान परिवर्तन व अंशपूँजी में परिवर्तन बिना निगम के पूर्व अनुमति लिये नहीं किया जा सकेगा, अन्यथा भूखण्ड के निरस्तीकरण की कार्यवाही की जायेगी।
4. निगम के सभी देयों का भुगतान समय-समय पर करना होगा।

कृपया 07 दिनों के अन्दर उपरोक्त शर्तों पर अपनी सहमति भेजने का कष्ट करें।

भवदीय,

क्षेत्रीय प्रबन्धक

दिनांक :

संख्या

/एसआईडीसी/

प्रतिलिपि:- मुख्य प्रबन्धक(औ0क्षे0), उ0प्र0रा0औ0वि0नि0लि0, ए-1/4, लखनपुर, कानपुर- को सूचनार्थ कि अधीशाधी अभियन्ता, निर्माण खण्ड-द्वितीय, गाजियाबाद ने अपने पत्रांक 378 दिनांक 27.06.2006 द्वारा उपरोक्त भूखण्ड पर अच्छादित क्षेत्रफल 26.35% अवगत कराया गया है। जैसे दिशा निर्देश आपने अपने पत्र संख्या 684 दिनांक 19.06.2006 द्वारा दिये हैं, के संदर्भ में सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

For R.S. Infraprojects Pvt. Ltd.

(Authorised Signatory)

क्षेत्रीय प्रबन्धक

उत्तर प्रदेश स्टेट इण्डस्ट्रियल
डेवलपमेन्ट कारपोरेशन लिमिटेड.
क्षेत्रीय प्रबन्धक
स0प्र0रा0औ0वि0नि0लि0.
सूरजपुर।



फैक्स द्वारा

सूपीएसआईसीसी कॉम्प्लेक्स
A-1/4, लखनपुर
पोस्ट बॉक्स नं० 1050
कानपुर - 208 024
दूरभाष : 2582851-53 (PBX)
फैक्स : (0512) 2580797
वेबसाइट: www.upsidc.com
ई मेल : feedback@upsidc.com

संदर्भ संख्या 69.6

एसआईसीसी//A/ISRJ-C/B-711

दिनांक 19/6/06

विषय:- भूखण्ड संख्या बी-12/1, सूरजपुर-सी

कृपया उपरोक्त विषयक भूखण्ड के सन्दर्भ में प्रेषित अपने पत्र संख्या 11106 दि० 29.3.06 एवं पत्र संख्या 972 दि० 08.5.06 का सन्दर्भ ग्रहण करने का कष्ट करें।

तत्क्रम में सम्यक विचारोपरान्त आप द्वारा प्रेषित प्रपत्रों एवं संस्तुतियों को दृष्टिगत करते हुये मै० आर० एस० रटील वर्कर को निगम की नीति के अनुसार बिना लेवी के मै० आर० एस० इन्फ्रा प्रोजेक्ट्स प्रा० लि० में संविधान परिवर्तन की स्वीकृति मुख्य अभियन्ता (परियोजना), द्वारा इस प्रतिबन्ध के साथ स्वीकृत की गयी है कि आवंटी फर्म के साझेदार 51 प्रतिशत अंशधारिता बनाये रखेंगे। साथ ही चूँकि आपके पत्र में आच्छादित क्षेत्रफल का विवरण नहीं था एवं भूखण्ड के Non vacant की परिधि में आने के लिये 5 प्रतिशत निर्माण होना आवश्यक होता है जिसके होने का उल्लेख आवंटी के प्रपत्र में था के क्रम में यह निर्देश दिये गये है कि क्षेत्रीय कार्यालय द्वारा संविधान परिवर्तन विषयक पत्र निर्गत करने से पूर्व सम्बन्धित अधिशासी अभियन्ता द्वारा आच्छादित क्षेत्रफल का नाप अपने रागक्ष कराना सुनिश्चित करेंगे।

मुख्य प्रबन्धक (औ० क्षेत्र०)

संख्या एसआईसीसी-आईए-

दि०

प्रतिलिपि श्री प्रदीप शर्मा, अधिशासी अभियन्ता, निर्माण खण्ड-2 को इस अनुरोध के साथ प्रेषित है कि वे सम्बन्धित भूखण्ड के आच्छादित क्षेत्रफल की नाप स्वयं कराना सुनिश्चित करेंगे।

For R.S. Infraprojects Pvt. Ltd.

(Authorised Signatory)

मुख्य प्रबन्धक (औ० क्षेत्र०)

In Continuation of Previous Licence
No. 2945 Dated 30-10-04 Enforces
From 14-10-04 and renewed Upto 31-12-04

[RULE 7 (1)]

Registration No. रजिस्ट्र-2945 Fee Rs. 5500/-
Serial No. L.F. 1375/-

This licence shall remain in force till 31-12-2007 unless further renewed

The 74/2/5 199 .

Assistant Director of Factories, U. P.

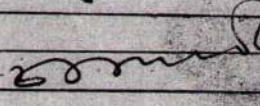
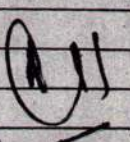
सहायक निदेशक कारखाना उ० व०

Description of the Licensed Premises

The licensed Premises shown on plan no.

estimated in मेसर्स - जार. एस. एंड. कं. and consist of

साइट-सी. ६०५, पेरिया, सरनपुर, बालगंगाधरनगर
(कारखाना मपन जैसा कि मानचित्र में दर्शाया गया है)

Date of renewal	Date of expiry	Fee	Signature of Licensing Authority
	2	3	4
01 जनवरी 2008	31 दिसम्बर 2008	रु० 5500/-	
01 जनवरी 2009	31 दिसम्बर 2009	रु० 5500/-	सहायक निदेशक कारखाना उ० प्र० नोएडा क्षेत्र नोएडा पो० बसर
1st January 2010	31st December 2010	Rs. 5500/-	सहायक निदेशक कारखाना, उ० प्र०
Licence Valid upto 500 workers	500 H.P. only		
Amendd. fee	Rs. 10/-		
1st January 2011	31st December 2011	Rs. 9600/-	
1st January 2012	31st December 2012	Rs. 9600/-	सहायक निदेशक कारखाना, उ० प्र०
1st January 2013	31st December 2013	Rs. 9600/-	सहायक निदेशक कारखाना, उ० प्र०

PSUP-6 Karkhana-6.11.'99 Misc. Form no. 250-R-500, (J)

For R.S. Infraprojects Pvt. Ltd.

(Authorised Signatory)