

Deed no 3104/08



झारखण्ड JHARKHAND

00AA 905034

Deed no-3104/08

Certified to be
a true copy

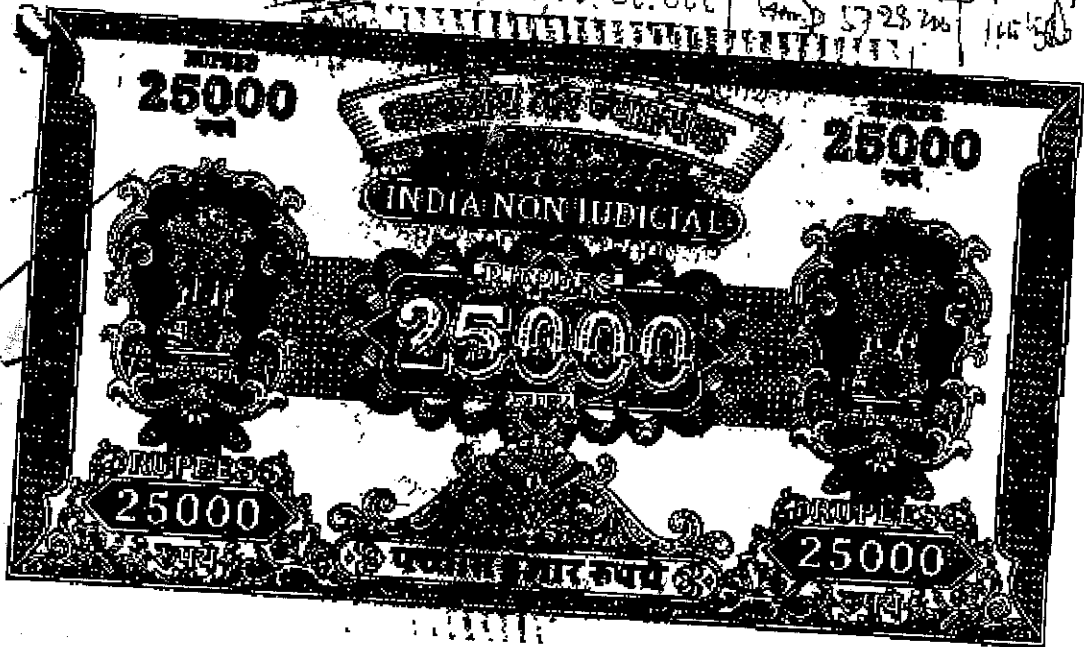
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01/06/08

जिला अफसर निवासी
महाप्रकला-सरसावां

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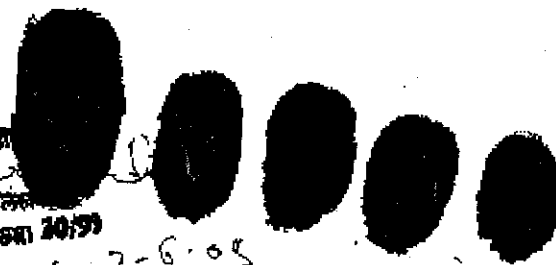
Rs. 1430.00 (Am) 17/28/08 0.3104



म. ११ के अधीन प्रत्य
म. ११ के अधीन प्रत्य
११ के अधीन प्रत्य
११ के अधीन प्रत्य
११ के अधीन प्रत्य

दस्तावेज की संख्या

02DD 743832



Grown Shankar Prasad. 2-6-08

Adityapur Ind. Area Dev. Authority
Adityapur

THIS LEASE DEED is executed this 2nd day of June, 2008 at Adityapur

By and among

The Adityapur Industrial Area Development Authority (AIADA), an authority constituted under the Jharkhand Industrial Area Development Authority Act 2001 having its office at Vikas Bhawan, Adityapur 831013 acting

FORUM INFRASTRUCTURE PVT. LTD.
Director



FORUM PROJECTS PRIVATE LTD.
Director

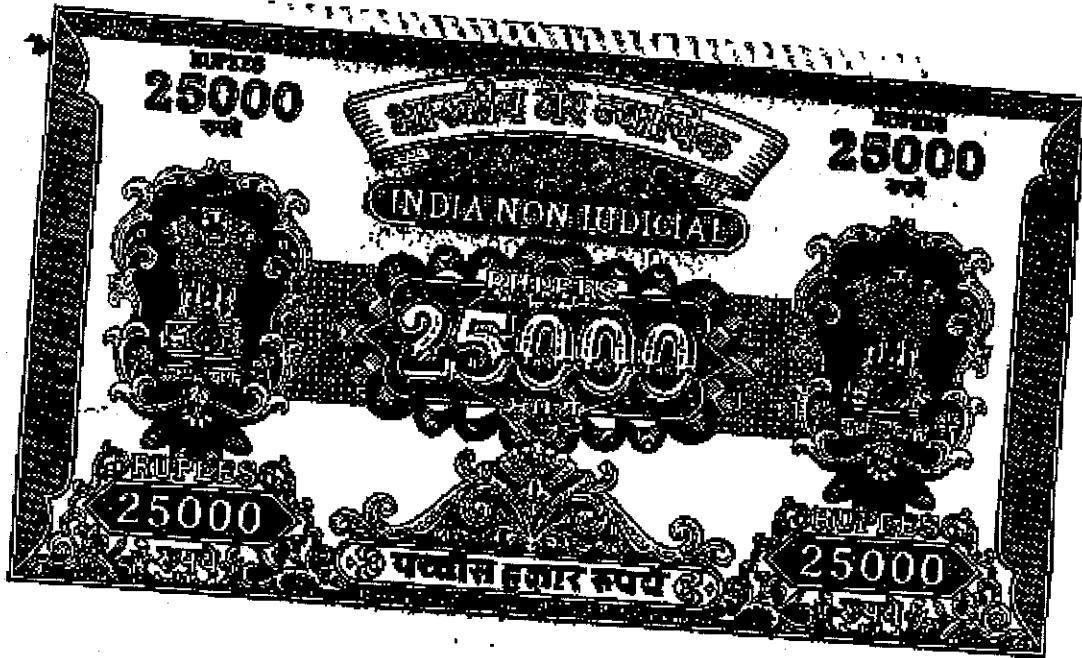
For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director

जिला उद्यम निबंधक

जिला - बरसात

24/6/08



02DD 743831

through its Managing Director (hereinafter called the "Lessor" which expression shall include its successors and assigns),

[Signature]
Secretary

Adityapur Ind. Area Development Authority
Adityapur

And

M/s. Forum Infrastructure Private Limited a company incorporated under the Companies Act, 1956 and having its registered office at 4/1, Red Cross Place,

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director



जिला उद्योग निबंधक
सहायकता-बरसात
[Signature]
24/6/08



02DD 743830

Kolkata-700001 acting through its Director duly authorised in this behalf vide Board Resolution dated 23.03.2007 (hereinafter called the "lessee" which expression shall include its successors and assigns);

Secretary
Adityapur Ind. Area Dev Authority
Adityapur

And

M/s Forum Projects Private Limited, a company incorporated under the

FORUM INFRASTRUCTURE PVT. LTD.

Director

[Signature]

FORUM PROJECTS PRIVATE LTD
[Signature]
Director

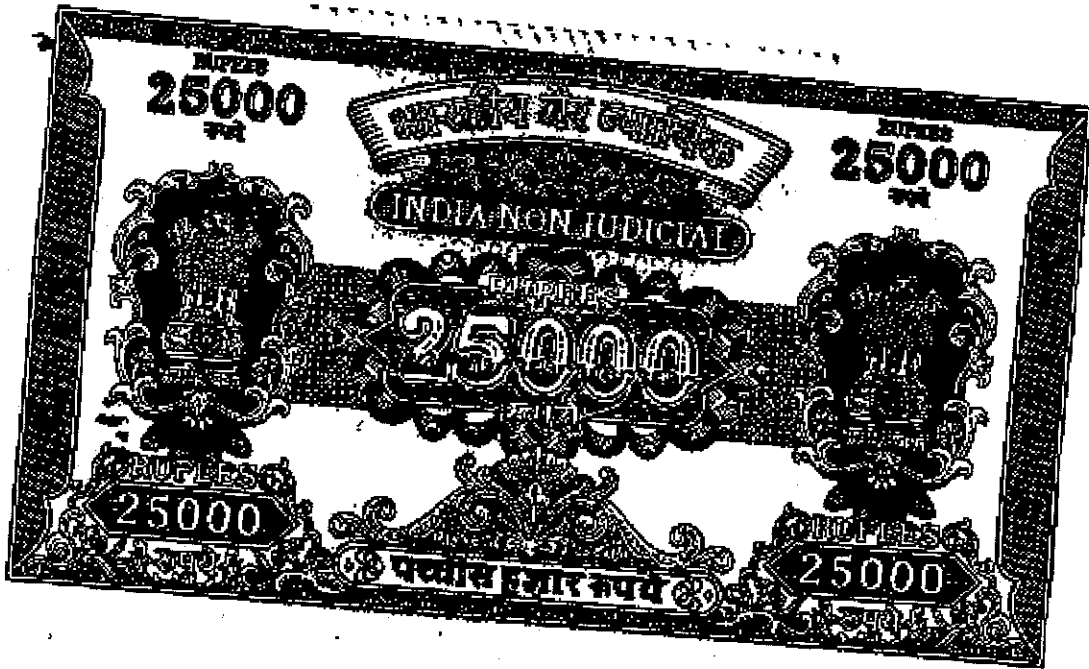
Forum Shipping Mall Pvt. Ltd
[Signature]
Director

For General Advertising Pvt. Ltd.
[Signature]
Director



जिला उद्योग निबंधक

आ - अदित्यपुर
[Signature]



02DD 743829

Companies Act, 1956 and having its registered office at 4/1, Red Cross Place,
Kolkata-700001 acting through its Director duly authorised in this behalf vide

Board Resolution dated 23.03.2007

Adityapur Ind. Area Dev. Authority
Adityapur

And

M/s Genesis Advertising Private Limited, a company incorporated under the

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD

[Signature]

Director

Forum Shopping Mall Pvt. Ltd.

[Signature]

Director

For Genesis Advertising Pvt. Ltd.

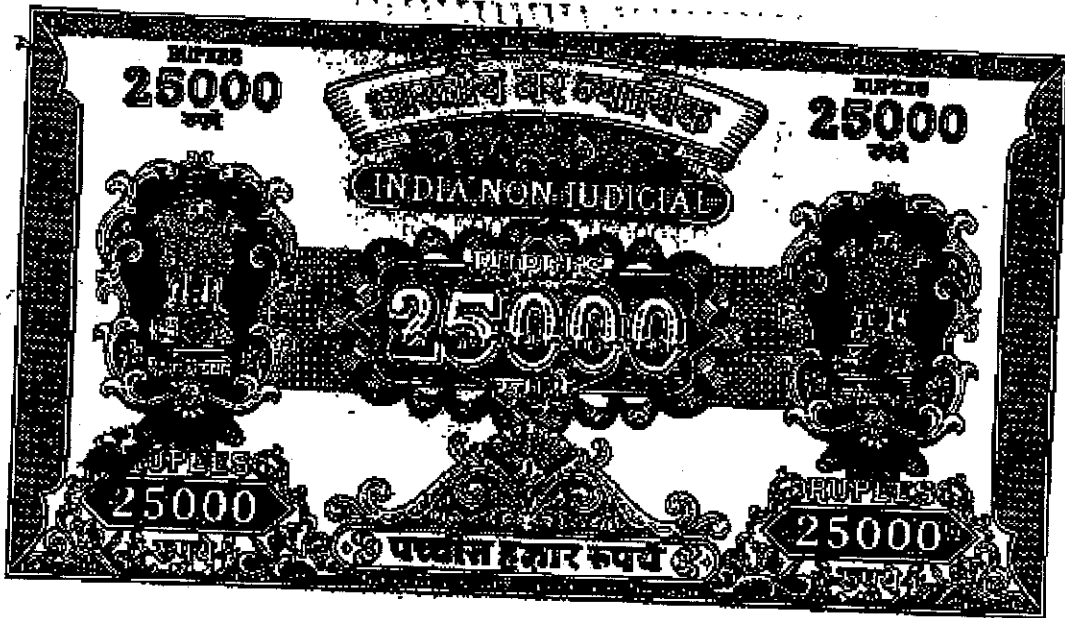
[Signature]
Director



जिला न्याय निबंधक

सहायक न्याय निबंधक

[Signature]
14/6/08



02DD 743828

Companies Act, 1956 and having its registered office at 7, Sarat Bose Road, Kolkata-700020 acting through its Director duly authorised in this behalf vide Board Resolution dated 23.03.2007

Secretary
Secretary

Adityapur Ind Area Dev Authority
Adityapur

And

M/s Forum Shopping Mall Private Limited (Formerly: M/s. Namrata

FORUM INFRASTRUCTURE PVT. LTD.

Director

Director

FORUM PROJECTS PRIVATE LTD.

Director
Director

Forum Shopping Mall Pvt. Ltd.

Director
Director

For Genesis Advertising Pvt. Ltd.

Director
Director



जिला अवर निबंधक

सुभाषकला सरापागं

Signature
24/6/08



02DD 743827

Trading Private Limited), a company incorporated under the Companies Act, 1956 and having its registered office at "Forum", 10/3, Lala Lajpat Rai Sarani, Kolkata-700020 acting through its Director duly authorised in this behalf vide Board Resolution dated 23.03.2017 (the Companies M/s Forum Projects Private Limited, M/s Genesis Advertising Private Limited and M/s Forum Shopping Mall Private Limited hereinafter together called the "Preferred Bidder" which expression shall include its successors and assigns).

FORUM INFRASTRUCTURE PVT. LTD.

Secret
Director

FORUM PROJECTS PRIVATE LTD.

Secret
Director

Forum Shopping Mall Pvt. Ltd.

Secret
Director

For Genesis Advertising Pvt. Ltd.

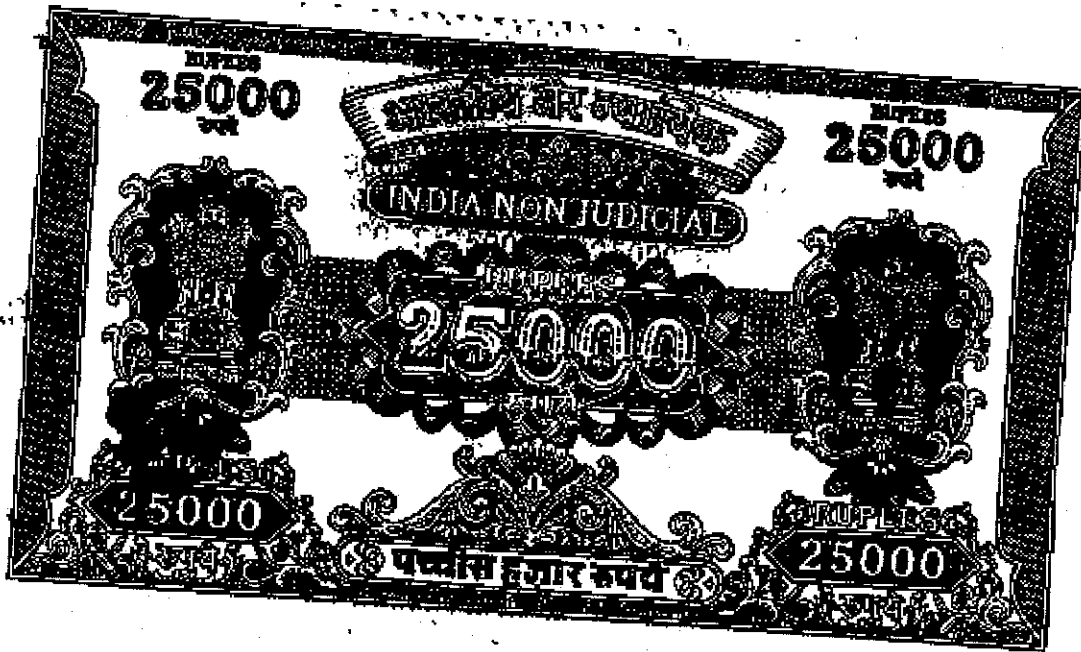
Secret
Director



जिला एवं निबंधक

सायकला-कलकता

Secret
24/01/18



02DD 743826

7

WHEREAS:

1. The Lessor (AIADA) is the absolute owner of the commercial plot of land bearing nos. A-1, A-2, A-3, A-4, A-5, B-1, B-2, B-3, B-4, B-5, C-2(Part), C-3, C-4, C-5, C-6, C-7, C-8, C-9, NS-1, NS-3(Part), NS-9, NS-10, NS-11, NS-12, NS-13, NS-14, NS-15(Part), NS-61, NS-62(Part), NS-63, NS-64(Part) admeasuring about 21.70 acres, situated at Adityapur, more

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

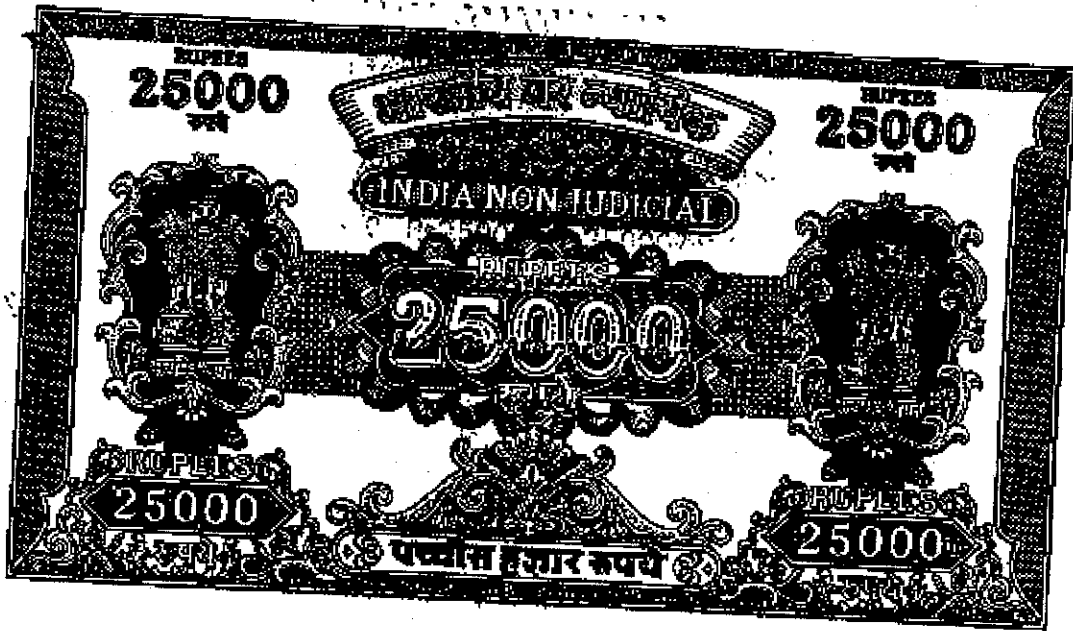
[Signature]
Director

For Genesis Advertising Pvt Ltd.

[Signature]
Director



आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकरण
आदित्यपुर - बरनावा
[Signature]
24/01/08



02DD 743825

particularly described in Schedule I hereunder and shown delineated by red colour boundary line on the site plan annexed thereto (hereinafter the "Demised Plot").

Secretary
Adityapur Ind. Area Dev
Adityapur

- The Lessor has decided to grant the leasehold rights of the Demised Plot for a period of ninety years for the purpose of construction of the

FORUM INFRASTRUCTURE PVT. LTD.

Director

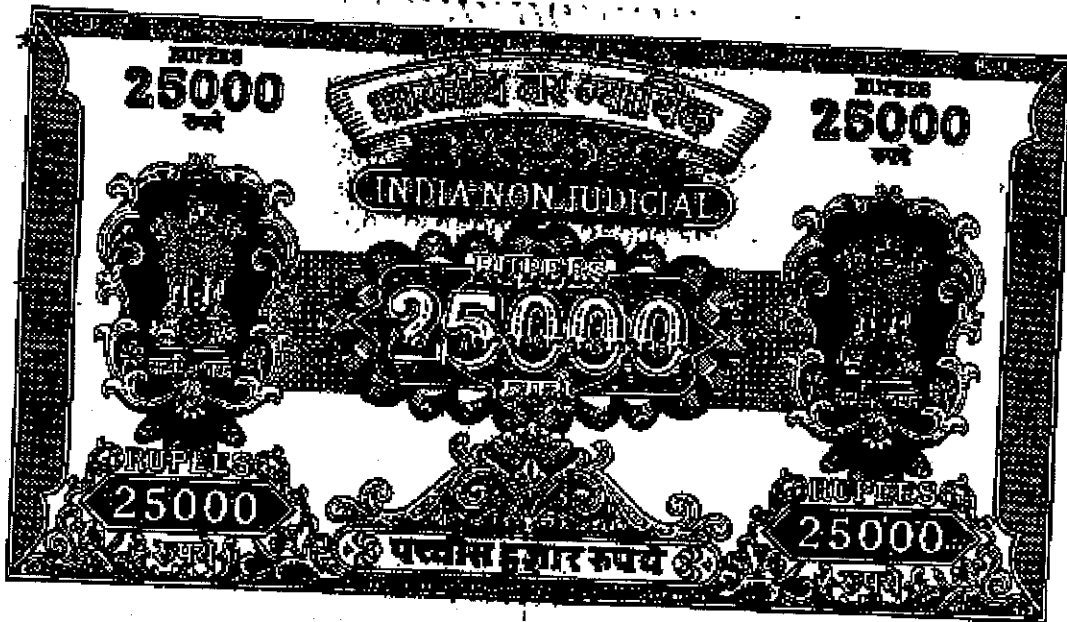
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
सहायक नगरपालिका
[Signature]
02/01/08



02DD 743824

Adityapur City Centre: thereat, comprising Star Hotel, Club, Medical Centre/Hospital, Multiplex and Retail/Shopping Mall. Residential accommodation for the employees of Forum Infrastructure Pvt. Ltd as well as all the operators, entrepreneurs and service providers of the Adityapur City Centre and also the associates, employees of operators, entrepreneurs and service providers engaged with Adityapur City Centre

Secretary
Adityapur Ind Area Dev
Authority

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

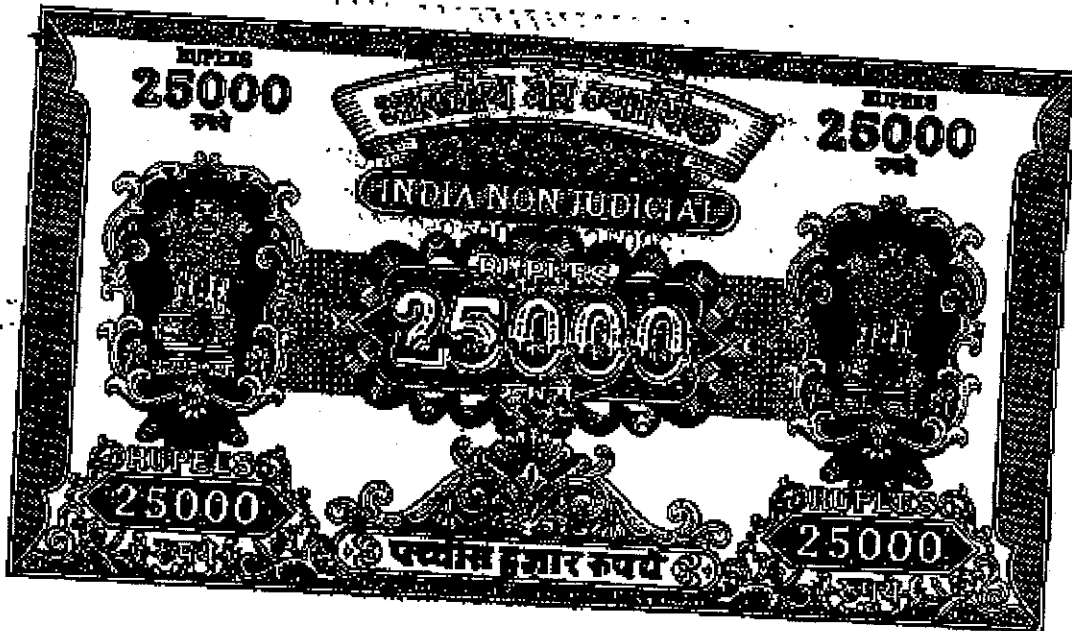
For Genesis Advertising Pvt. Ltd.

Director



जिला पंचायत निबन्धक
सहायक निबन्धक

28/11/08



0200 743823

on Lease/Sub-lease basis for a total built up area not exceeding 20% of the gross built up area of the facilities within City Centre and Office, with the support infrastructure and utilities (hereinafter the "Facilities", more particularly detailed in RIP Vol I Clause 1.6 and residential accommodation) with each such Facility being constructed more or less on the plot earmarked for it, as shown in the said site plan with further

Secretary
Adityapur Ind. Area Dev
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

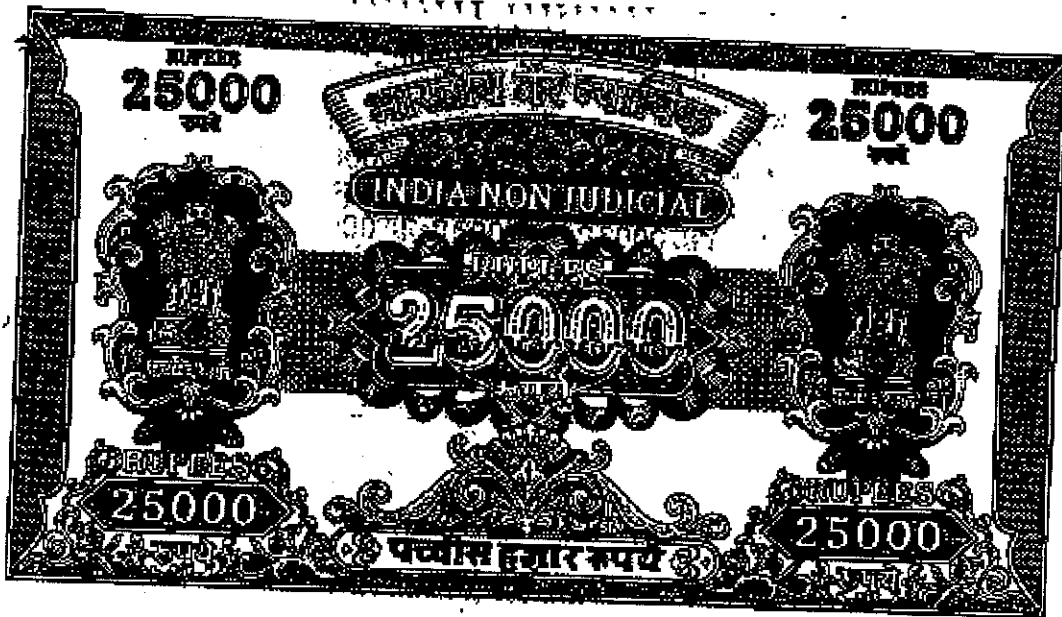
[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला उद्योग निदेशक
महायुक्ता नरसिंहा
[Signature]



02DD 743822

inclusion of residential accommodation, together with site development, the landscaping, parking spaces and other structures, infrastructure, facilities, amenities and all types of works in accordance with the Development Controls and Guidelines, annexed hereto as Schedule II. the applicable laws, the terms of clearances, approvals, no-objection certificates and permissions etc. including environmental clearances from

Secretary
Adityapur Ind Area Dev Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

[Signature]

Director

Forum Shopping Mall Pvt. Ltd.

[Signature]

Director

For Genesis Advertising Pvt. Ltd.

[Signature]

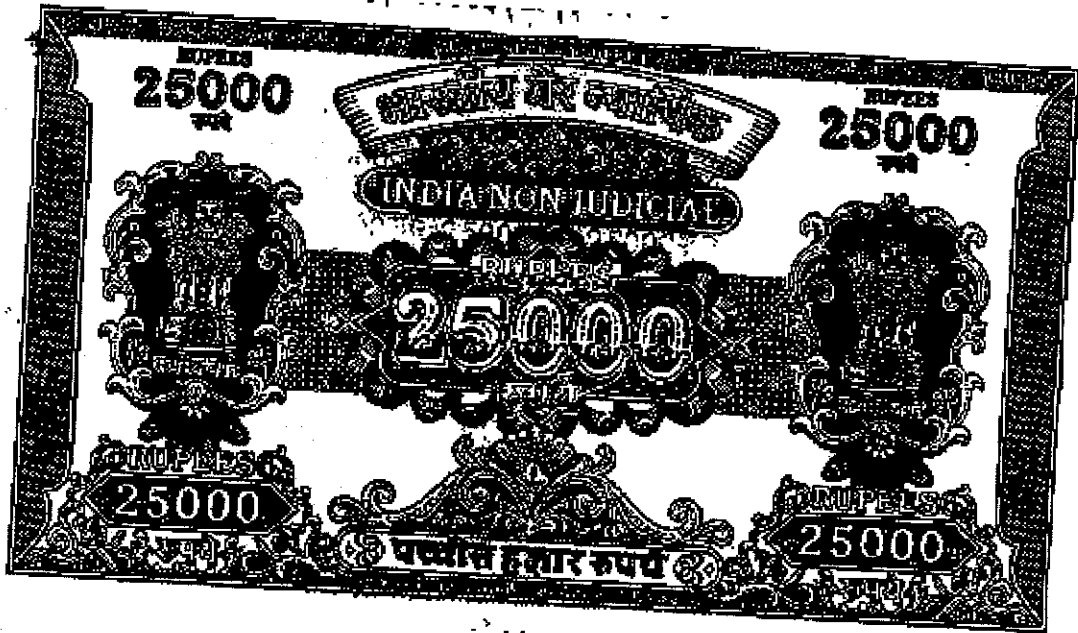
Director



जिन्हा कार्यालय जिन्हा कार्यालय

मराठवाडा राज्यात

[Signature]



0200 743821

the State Pollution Control Board and the Ministry of Environment,
Government of India (hereinafter the "Applicable Permits") and good
industry practice (hereinafter the "Project" or the "Adityapur City
Centre" or the "City Centre").

Secretary
Adityapur Ind Area Dev. Authority
Adityapur

3. The Lessor invited bids for the Project vide its Request For Proposal

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS Private Ltd.
[Signature]
Director

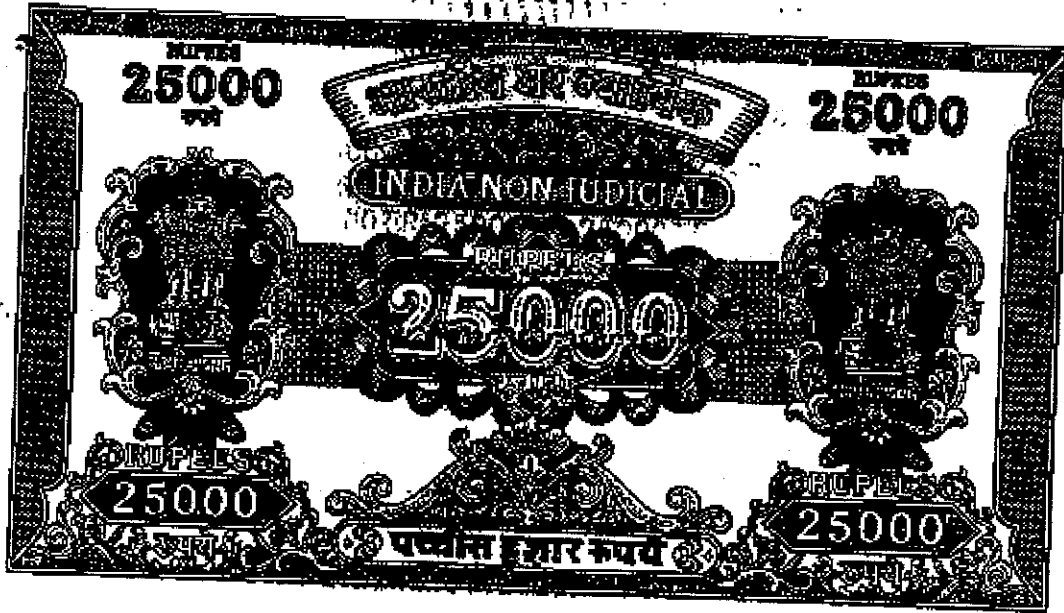
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genasis Advertising Pvt. Ltd.
[Signature]
Director



जिला पंचायत बिलासपुर
साविकंका कार्यालय

[Signature]



02DD 743820

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

(hereinafter the "RFP") dated 04.09.2006 The bid dated 14.10.2006 offered by the Lessee being the highest bid has been accepted by the Lessor vide its Letter of Acceptance dated 14.12.2006 on the terms and conditions set forth therein.

4. The Lessor is desirous of giving the Demised Plot on lease and the Lessee

FORUM INFRASTRUCTURE PVT. LTD.
Director

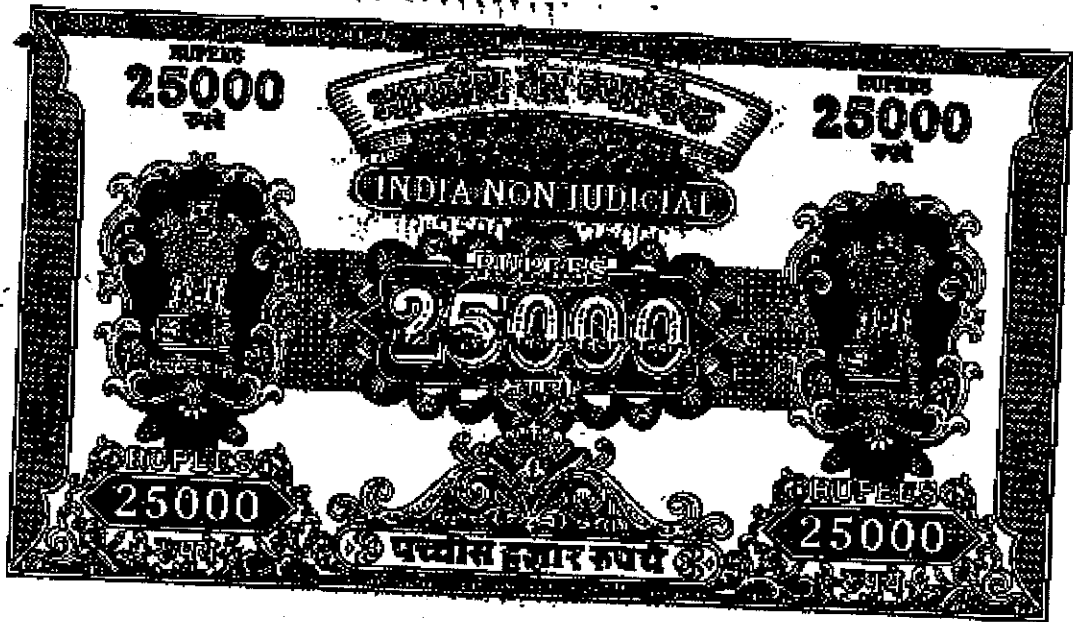
FORUM PROJECTS PRIVATE LTD.
Director

For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director



जिला जबर निष्पन्न
सरावकवा, कामावां
24/07/06



0200 743819

is desirous of taking the Demised Plot on lease for a ninety year period for the purpose of implementing the Project thereat in accordance with the terms and conditions set out in this lease agreement (hereinafter the "Lease Deed" or "Deed", which term means, unless the context otherwise requires, this agreement, including the recitals and schedules to it, as amended or modified by the Parties in accordance with the

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

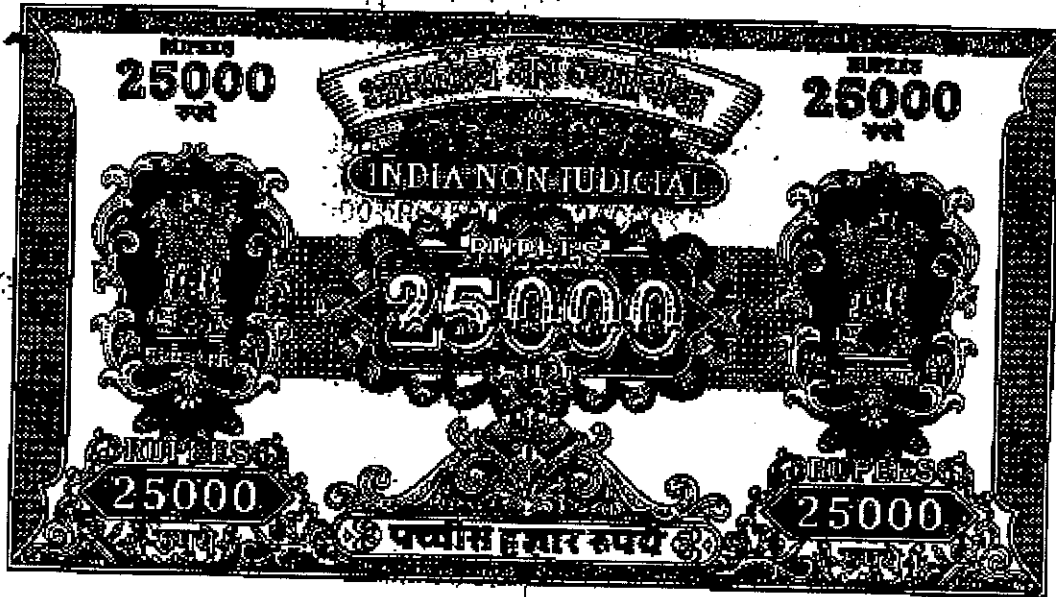
FORUM PROJECTS PRIVATE LTD.
Director

For Gancsis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director



निरा निरुद्ध
सहायक न्यायाधीश
2/10/08



02DD 743818

provisions hereof, the bid submitted by the Lessee and the RFP issued by the Lessor)

Schwartz
Adityapur Ind. Area Dev Authority
Adityapur

- The Preferred Bidder/Lessee has paid to the Lessor the entire amount of lease premium by bank draft drawn on State Bank of India, Industrial Finance Branch, Kolkata in two installments on 24th January, 2007 and

FORUM INFRASTRUCTURE PVT. LTD.

Director

acch

FORUM PROJECTS PRIVATE LTD.

acch

Director

Forum Shopping Mall Pvt Ltd.

acch

Director

For Genesis Advertising Pvt. Ltd.

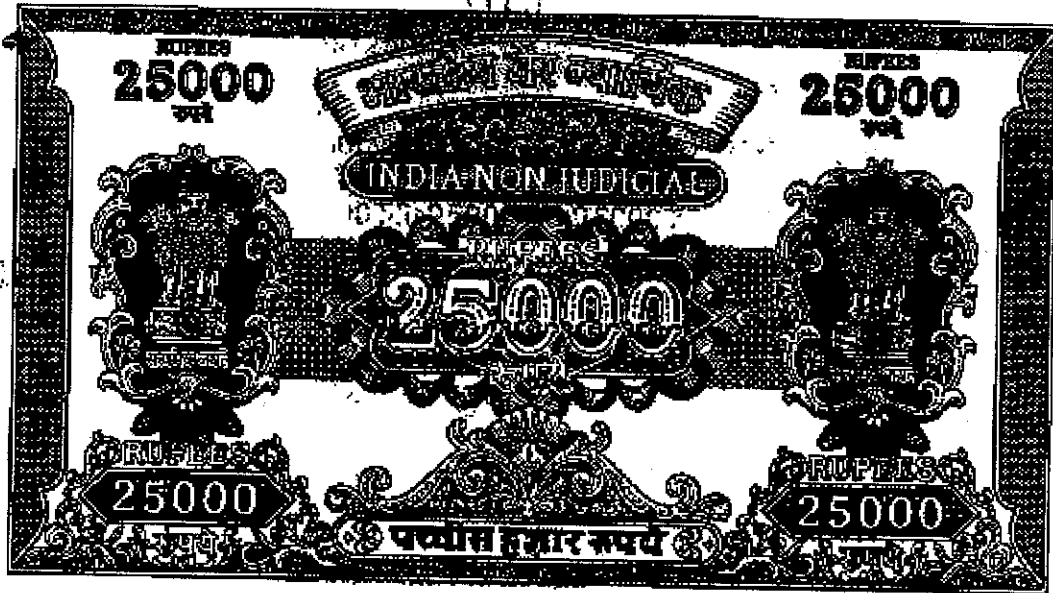
Gen

Director



जिला कलेक्टर
सरायकेला, सरायावाँ

Man
21/01/08



02DD 743817

15th October, 2007 amounting to Rs. 5,56,00,000/- (Rupees Five crores fifty six lacs only) and Rs. 5,56,00,000/- (Rupees Five crores fifty six lacs only) respectively totaling to Rs. 11,12,00,000/- (Rupees Eleven crores twelve lacs only), the receipt of which the Lessor acknowledges

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

6. Lessee has already paid project development fees of Rs. 1,51,03,014/-

FORUM INFRASTRUCTURE PVT. LTD.
Director

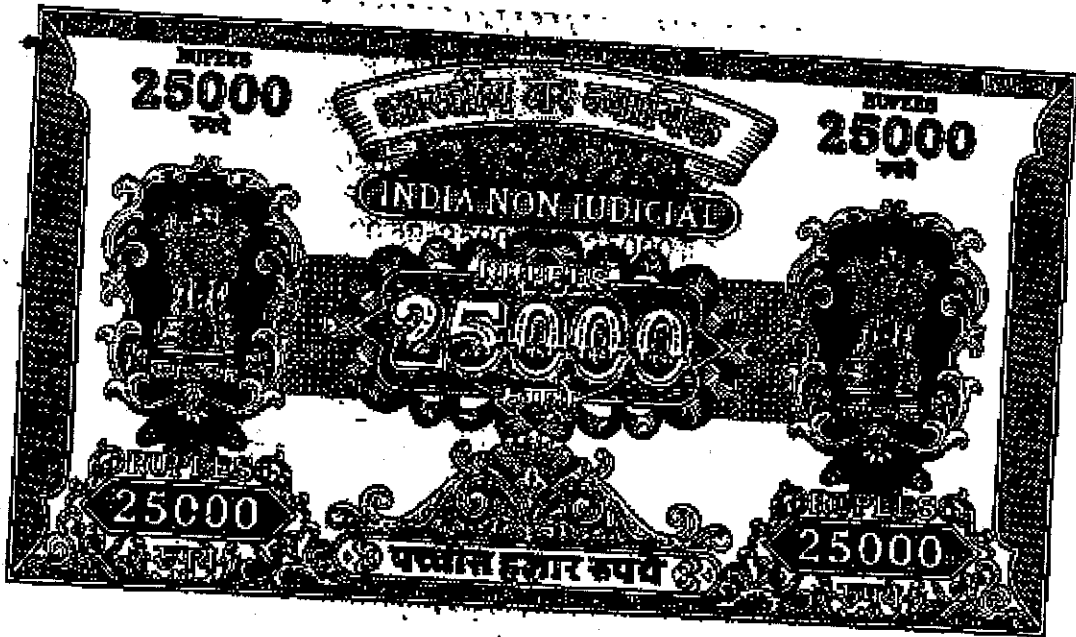
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला न्याय निवासीक
समाप्तता समाप्त
22/10/08



02DD 743816

(Rupees one crore fifty one lac three thousand and fourteen Only) to
 Secretary H&FS Infrastructure Development Corporation Limited for and on behalf
 Adityapur Ind. Area Dev. Authority of the Lessor as a precondition to the execution of this lease deed. The
 Adityapur Lessor has agreed to execute this lease deed on terms, conditions and
 covenants set forth hereinafter.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



निम्नलिखित स्थानों पर
 प्रमाणित किया गया
[Signature]
 21/01/06



02DD 743815

NOW THIS INDENTURE WITNESSETH AS UNDER:

A. Demise of Demised Plot

Secretary
Adityapur Ind Area Dev
Adityapur

That in consideration of the amount of Rs.11,12,00,000/- (Rupees Eleven
lacs and twelve lacs only) paid towards the tendered lease premium in the
manner as stated hereinafter before the execution of these presents (the
receipt where of the Lessor hereby acknowledges) and of the rent

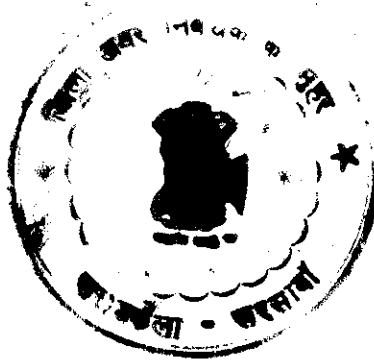
FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

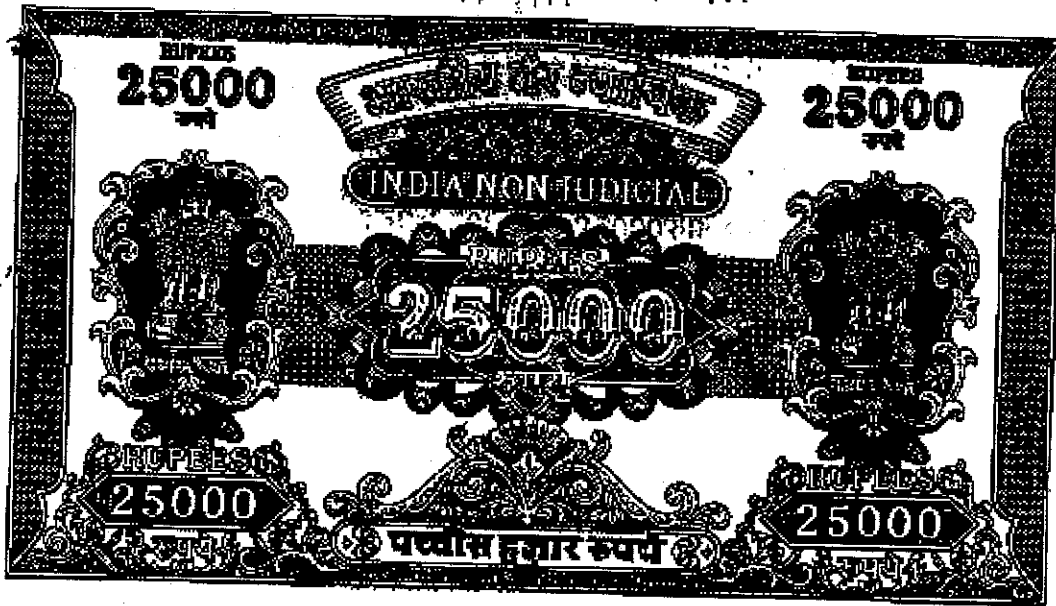
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

[Signature]
Director



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मालिक



0200 743844

hereinafter reserved and of the covenants on the part of the Lessee
 hereinafter contained, the Lessor doth hereby demise unto the Lessee, all
 Adityapur Ind. Area Dev. Authority
 Adityapur that Demised Plot bearing nos. A-1, A-2, A-3, A-4, A-5, B-1, B-2, B-3, B-
 4, B-5, C-2(Part), C-3, C-4, C-5, C-6, C-7, C-8, C-9, NS-1, NS-3(Part),
 NS-9, NS-10, NS-11, NS-12, NS-13, NS-14, NS-15(Part), NS-61, NS-
 62(Part), NS-63, NS-64(Part) in the lay-out plan of Schedule 1

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.

[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.

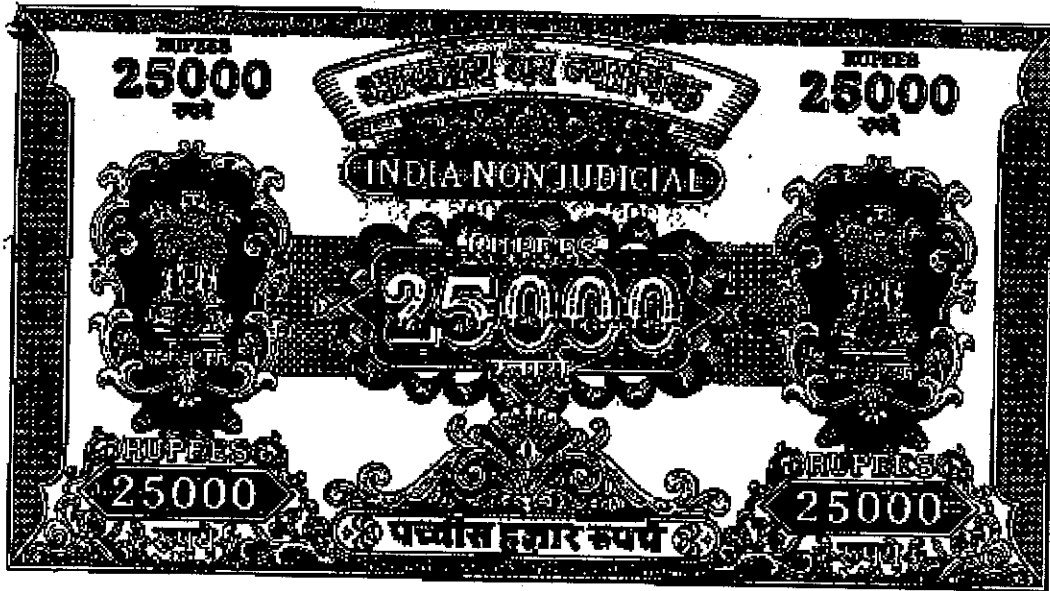
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.

[Signature]
 Director



जिला अवर निबंधक
 आदित्यपुर क्षेत्र
[Signature]
 24/01/08



02DD 743843

Adityapur
Adityapur
admeasuring an area of 87.845 square meters and to be used only for construction of the Adityapur City Centre. The Demised Plot is more particularly described in Schedule I hereunder written and with boundaries thereof for greater clearness have been delineated on the site plan annexed thereto and thereon coloured red, **TOGETHER** with all rights, easements and appurtenances whatsoever to the Demised Plot to be used only for the

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

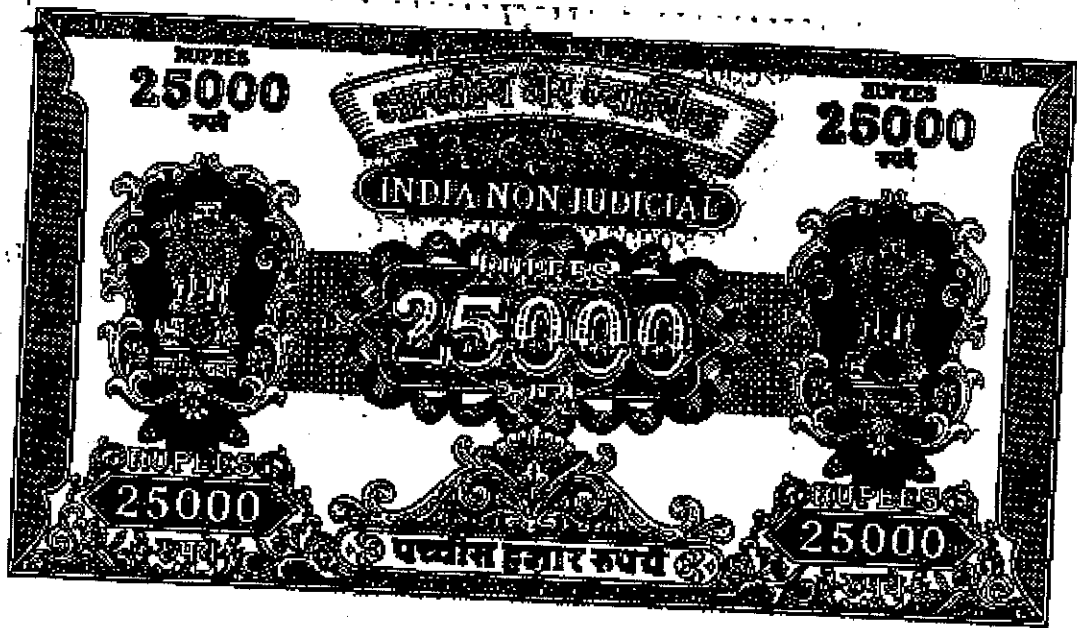
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला पंचायत लिखक
सायबल बाबासाहि
[Signature]
24/10/08



0200 743842

Adityapur Ind. P. Co. Ltd. Adityapur
 aforesaid purpose belonging or appertaining **TO HOLD** the Demised Plot
 unto the Lessee for a period of 90 (ninety) years from 2nd day of June,
 2008 yielding and paying therefore yearly rent payable in advance as
 follows:

- 1.5% of the Lease Premium per annum for Years 1 to 5
- 2.0% of the Lease premium per annum for Years 6 to 10

FORUM INFRASTRUCTURE PVT. LTD.

Direct
 Director

FORUM PROJECTS PRIVATE LTD.

Direct
 Director

Forum Shopping Mall Pvt. Ltd.

Direct

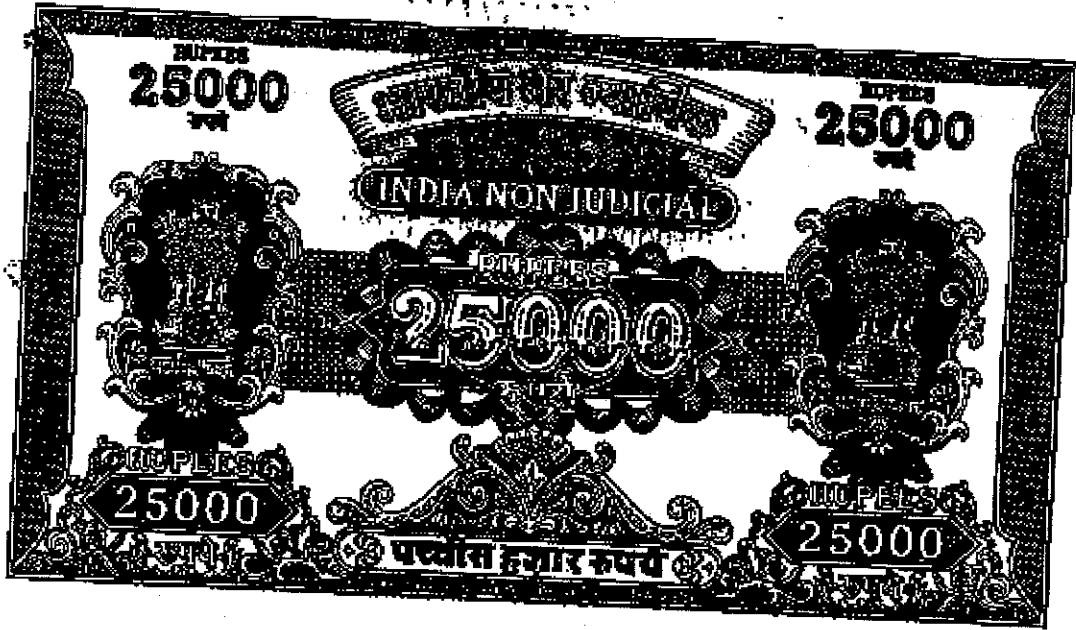
For Ganes Advertising Pvt. Ltd.

Direct
 Director



जिला उबर निबन्धक
 आडित्यापुर - बिरसा

Direct



0200 743841

- 2.5% of the Lease Premium per annum for Years 11 to 30
- 3.5% of the Lease Premium per annum for Years 31 to 60
- 5.0% of the Lease Premium per annum for Years 61 to 90

Adityapur
Adityapur

Rs. 83,40,000/- (Rupees eighty three lacs forty thousand only) lump sum for the first five years from 2nd day of June, 2008 to 1st day of June, 2013, which has been paid as an advance lease rental in single lump sum

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
आदिपुर

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24/06/08



02DD 743840

payment of Rupee 83,40,000/- (Rupees eighty three lacs forty thousand only) prior to the date of these presents (the receipt whereof the Lessor hereby acknowledges) and thereafter upfront and in advance in single lump sum payment for every block of five years (Year 6 to Year 10 and every subsequent block of five years thereafter during the Term of Lease) at least one month prior to the date of commencement of each of such block of five

Adityapur Ltd.

Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

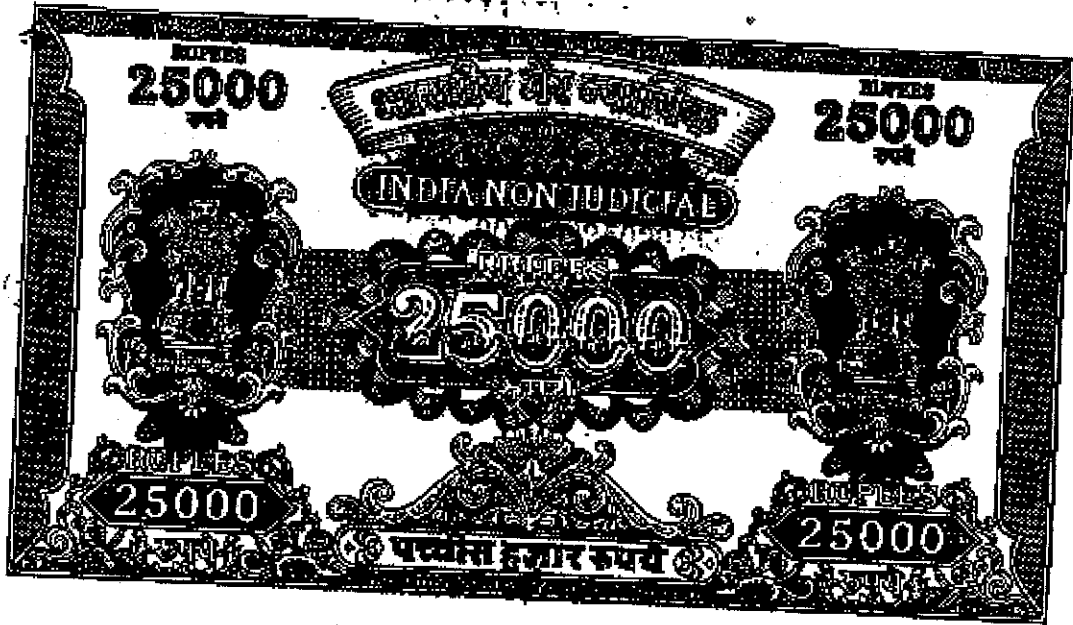
For Geneva's Advertising Pvt. Ltd.

[Signature]
Director



जिला नगर निगम
परायकेला बरवाला

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02DD 743839

years at the rate expressed as percent of the Lease Premium (the sum already paid and such other sum or sums hereafter to be paid towards Lease Premium under the covenant and conditions hereinafter contained) as shown above through cheque/demand draft in favour of the Lessor payable at Adityapur or at such other place as may be notified by the Lessor for this purpose from time to time. The first of such payment made

[Signature]
 Adityapur
 Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

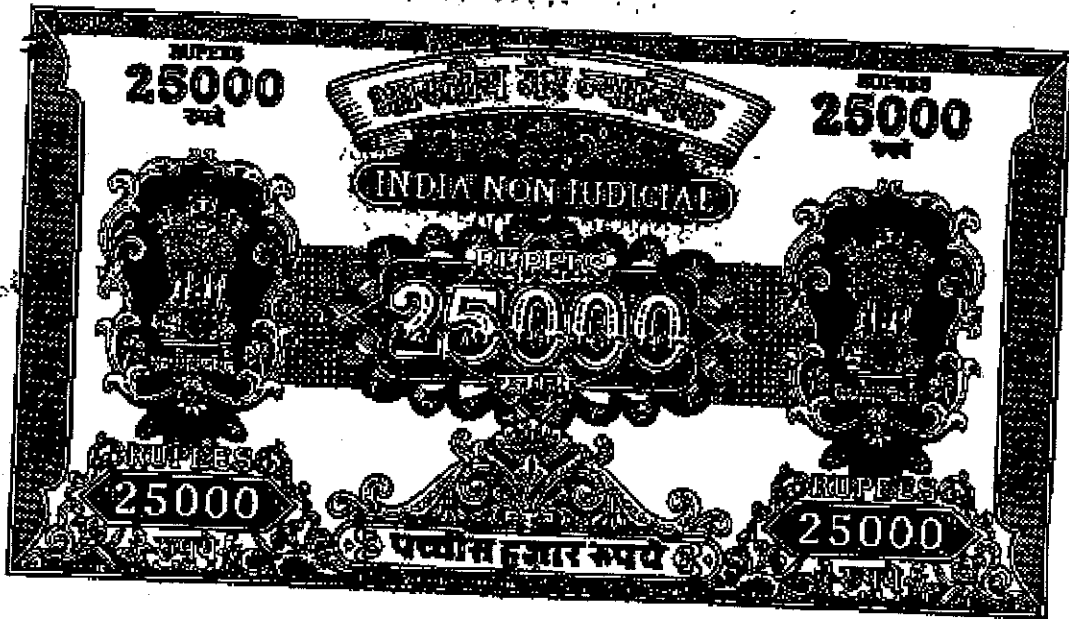
FORUM PROJECTS PRIVATE LTD
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



[Handwritten signature]
 24/06/08



02DD 743838

on the 24th day of January, 2007 and the rent amounting to Rs. 83,40,000/-
 (Rupees eighty three lacs forty thousand only, 1.5% of the Lease
 Premium, i.e. Rs. 83,40,000/- only) from 2nd day of June, 2008 to 1st day
 of June, 2013, paid before the execution of these presents.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
 Director

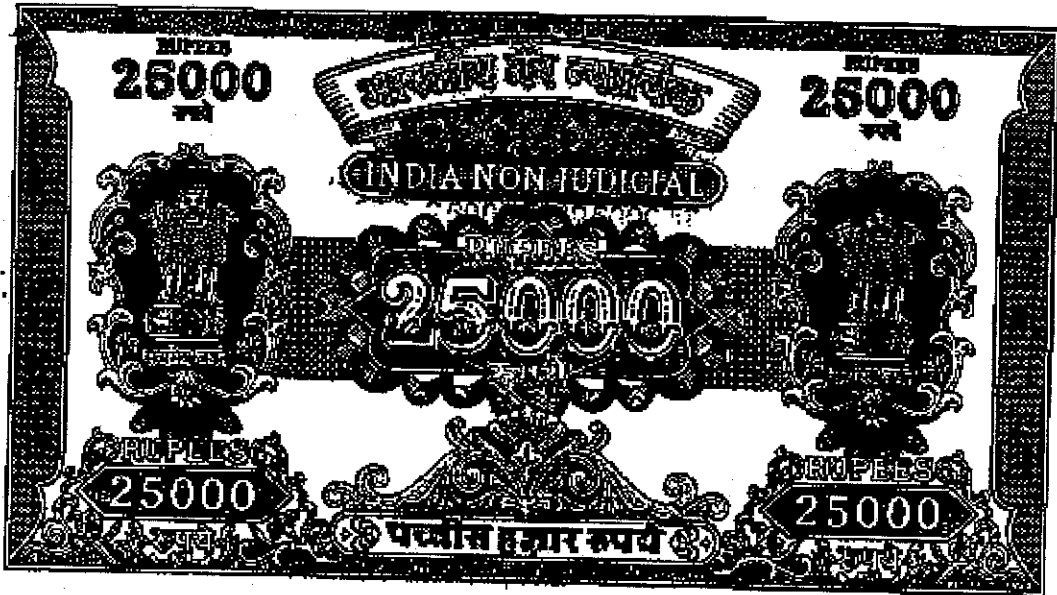
For Genesis Advertising Pvt. Ltd.

[Signature]
 Director



जिल्हा अधिका-री न्यायदफ्तार
 पंचायतला वरसावा

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0200 743837

B. Payment of Lease Premium

The Lessee has paid to the Lessor the entire Lease Premium of Rs.

Adityapur 11.12,00,000/- (Rupees Eleven crores twelve lacs only) in the following

manner:

FORUM INFRASTRUCTURE PVT. LTD.
Director

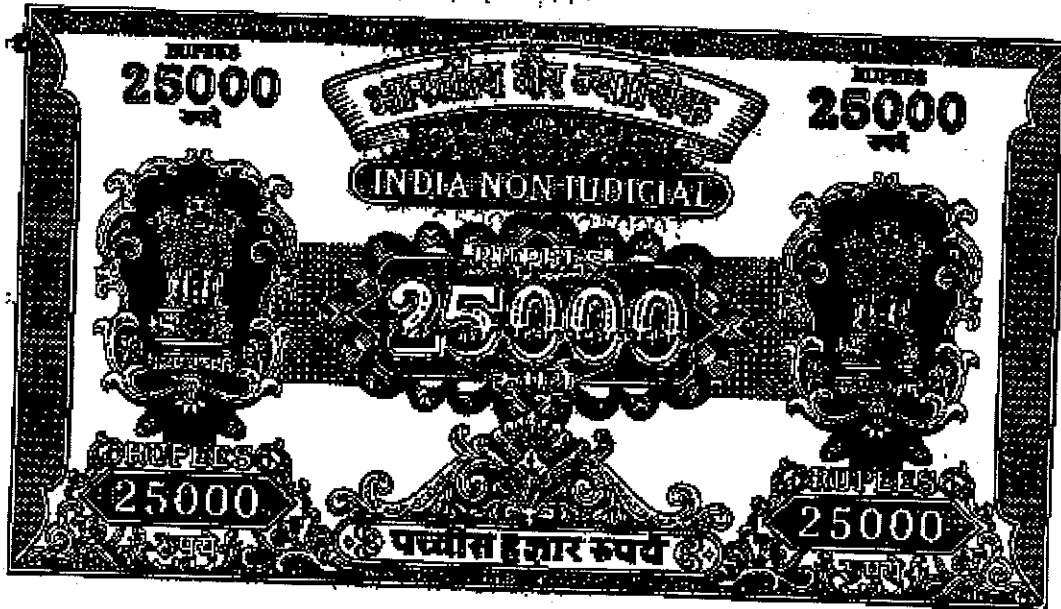
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



ನಿರ್ಮಾಣ ಕೆಲಸದ ವಿವರ
 ಸರ್ಕಾರದ ಸಹಾಯ
 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಸರ್ಕಾರ



0200 743836

Adityapur
 a) Rs. 5,56,00,000/- (Rupees five crores fifty six lacs only), half of the Lease Premium prior to the signing of this Lease Agreement which has been paid by Demand Drafts Nos. 136034 and 645516 drawn on State Bank of India, Industrial Finance Branch, Kolkata both dated 24.01.2007 for Rs. 5,00,00,000 00/- (Rupees Five Crores Only) and Rs. 56,00,000,00/- (Rupees Fifty Six Lakhs Only) respectively.

FORUM INFRASTRUCTURE PVT. LTD.
 Director

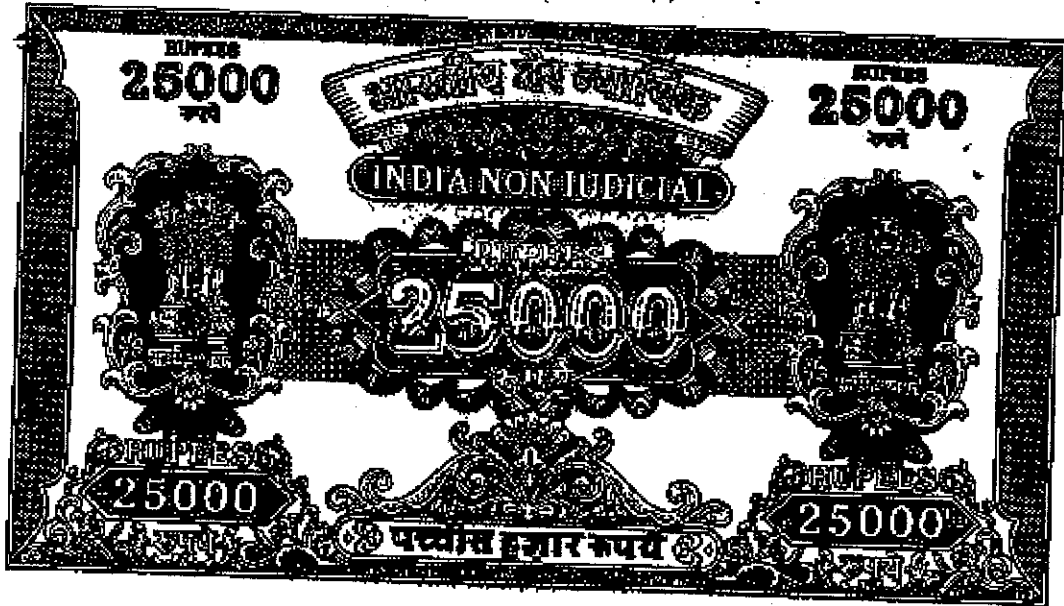
FORUM PROJECTS PRIVATE LTD.
 Director

Forum Shopping Mall Pvt. Ltd.
 Director

For Genesis Advertising Pvt. Ltd.
 Director



जिला एवं निकास
 परियोजना - नया
 24/6/06



02DD 743835

28

b) The Lessee has also paid the balance half of Lease Premium amounting to Rs. 5,56,00,000/- (Rupees Five crores fifty six lacs only) by six separate Demand Drafts drawn on State Bank of India, Industrial Finance Branch, Kolkata as per details below -

FORUM INFRASTRUCTURE PVT. LTD.

aditya
Director

FORUM PROJECTS PRIVATE LTD
aditya
Director

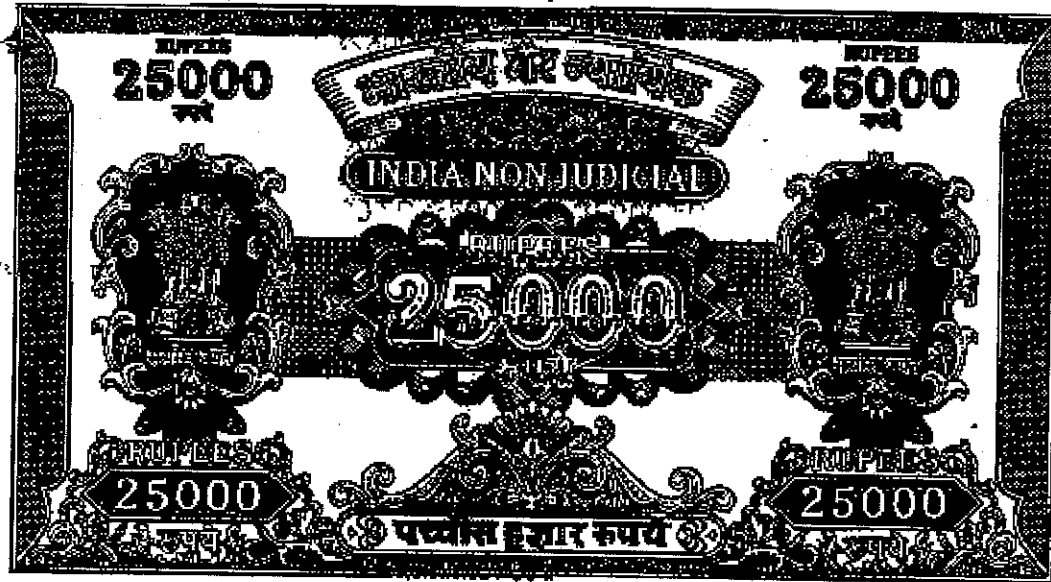
Forum Shopping Mall Pvt. Ltd.
aditya
Director

For Genesis Advertising Pvt. Ltd.
aditya
Director



जिला अधीन निवृत्त
सहायक लेखा अधिकारी

Mar 24/08



02DD 743834

	<u>Demand Draft No.</u>	<u>Date</u>	<u>Amount(Rs.)</u>
Secy Adityapur Ind. Area Dev. Authority Adityapur	051262	15.10.2007	99,00,000.00
	051263	15.10.2007	99,00,000.00
	051264	15.10.2007	99,00,000.00
	051265	15.10.2007	99,00,000.00
	051266	15.10.2007	99,00,000.00

FORUM INFRASTRUCTURE PVT. LTD.
 Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt Ltd.

[Signature]
Director



जिला दूध निर्यात संघ
 पञ्जाब - बरनाला
[Signature]
 21/10/08



0200 743833

30

Adityapur Ind. A. Co. Adityapur Adityapur	051267	15.10.2007	<u>61,00,000.00</u>
	TOTAL		<u>5,56,00,808.00</u>

C. Term of Lease

- a) The term shall commence from the date hereinabove written, 2nd day of June, 2008, and shall extend for a period of 90 (ninety) years from

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For General Advertising Pvt. Ltd.
[Signature]
Director



जिना बहा निरपक
पञ्चास हजार रुपये

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0200 743867

[Signature]
 Adityapat

such date or the earlier termination of this Deed in accordance with the terms and conditions thereon (hereinafter the "Term of Lease").

- b) The Lessee shall be entitled during the Term of Lease to be in peaceful possession and the use of the Demised Plot. The Parties accept and agree that the Demised Plot shall be used for the implementation of the

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

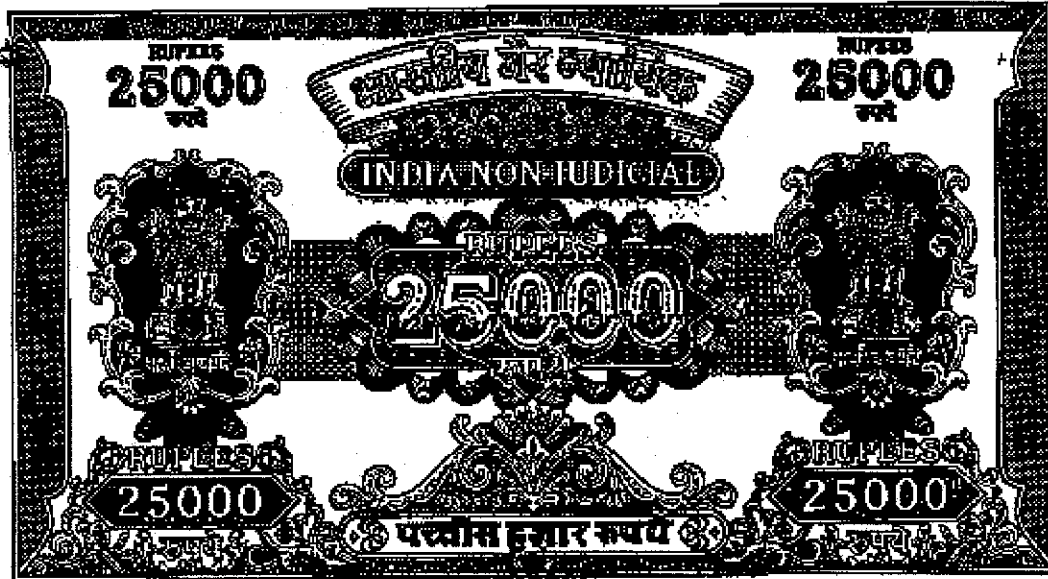
FORUM PROJECTS PRIVATE LIMITED
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd
[Signature]
 Director



जिला नगर निगम
 शाहपुर बाजार
[Signature]
 2/6/2008



02DD 743866

Adityapur Industrial Authority
Adityapur

project commercially and for residential accommodation (upto 20% max. of gross built-up-area) for the employees of Forum Infrastructure Pvt. Ltd. as well as all the operators, entrepreneurs and service providers of the Adityapur City Centre and also the associates, employees of operators and service providers engaged with Adityapur City Centre on Lease/Sub-lease basis

FORUM INFRASTRUCTURE PVT. LTD.

acelt
Director

FORUM PROJECTS PRIVATE LTD.

acelt
Director

Forum Shopping Mall Pvt. Ltd.

acelt
Director

For General Advertising Pvt. Ltd.

acelt
Director



पञ्जाब नगर न्याय

पञ्जाब नगर न्याय

Man
24/6/06



02DD 743865

c) The Parties agree and accept that the lease shall not be renewed after the expiry of the term of Lease by efflux of time.

Adityapau Ltd. Adityapau

SUBJECT ALWAYS to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say, as follows:-

1) **Reservation of Mines etc.**

The Lessor excepts and reserves unto itself all mines, minerals,

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

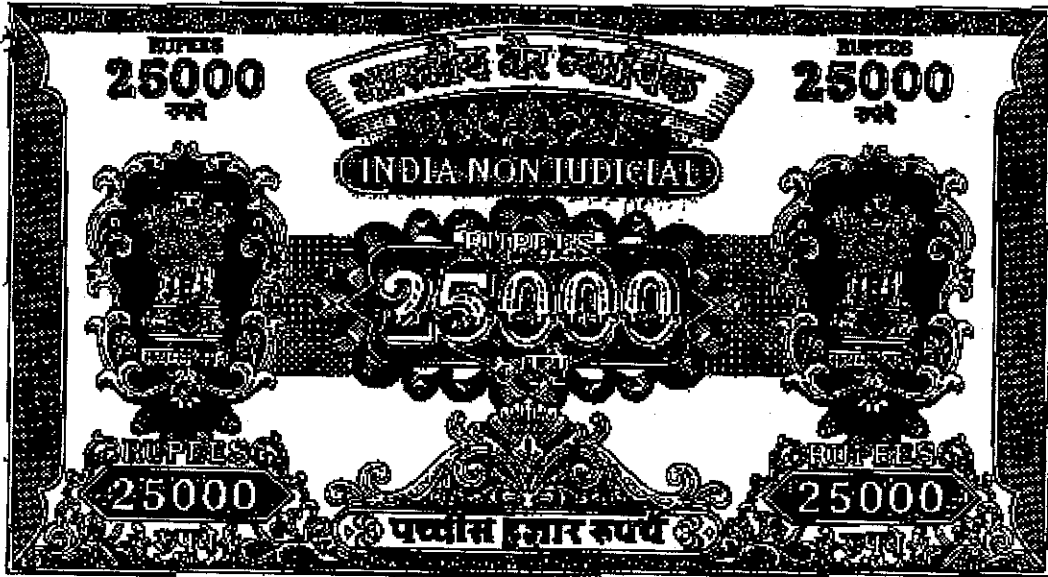
[Signature]
Director



जिला पंचक निवासी

परायणदास बजाज

[Signature]
20/08



02DD 743864

Adityapur Ltd. Area ...
Adityapur

coal, gold-washing, earth oils and quarries in or under the Demised Plot, to be used only as per the use specified/the Project and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

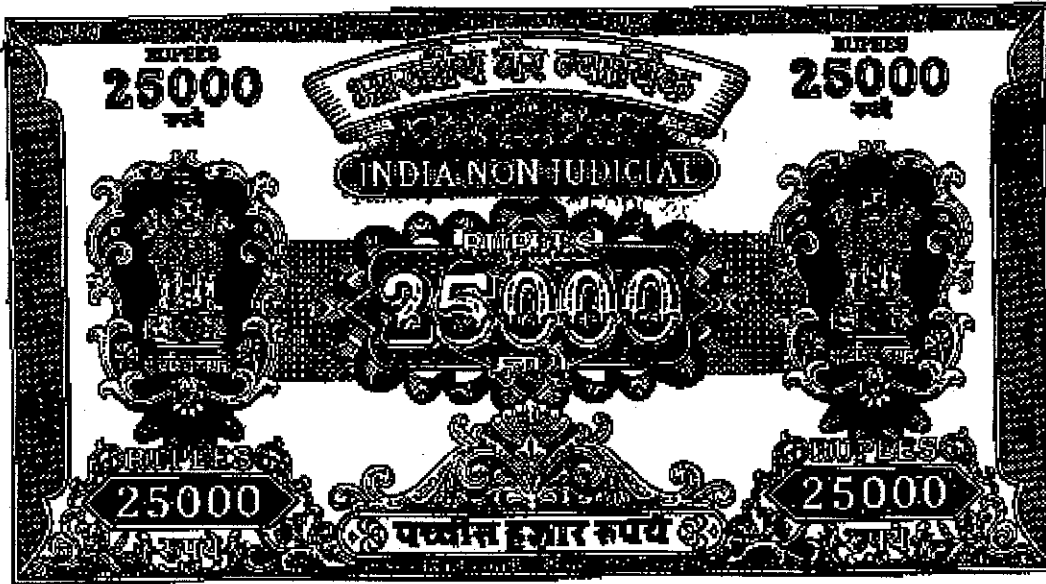
FORUM PROJECTS PRIVATE LIMITED
[Signature]
Director

Forum Shipping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला मजकूर निबंधक
मराठवाडा सरकार
[Signature]
24/08



0200 743863

[Signature]
 Adityapur Ind. Area Dev. Authority
 Adityapur

surface of the Demised Plot or for any building standing thereon; provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II) Covenants of Lessee

The Lessee for itself, its successors, assigns, administrators,

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS (INDIA) PVT. LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



निला एका निबंधक
 पञ्जाब - बरनाला
[Signature]
 24/6/08



0200 743862

[Signature]
 Addyapur
 Addyapur

legal representative and persons claiming through or under it covenants with the Lessor in the manner following, that is to say:-

- 1. The yearly rent expressed as percent of the Lease Premium as provided above hereby reserved shall be calculated on

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला चकर मिडलक
 मरायकला बरगाणा
[Signature]
 24/6/08



0200 743861

[Signature]
 Adityapur Infrastructure Authority
 Adityapur

the Lease Premium and from 2nd day of June, 2008

- The Lessee shall pay up to the Lessor the yearly lease rent hereby reserved on the days and in the manner herein before appointed.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PVT. LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला मजदूर निबंधक
 नारायणगंजा सारनावाँ

[Signature]
 24/6/08



02DD 743860

38

Adityapur Ind. Area Dev. Authority
Adityapur

3. a) The Lessee shall not deviate in any manner from the layout plan to be approved by the Lessor nor alter the size of the Demised Plot for the said purpose either by sub-division, amalgamation or otherwise unless specifically permitted to do so by the Lessor.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PVT. LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt Ltd

[Signature]
Director



वि.प्र. अ.क. नि.व.क.

आदिपुर - गुजरात

[Signature]
24/06/08



02DD 743859

Adityapur Ind. Area Dev. Authority
Adityapur

- b) Each of the Project component/Facilities shall be developed and constructed on the plot and shown in red in the site plan attached to Schedule I; provided that the Lessee shall have flexibility in the utilisation/allocation of the maximum built-up area of plot for commercial complex (within the Demised

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PVT. LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

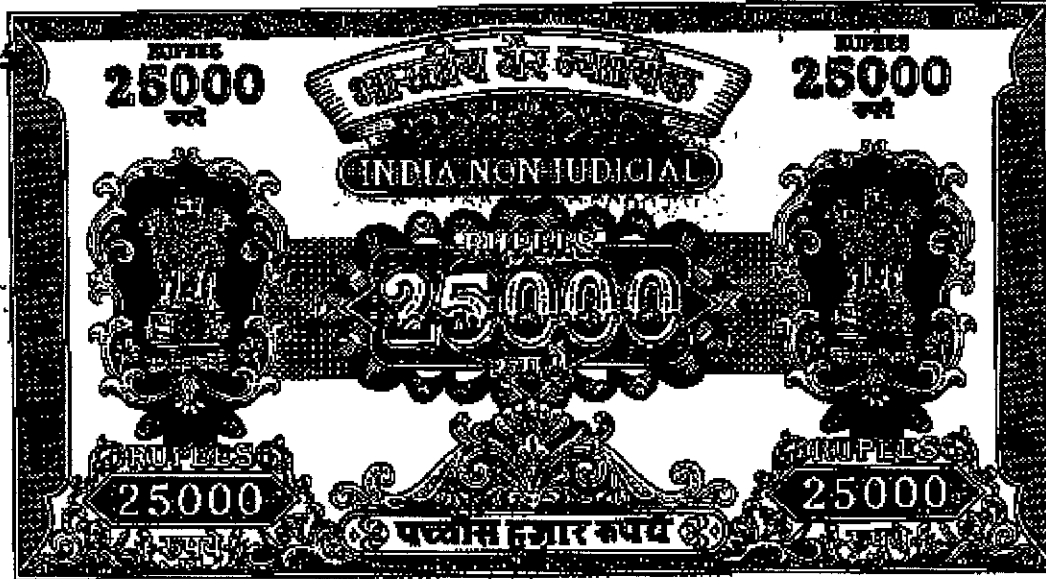
For Genesis Advertising Pvt. Ltd.

Director



जिना अवर निरुधक
मरायकेला

Man
2/10/08



02DD 743858

Adityapur Ltd
Adityapur

Plot) for the permitted activities there at (shopping mall, multiplex, traditional retail and office space) as per the Lessee's assessment of the market demand.

c) The Lessee shall have complete flexibility in deciding upon the dispersal of components and sub

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
प्रायगढ़ साक्षात्

Man
2/1/08



02DD 743857

Adityapur Industries Dev Authority
Adityapur

components within the zones/plots relating to each facility/the Demised Plot, as well as the layout of roads and open spaces within such zones/plots, subject to the development potential and controls for each such zone/plot as identified in the Development Controls and Guidelines.

FORUM INFRASTRUCTURE PVT. LTD.
Director

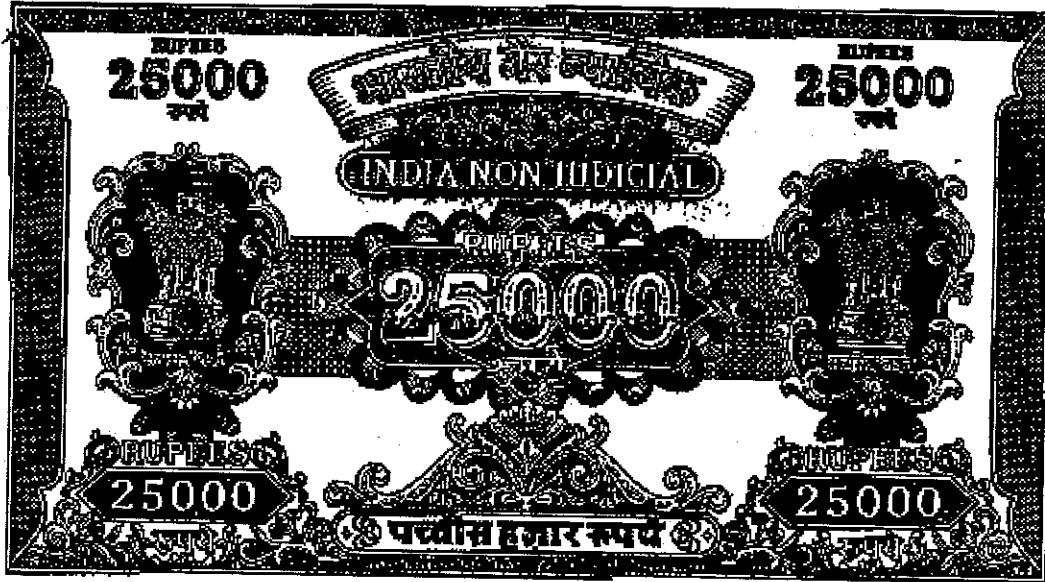
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Generals Advertising Pvt. Ltd.
Director



Adityapur Industries Development Authority
Adityapur
Mar 26/08



02DD 743856

~~Adityapur Ind. Area Dev. Authority~~
Adityapur

- 4 a) The Lessee shall at its cost apply for all necessary Applicable Permits for start of construction of the Facilities/Project within 120 days of taking over of possession of the Demised Plot and obtain the same, as necessary, prior to commencing the development and construction work.

FORUM INFRASTRUCTURE PVT. LTD.

at hand
Director

FORUM PROJECTS PRIVATE LTD

at hand
Director

Forum Shopping Mall Pvt. Ltd.

at hand
Director

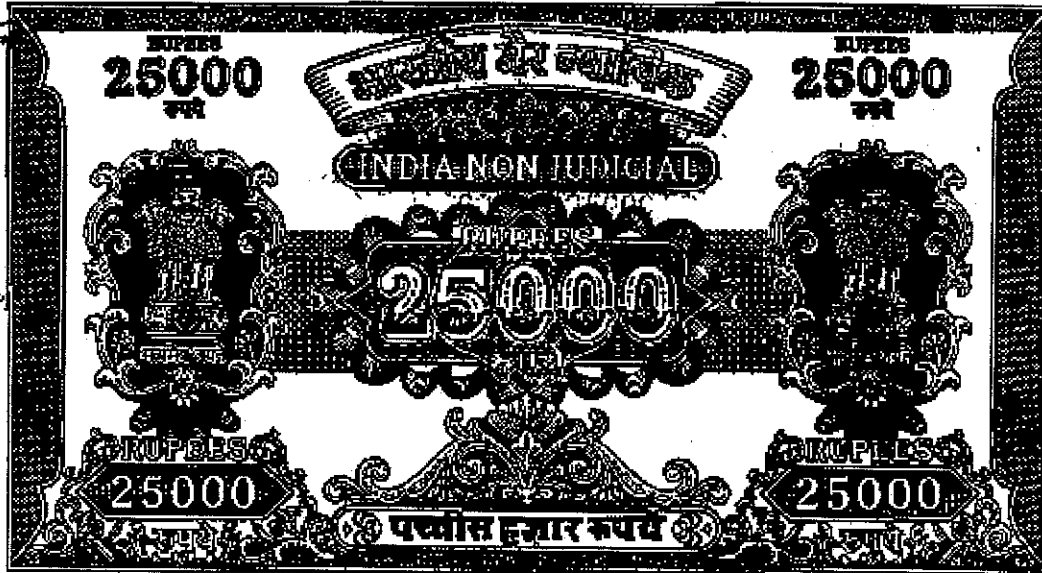
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला उद्योग निष्पन्न
आ. अ. अ. अ. अ. अ. अ.

Man
24/6/22



02DD 743855

Adityapur Ltd. Adityapur Adityapur

b) The Lessee shall at its cost commence the development and construction work of the Project within 180 days from the date of taking possession of the Demised Plot.

c) The Lessee shall procure at its cost all Applicable

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

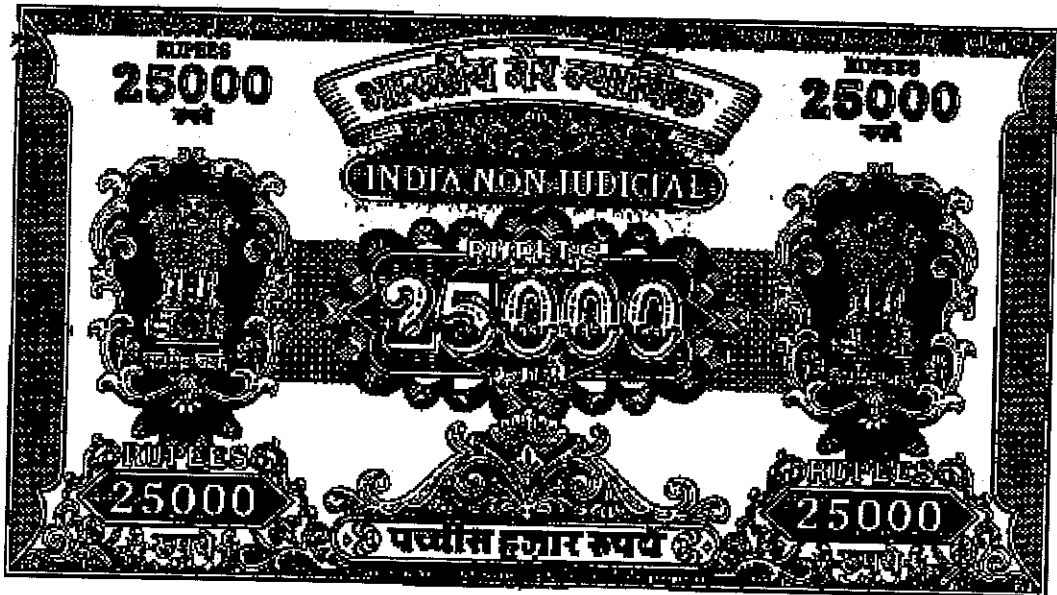
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला एवं निकास
मरायकला नरमारां

[Signature]
11/01/08



02DD 743854

Adityapur Ind. Area Development Authority
Adityapur

Permits from the relevant competent authorities as are required, from time to time, for the development, construction, implementation, completion, commissioning and the operation and maintenance of the Facilities/Project, unconditionally or if subject to conditions then all such conditions shall have been

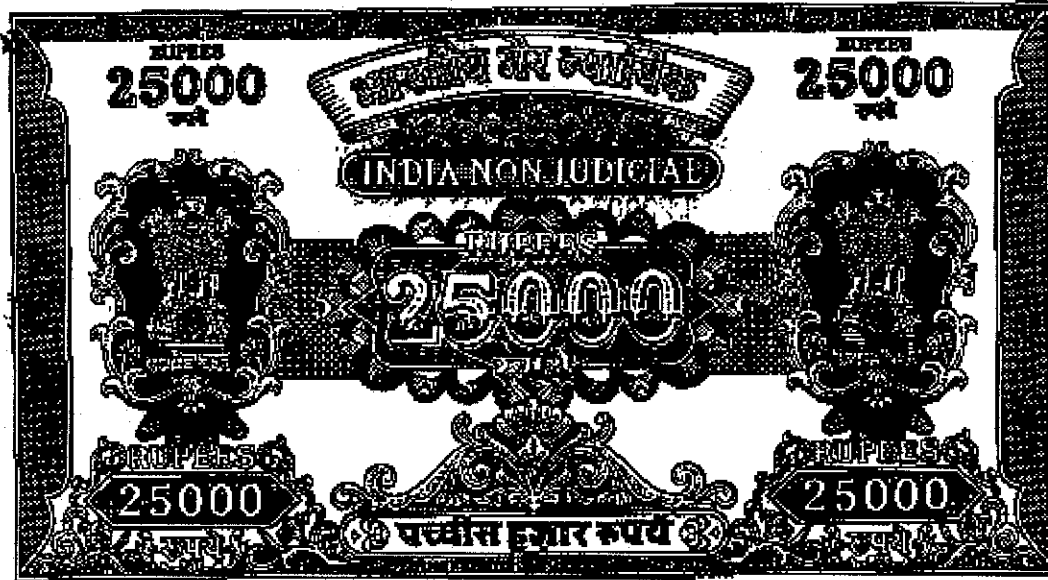
FORUM INFRASTRUCTURE PVT. LTD.
Director
Director

FORUM PROJECTS PRIVATE LTD.
Director
Director

Forum Shopping Mall Pvt. Ltd.
Director
Director

For Genesis Advertising Pvt. Ltd.
Director
Director

पिना अरु निरुपद
सायबला अरु गावां
24/6/08



0200 743853

Secretary
 Adityapur Ind. Area Dev. Authority
 Adityapur

satisfied in full and such Applicable Permits are in full force and effect.

- d) The Lessee shall, within a period of 36 months from the date of getting physical possession of the demised plot free from all encumbrances, (the

FORUM INFRASTRUCTURE PVT. LTD.
Director

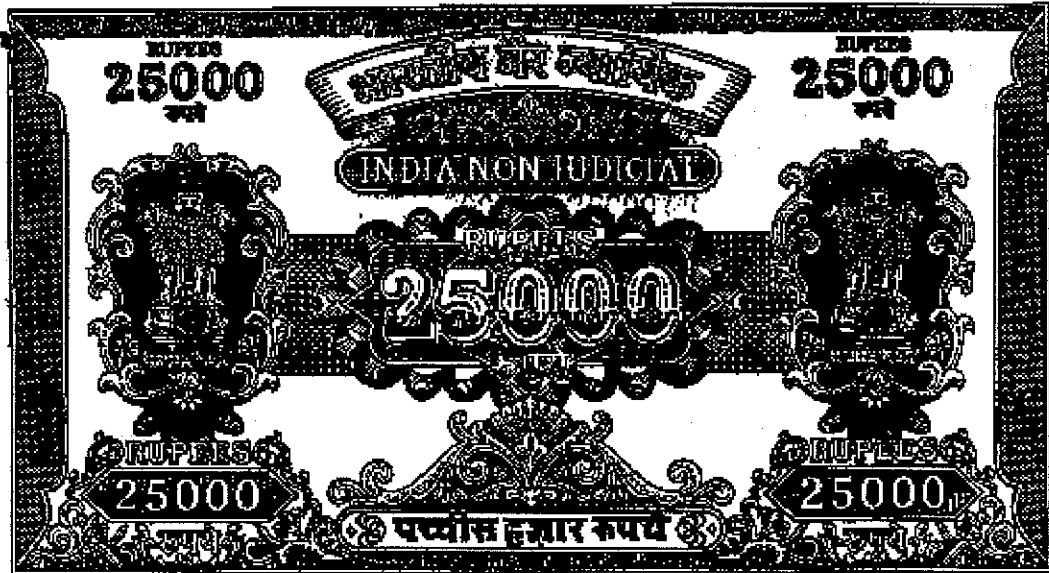
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Games Advertising Pvt. Ltd.
Director



निम्न अधर निम्न
 सायबला सायबला
24/10/08



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[Signature]
 Adityapur Ind. Area Dev. Authority
 Adityapur

"Scheduled Construction Completion Date") and the time so specified shall be the essence of the contract, after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at its own expenses, construct, complete and commission

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM - LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



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 दिनांक 24/6/18
 24/6/18



020D 743851

Adityapur Industrial Authority
Adityapur

in a substantial and workman-like manner, in accordance with the provisions hereof, by itself or through sub-lessees or subcontractors, the Star Hotel, Club, Medical Centre/Hospital, residential accommodation (upto 20% max. of gross built-up-area) for the employees of Forum Infrastructure Pvt.

FORUM INFRASTRUCTURE PVT. LTD
Director

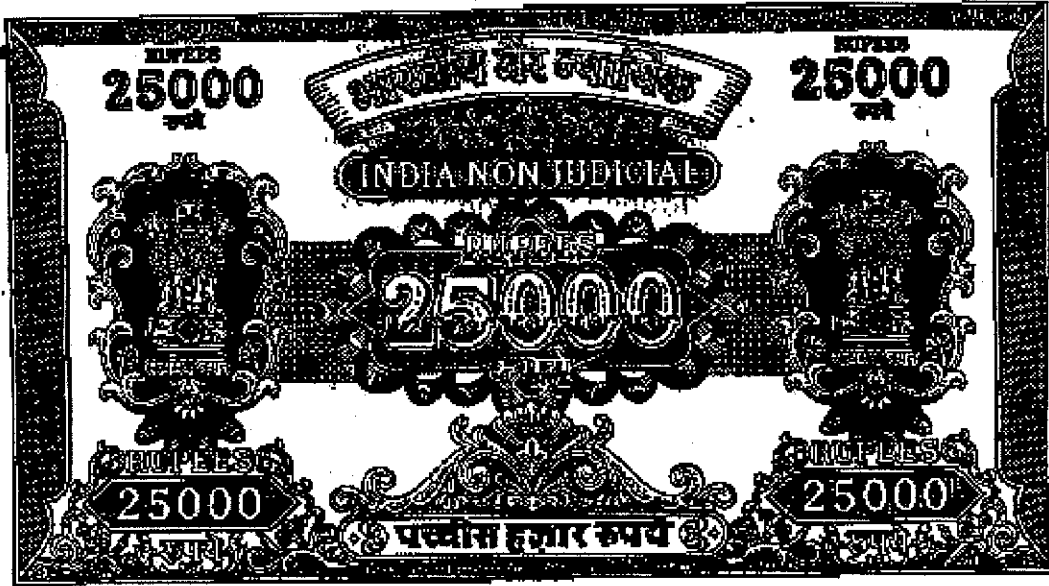
FORUM PROJECTS
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



Adityapur Industrial Authority
24/6/08



0200 743850

Adityapur Industrial Area Authority
Adityapur

Ltd. as well as all the operators, entrepreneurs and service providers of the Adityapur City Centre and also the associates, employees of operators, entrepreneurs and service providers engaged with Adityapur City Centre on Lease/Sub-lease basis and a minimum of 20,000 sq. metres of super built-up

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

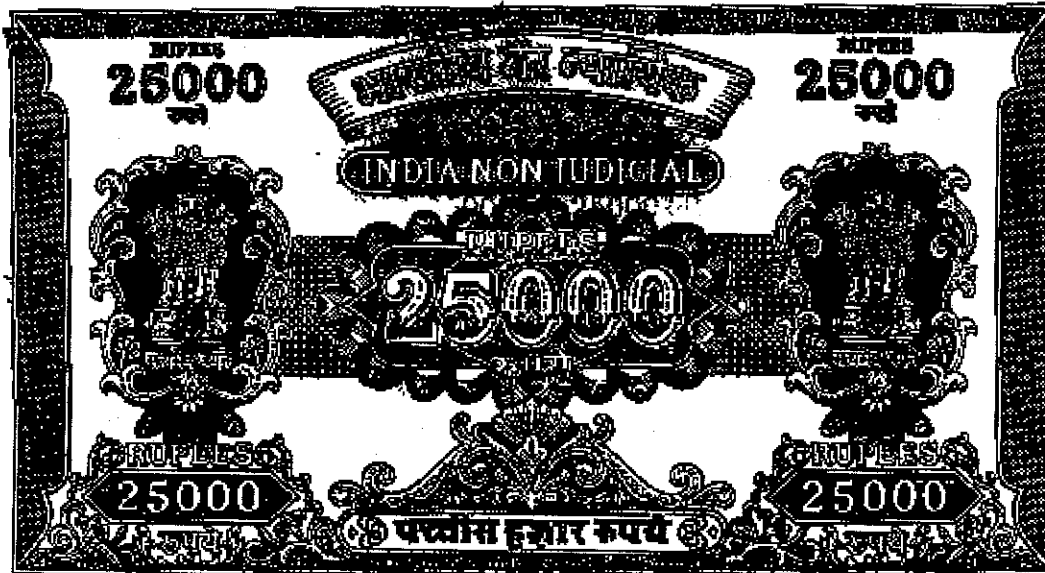
For Genesis Advertising Pvt. Ltd.

Director



जिला उद्योग निदेशक
सरायकला कलकत्ता

Handwritten signature and date: 24/08



02DD 743849

Adityapur
Adityapur

area in the commercial plot comprising the multiplex (mandatory) and retail/shopping mall and office space, with the support infrastructure and utilities (the "Essential Components"). The Lessee shall arrange the funding (debt, equity and other sources of funding) required for the project by the Scheduled

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Director

Forum Shopping Mall Pvt. Ltd.

Director

Director

For Genesis Advertising Pvt. Ltd.

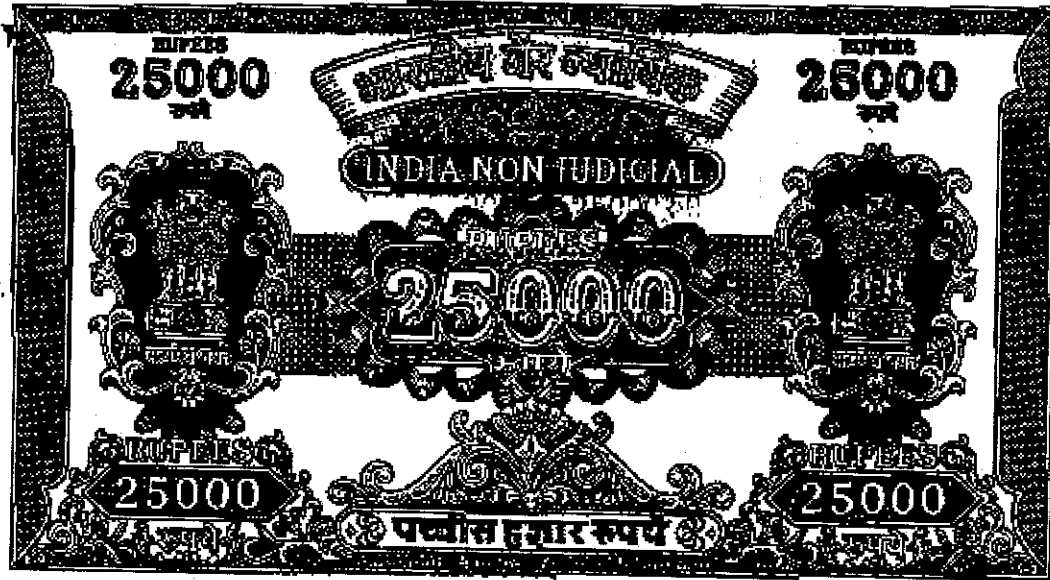
Director

Director



विशेष निबंधक
भारत सरकार का कार्यालय

Director



0200 743848

50

[Signature]
 Adityapur Ind Area Dev Authority
 Adityapur

Construction Completion Date and ensure that the issued, subscribed and paid-up equity capital of the Lessee is not less than Rs. Ten Crores by such date Provided that, in the event that construction completion of the Essential Components does not occur by the Scheduled Construction Completion

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director

FORUM PROJECTS PRIVATE LIMITED

[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
 Director

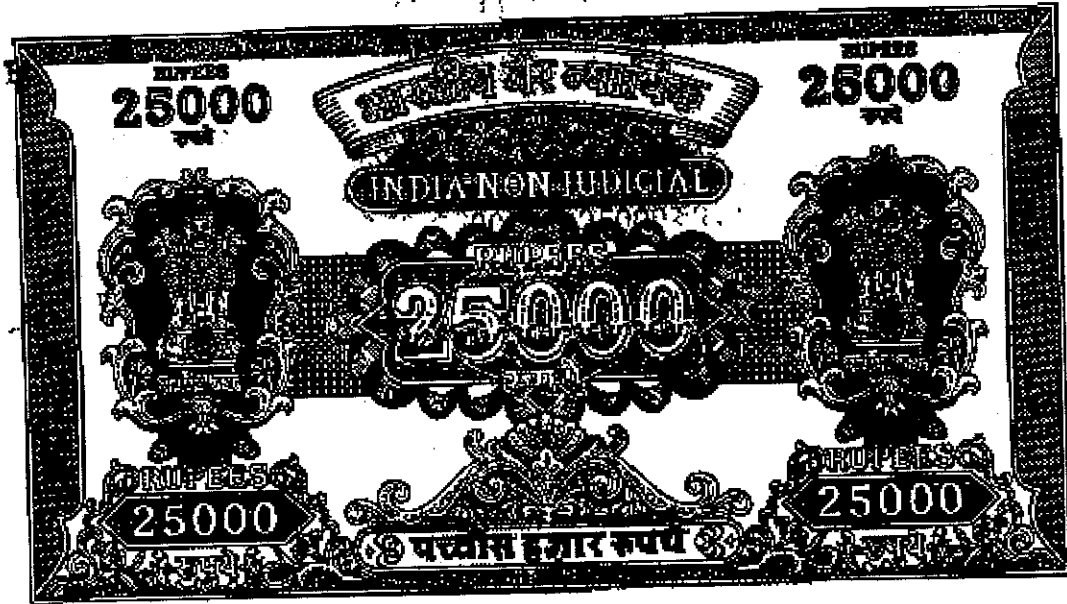
For Genesis Advertising Pvt. Ltd.

[Signature]
 Director



जिला अवर निबंधक
 कार्यालय - बरसावा

[Signature]



02DD 743847

Adityapur Ind. Area Dev Authority
Adityapur

Date, the time for achieving the same shall, subject to the Lessee paying the stipulated damages, be extended by two years from the Scheduled Construction Completion Date, subject to and in accordance with the provisions of Clause IV (2) (e) and (f) herein below

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला मगर निजबक
परायकला करमाणा

24/10/08



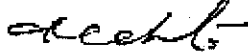
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 Adityapur Ind. Area Dev. Authority
 Adityapur

e) The Lessor shall ensure that each facility being constructed only on the Plot in the said site plan annexed to Schedule I is in accordance with the Development Controls and Guidelines, the applicable laws, the terms of Applicable Permits and good industry practice and in accordance with the


FORUM INFRASTRUCTURE PVT. LTD.

 Director

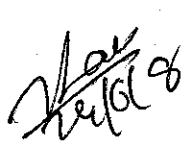
FORUM PROJECTS PRIVATE LTD.

 Director

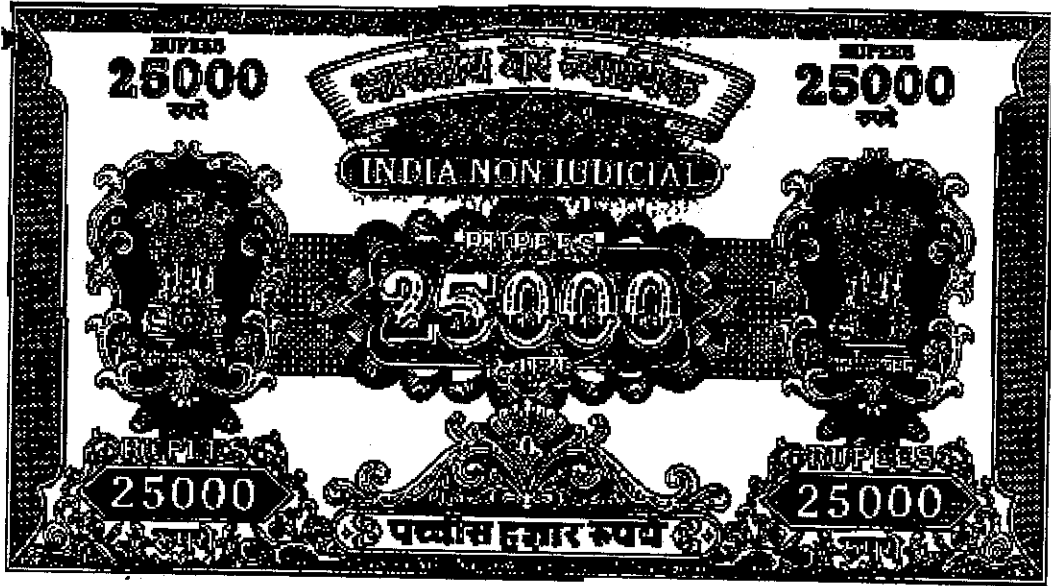
Forum Shopping Mall Pvt. Ltd.

 Director

For Genesis Advertising Pvt. Ltd.

 Director







02DD 743845

53

Adityapur Ind. Area Dev. Authority
Adityapur

sanctioned building plan to the satisfaction of such municipal or other authority as under.

- Commercial buildings, at least 20,000 square metres of super built-up area, comprising the multiplex (mandatory) and any or all of shopping mall, retail, and offices.

FORUM INFRASTRUCTURE PVT. LTD.

adest
Director

FORUM PROJECTS PRIVATE LTD.

adest
Director

Forum Shopping Mall Pvt. Ltd.

adest
Director

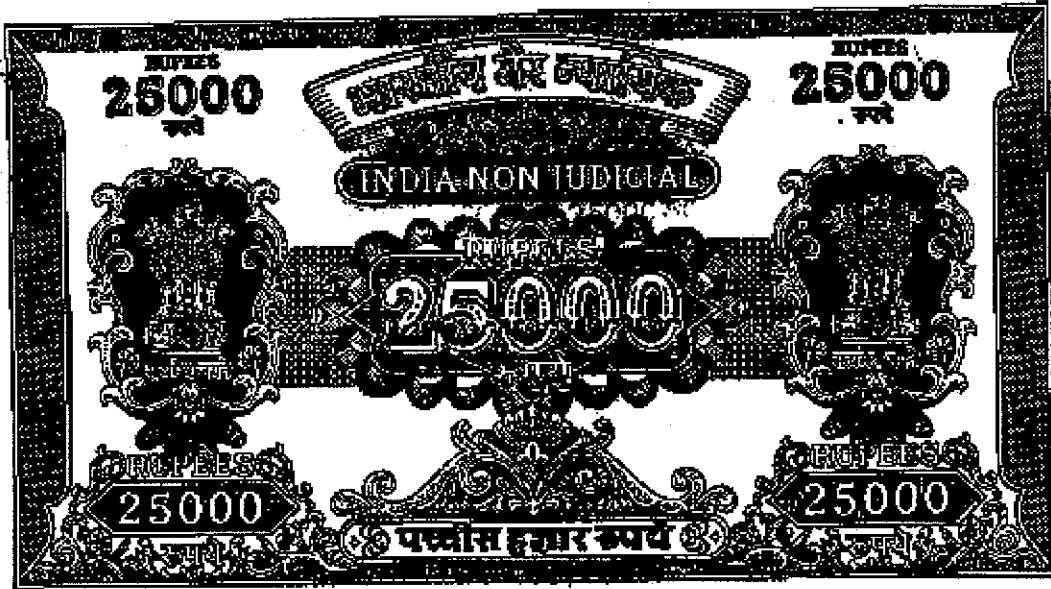
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



Adityapur Industrial Area Development Authority

Man
24/6/08



0200 743886

Adityapur Ind. Area Dev. Authority
Adityapur

- The Star Hotel with at least 100 operational rooms and all common facilities like kitchens, restaurants, banquet/conference halls, lobbies, etc. along with all supporting infrastructure for the same
- The Club with all the planned facilities

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

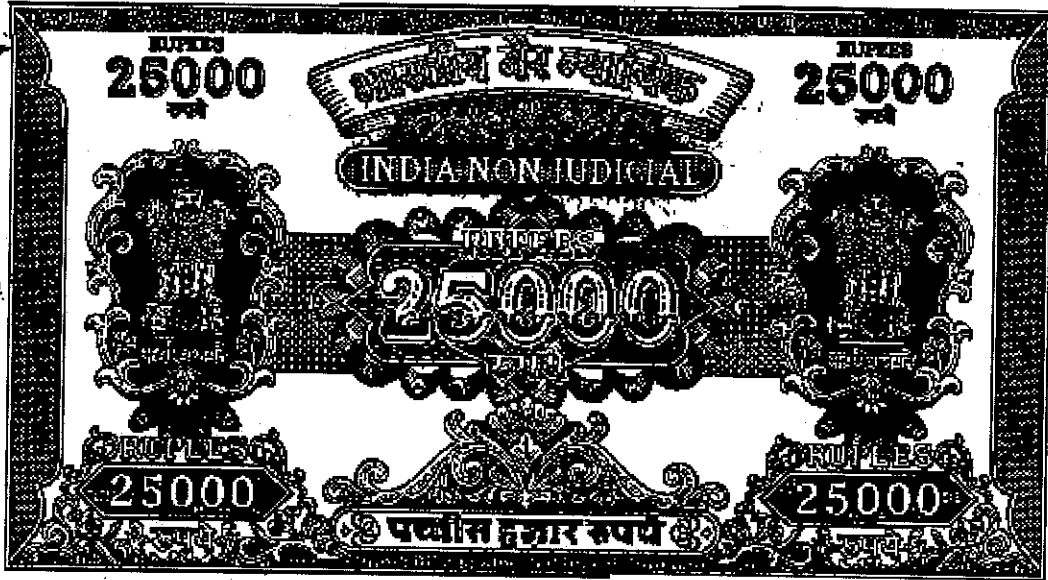
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला व्यव. नि.स.क.
सहायक ला. सुरमावां

Handwritten signature and date: 24/1/2014



02DD 743887

[Signature]
 Adityapur Ind. Area Dev. Authority
 Adityapur

- The Medical centre/Hospital, with at least 100 operational beds and all common facilities like operation theatres, common areas, kitchens, laundry, examination rooms, waiting areas, etc. along with all supporting infrastructure for the same

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

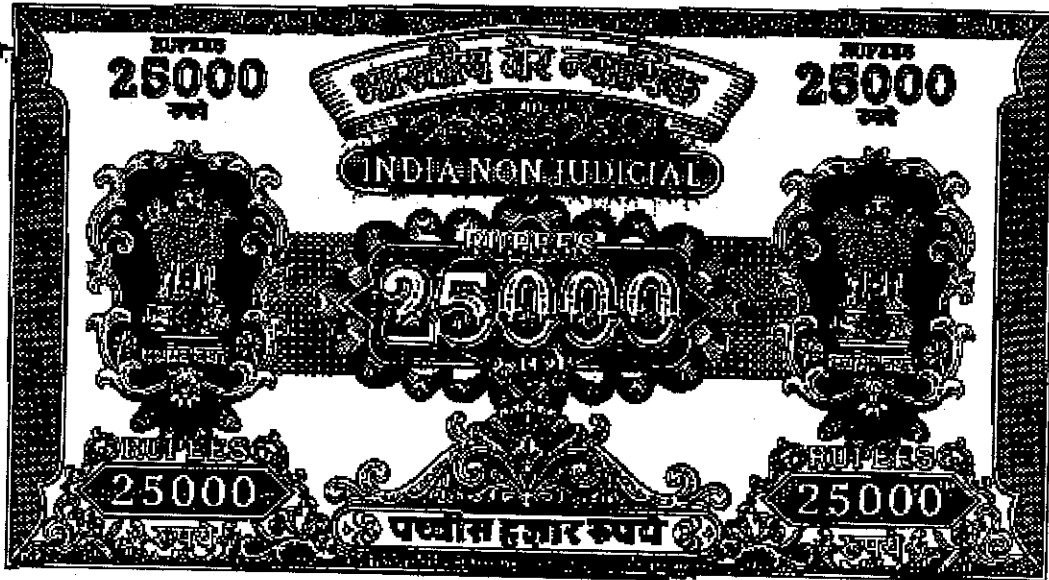
Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



आदितापुर औद्योगिक क्षेत्र विकास प्राधिकरण

[Signature]
 21/6/08



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Adityapur L.L. & L.C. Authority
Adityapur

- The residential apartment buildings with all supporting infrastructures having built-up-area not exceeding 20% of the super built-up area in the City Center.
- The Central Park and parking area/access roads, and

FORUM INFRASTRUCTURE PVT. LTD.

Shakti
Director

FORUM PROJECTS PRIVATE LTD

Shakti
Director

Forum Shopping Mall Pvt. Ltd.

Shakti
Director

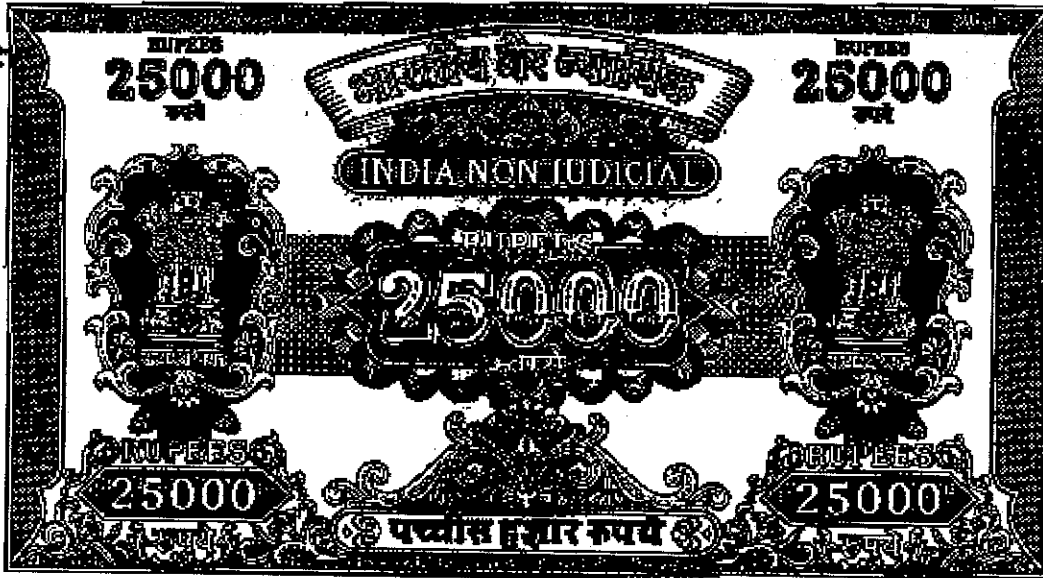
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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समावेशित समावेशित

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21/01/08



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Adityapur
Adityapur

- The landscaping of the open space.
- All supporting on-site infrastructure required for the above

f) The Lessee shall comply with all the specifications and controls set forth in the RFP, its bid, this Deed.

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE
Director

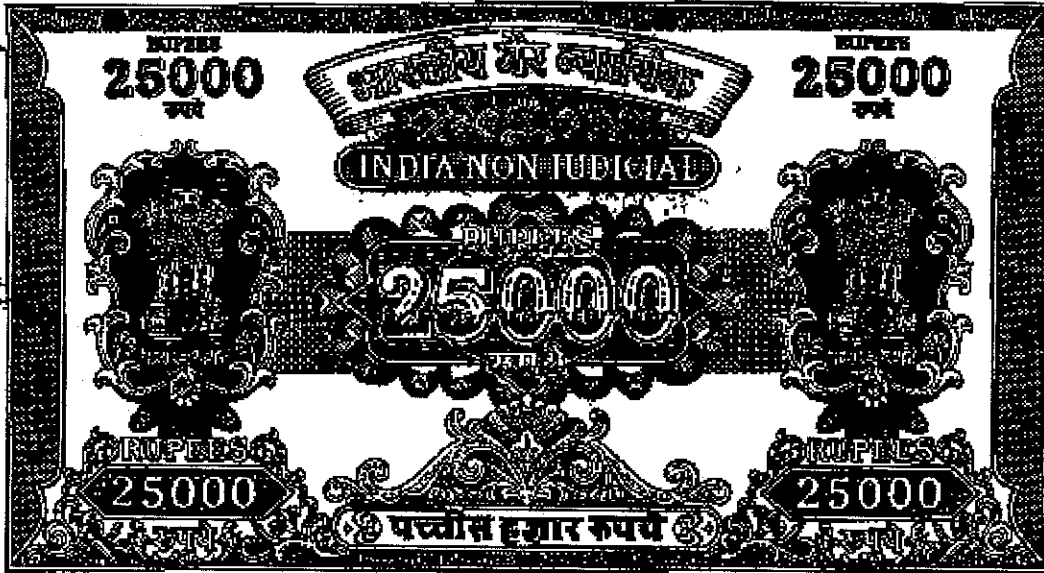
Forum Shipping Mail Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
आदिपुर

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24/6/06



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 Adityapur Ind Area Dev Authority
 Adityapur

the applicable law, the Applicable Permits and good industry practice and shall construct and complete the Facilities and the parking lot/spaces and landscape areas within the stipulated time.

g) The Lessee shall earmark within the plot

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 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

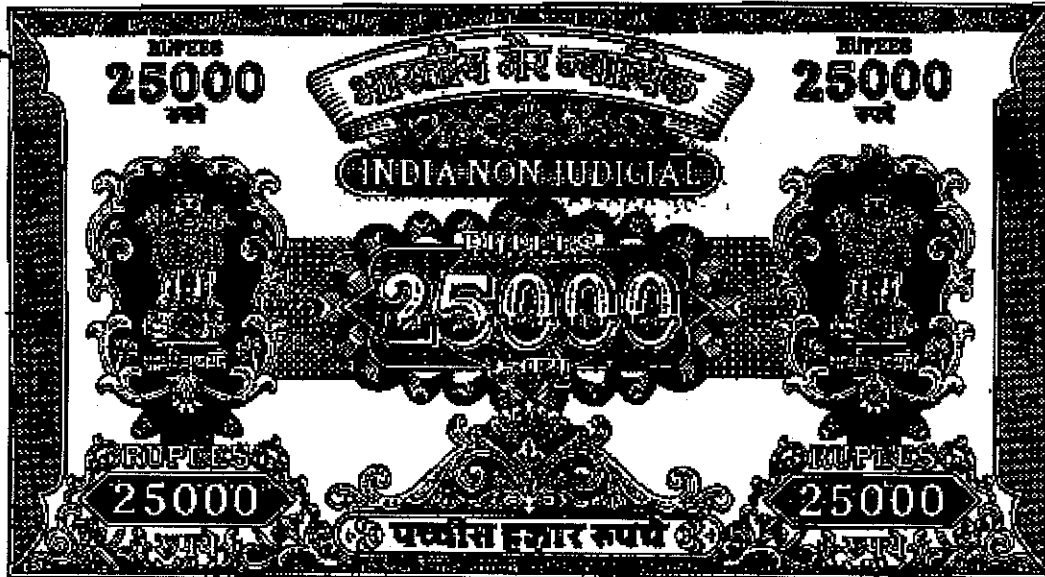
Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिन्हा कार निबधक
 मरायकला. ल. मरायाँ

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 24/6/18



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Adityapur in. Authority
Adityapur

area/basement space for construction of ground reservoir/booster pumping station to supply water to all the floors in the buildings/structures thereat. The concerned competent authority shall supply water at the ground level only.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

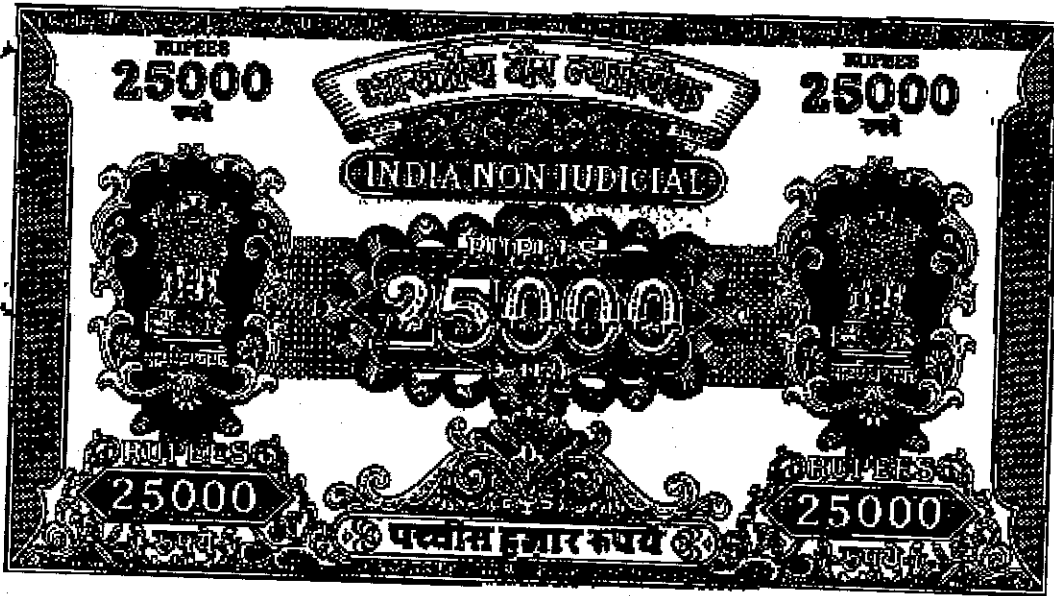
[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



Adityapur Municipal Corporation
[Signature]
21/06/08



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Adityapur Ind. Area Dev. Authority
Adityapur

h) The Lessee shall reserve the space for installation of an electric transformer /sub-station within the building in consultation with the concerned municipal/ local or other authority.

5 a) The Lessee shall not sell, transfer, assign or

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Director

FORUM PROJECTS PRIVATE LTD
Director

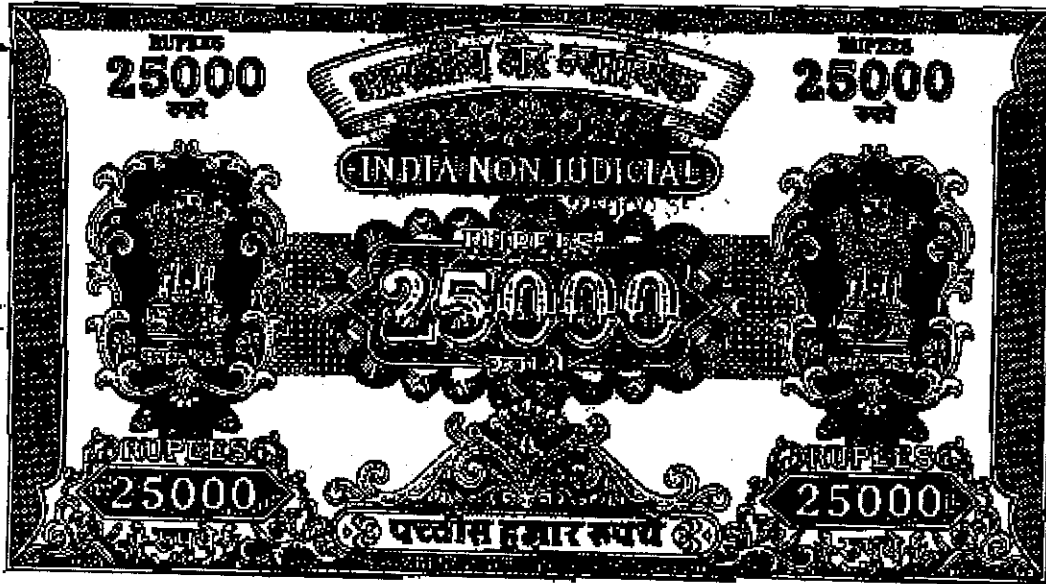
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकरण

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Adityapur and A. S. S. Authority
Adityapur

otherwise part with the possession of the whole of the Demised Plot except with the previous consent in writing of the Lessor, which the Lessor shall be entitled to refuse in its absolute discretion. **PROVIDED** that in the event of the consent being given, the Lessor may impose such terms and

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

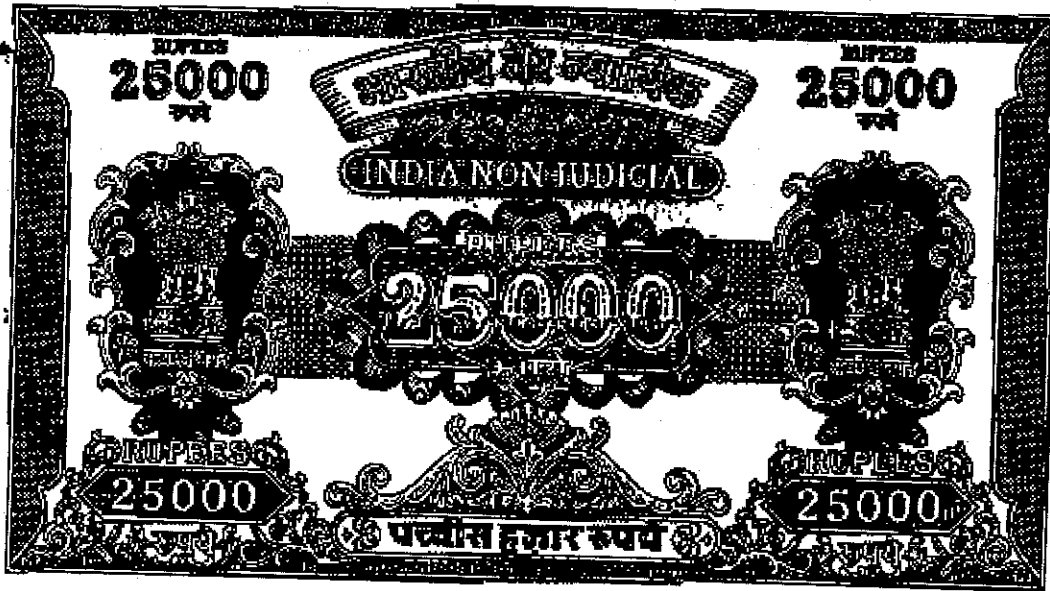
For General Advertising Pvt. Ltd.

[Signature]
Director



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आदिपुर

[Signature]
24/6/08



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Adityapur Dist. Adm. Authority
Adityapur

conditions as it thinks fit and the Lessor shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the Demised Plot at the time of sale, transfer assignment, or parting with the possession. the

FORUM INFRASTRUCTURE PVT. LTD.
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Director

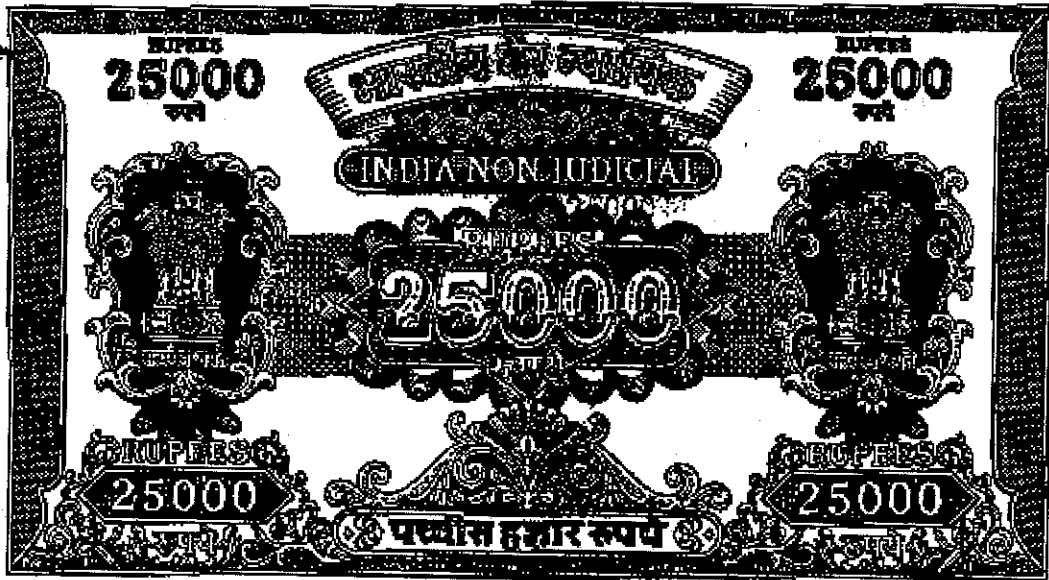
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt Ltd.
[Signature]
Director



जिला उच्च निबंधक
आयकला - बरसाबा
[Signature]



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 Adityapur
 Authority
 Adityapur

amount to be recovered being fifty percent of the unearned increase and the decision of the Lessor in respect of the market value shall be final and binding. **PROVIDED FURTHER** that the Lessor shall have the pre-emptive right to purchase the Deceased Plot subject to sale, transfer, assignment or

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.

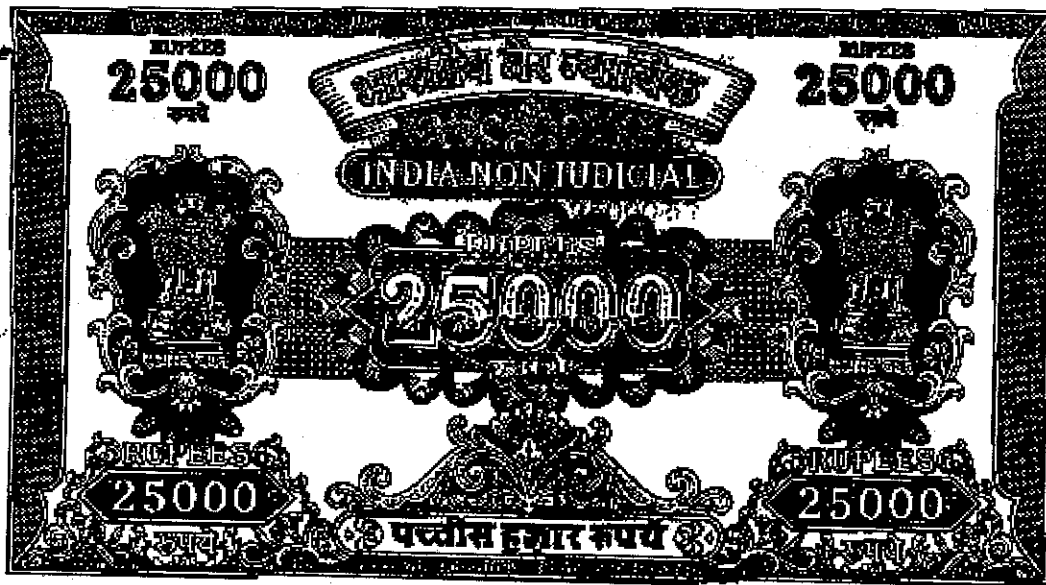
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.

[Signature]
 Director



जिला उच्च निलंबक
 कार्यालय
[Signature]
 24/6/20



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 Adhyapur Ind. ...
 Adhyapur

otherwise parting with the possession as the case may be, after deducting fifty percent of the unearned increase as aforesaid.

b) Notwithstanding the limitation and condition as mentioned in Clause 5 (a), the Lessee may:

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

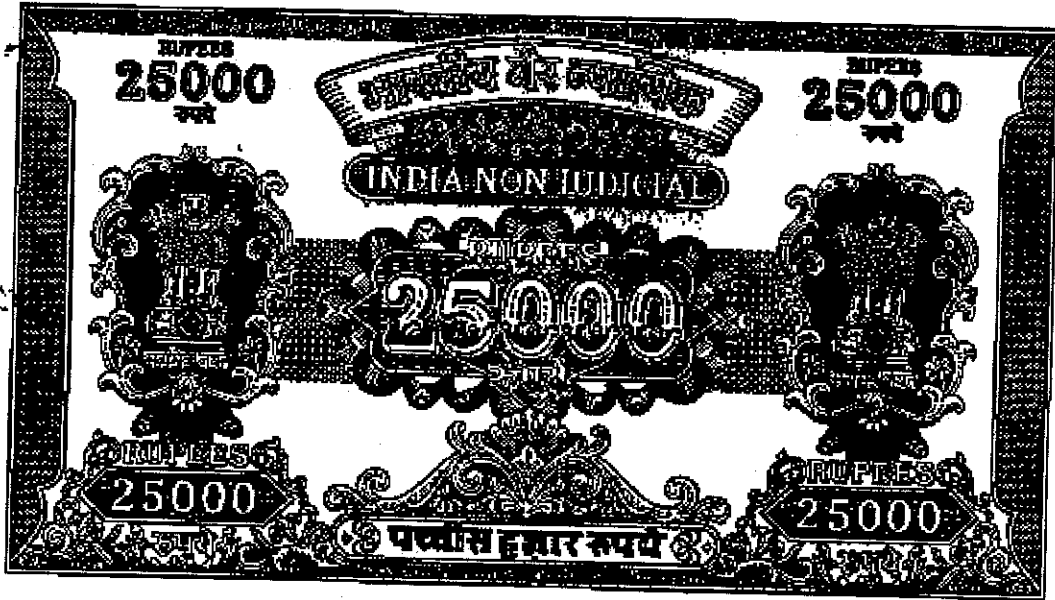
FORUM PROJECTS PRA. LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



महाराष्ट्र सरकार
 माहाराष्ट्र सरकार
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 24/6/19



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Adityapur Industrial Area Authority
Adityapur

i) transfer by way of sub-lease part but not the whole of the Demised Plot, to the entity(ies) selected by the Lessor, along with the right to subsequent transfer by way of sub-lease (the "transferees"; the term sub-lessee in this Deed shall include the transferee, as the context

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

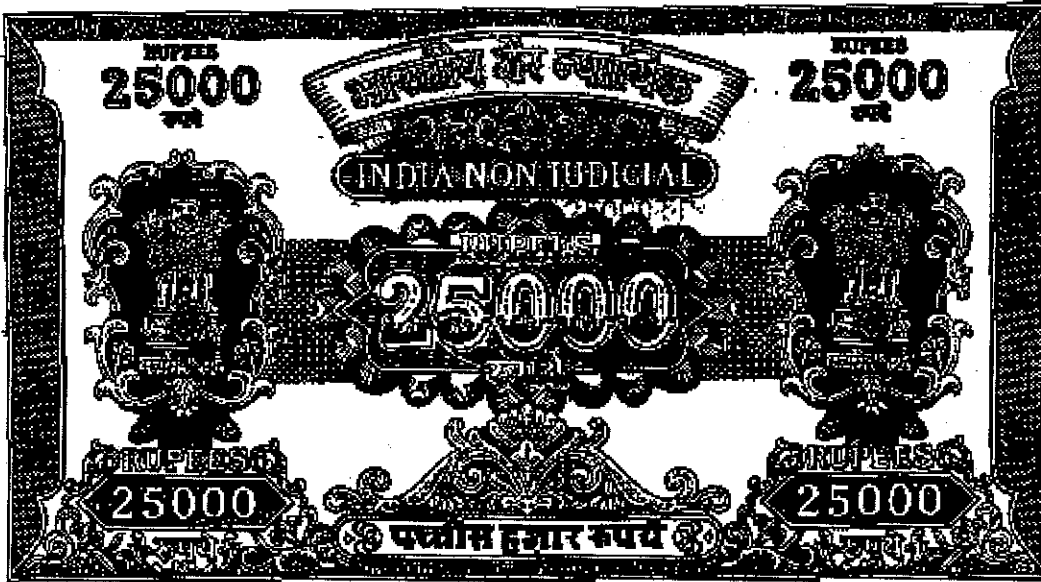
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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सरायकेला बरसात

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24/6/18



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Adityapur
 Adityapur

admits or requires): on such terms and conditions as are mutually agreed between the Lessee and such sub-lessee(s), provided that save and except for the first such sub-lease, the Lessee shall be required, by itself or through the sub-lessee(s), to pay unto the Lessor

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.

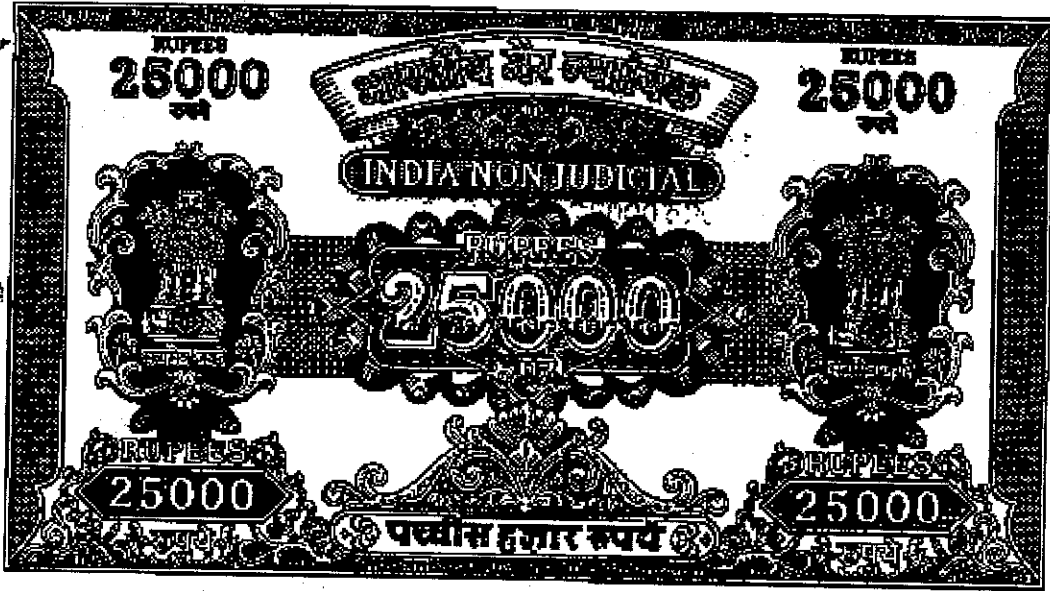
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.

[Signature]
 Director



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 वाराणसी
[Signature]
 24/01/08



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Adityapur Development Authority
Adityapur

transfer charges for each such subsequent sub-leases(s) at the rates specified by the Lessor from time to time. The sub-lessees under this sub-clause (i) shall have the same right to sub-lease in respect of the floor space/ parking space constructed by them on the plots sub-

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

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Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

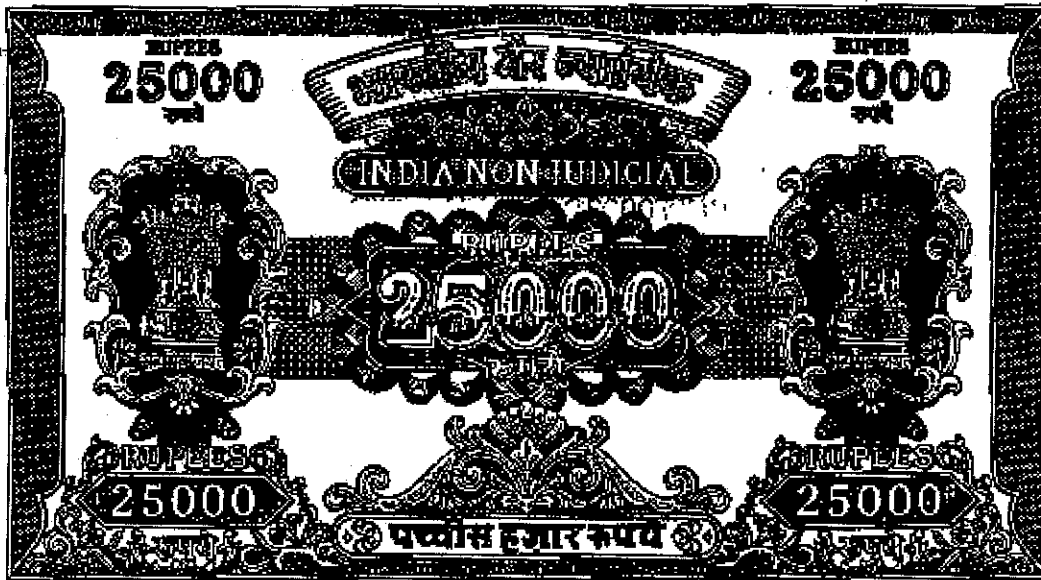
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला जका निवडक
सहायकला - बसवाडी

[Signature]
24/6/08



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[Signature]
 Adityapur
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leased to them as are set forth in sub-clause (ii) below

ii) transfer by way of sub-lease the floor space/parking space constructed on the Demised Plot, in full or part, to the entity(ies)

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[Signature]
 Director

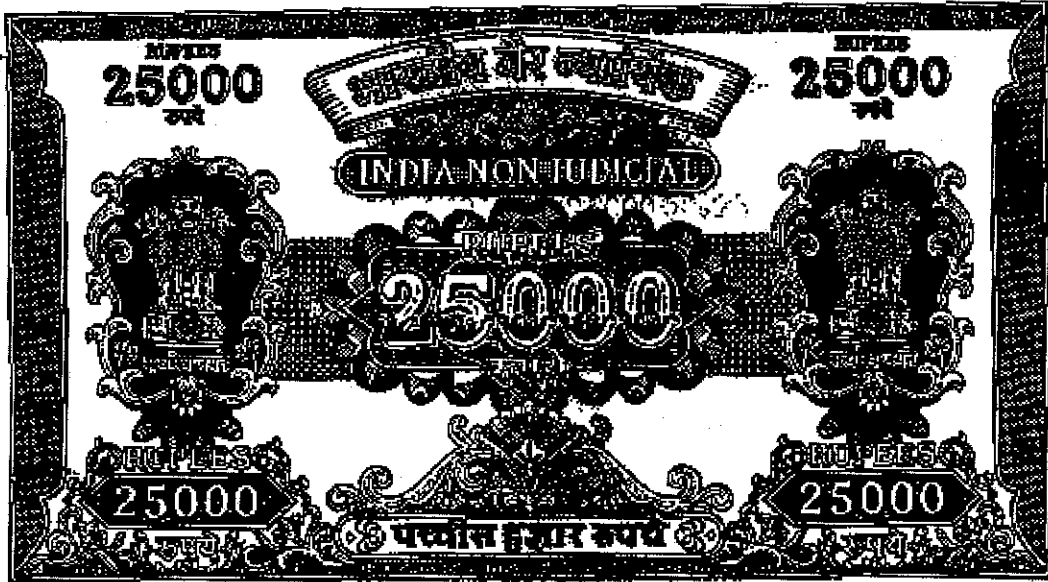
FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला अवर निबंधक
 सरायकेला - बरवाण
[Signature]



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[Signature]
 Adityapuri Infrastructure Pvt. Ltd.
 Adityapur

selected by the Lessee, along with the right to subsequent transfer by way of sub-lease (the "transferees"); on such terms and conditions as are mutually agreed between the Lessee and such sub-lessee(s), provided that save and except for the first such sub-lease, the Lessee

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला अवर निबंधक
 वाराणसी बरसाना
[Signature]
 24/01/08



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shall be required, by itself or through the sub-lessee(s), to pay unto the Lessor transfer charges for each such subsequent sub-leases(s) at the rates specified by the Lessor from time to time.

FORUM INFRASTRUCTURE PVT. LTD.
Director

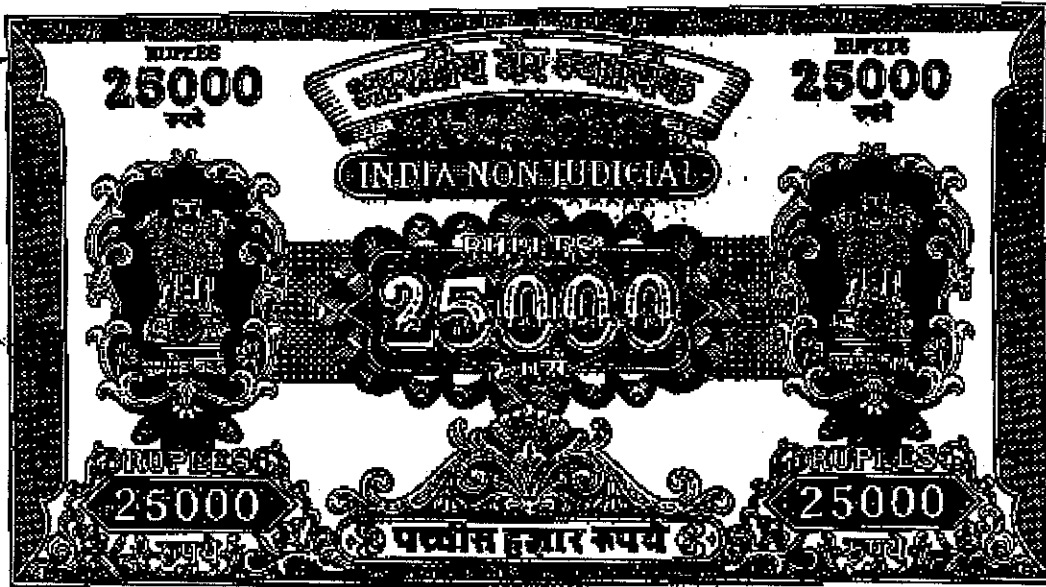
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd
Director



पंजाब और हरियाणा उच्च न्यायालय
सहायक न्यायाधीश
22/6/08



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[Signature]
 Adityapur Ind. Dev. Auth.
 Adityapur

iii) the Lessee shall be required to intimate to the Lessor the list of first sub-lessees pursuant to sub-clauses (i) and (ii) above with full details of name, address and plot/area sub-leased, simultaneously with the copies of the grant of completion certificate or execution of relevant

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

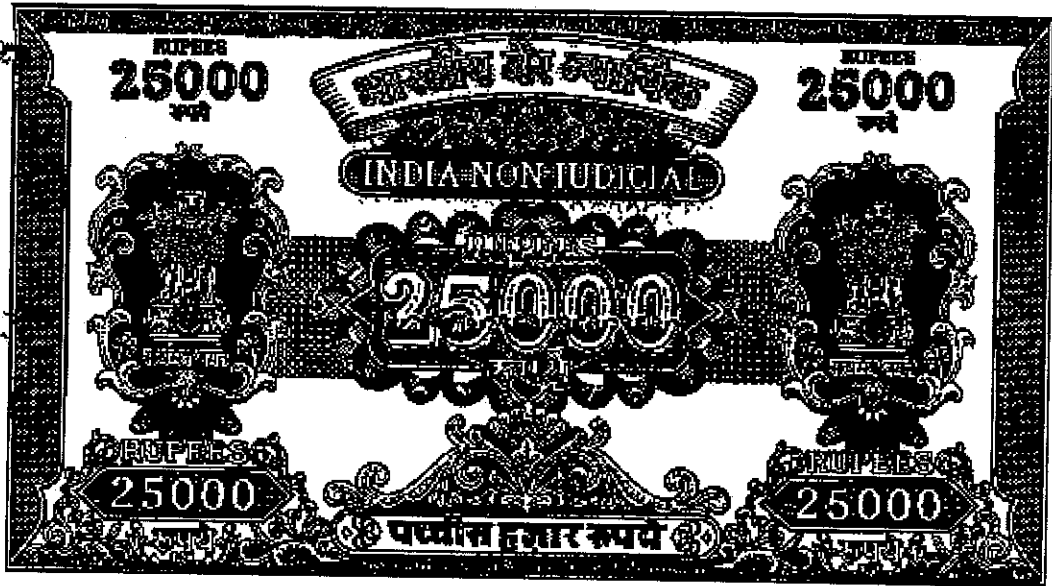
FORUM PROMOTIONS PVT. LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



[Signature]
 सरायकेला - बरसात
 2/16/18



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Adityapur Ind. Area Dev. Authority
Adityapur

sub-lease agreements.

- iv) the transfer of part of the Demised Plot/floor space/parking space or subsequent transfer thereof to another person, shall not absolve the Lessee from violation of the terms and

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Director
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Director

Forum Shopping Mall Pvt. Ltd.

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Director

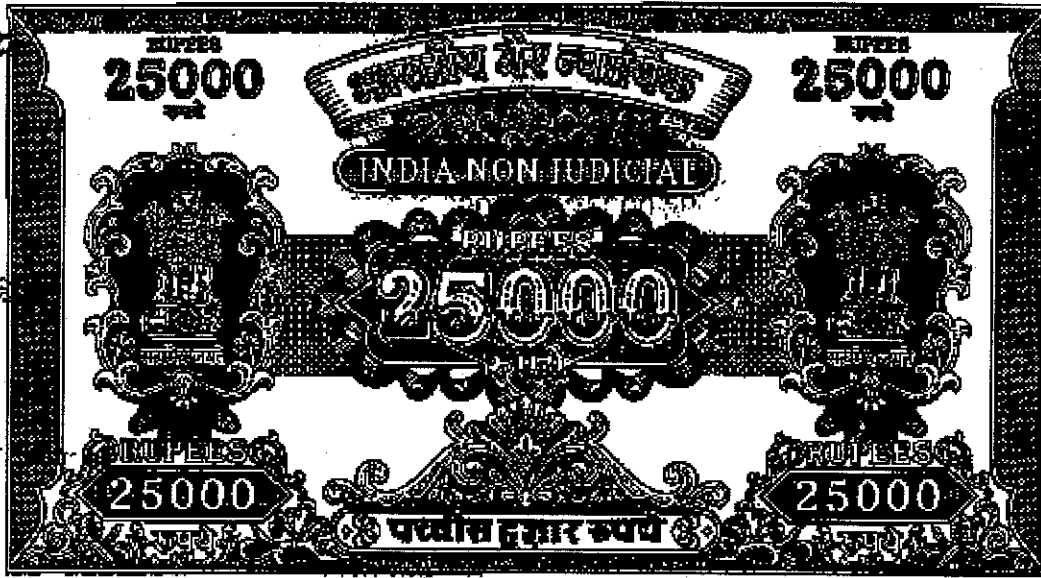
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला उद्योग निर्यात क्षेत्र
भरायकेला - बरसावा

[Signature]
24/6/08



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[Signature]
Adityapur Int. Area Development Authority
Adityapur

conditions of this lease.

- c) Notwithstanding anything contained in sub-clauses (a) and (b) of this Clause 5, the Lessee/sub-lessee(s) may, with the previous consent in writing of the Lessor, mortgage or charge the said Demised Plot, in

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROPERTIES PRIVATE LIMITED
[Signature]
Director

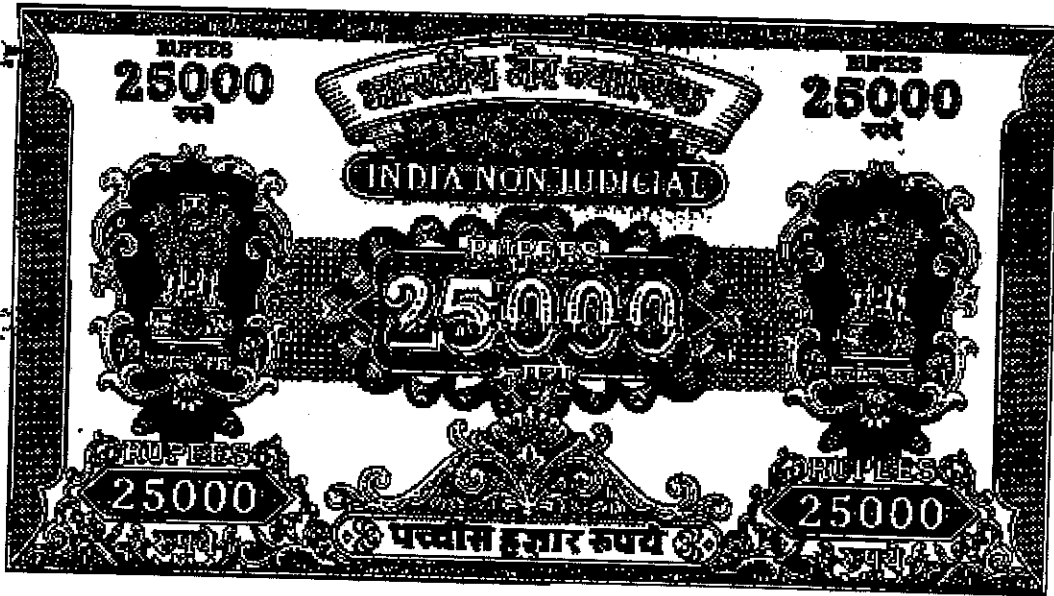
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



निम्न प्रकार निम्नलिखित
महापंचकला सरसावां

[Signature]
24/10/18



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Adityapur L.L.A.
Adityapur

full or part, to its lenders (the Schedule/Nationalised Banks/reputed Non Banking Financial Companies and Government Institutions), which consent shall not be unreasonably withheld. **PROVIDED THAT** the first mortgage permission shall be deemed to have been granted, on handing over the possession of

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

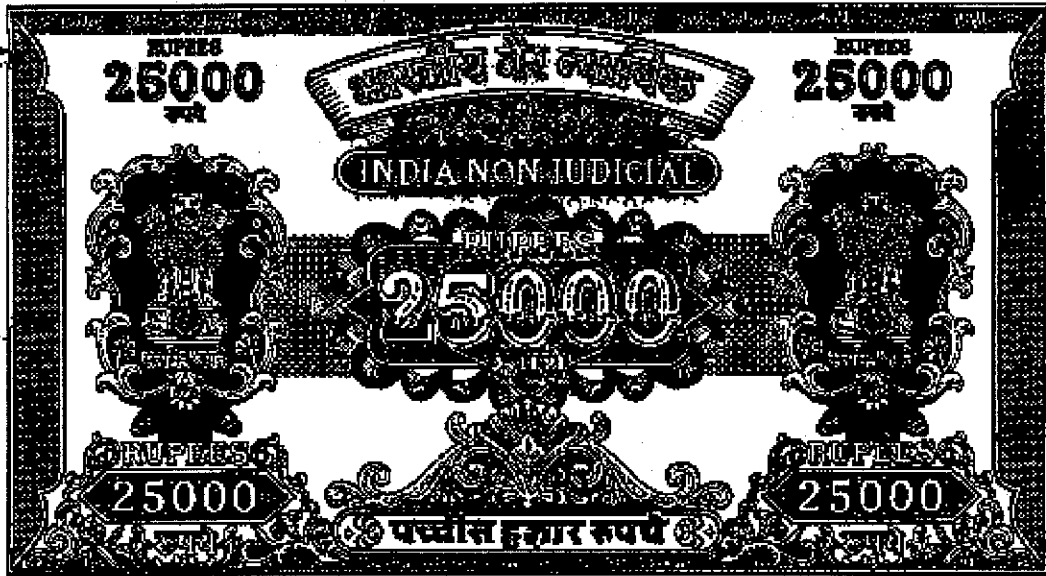
[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला अवर निबंधक
पंचायतला पुरसाबा
[Signature]
24/6/18



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Adityapur Ind. Area Development Authority
Adityapur

the plot and on execution/registration of the Lease Deed for the purpose of construction of the Project in favour of the Schedule/Nationalised Banks/reputed Non Banking Financial Companies and Government Institutions which allow loan against mortgage permission issued by the Lessor to the Lessee.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

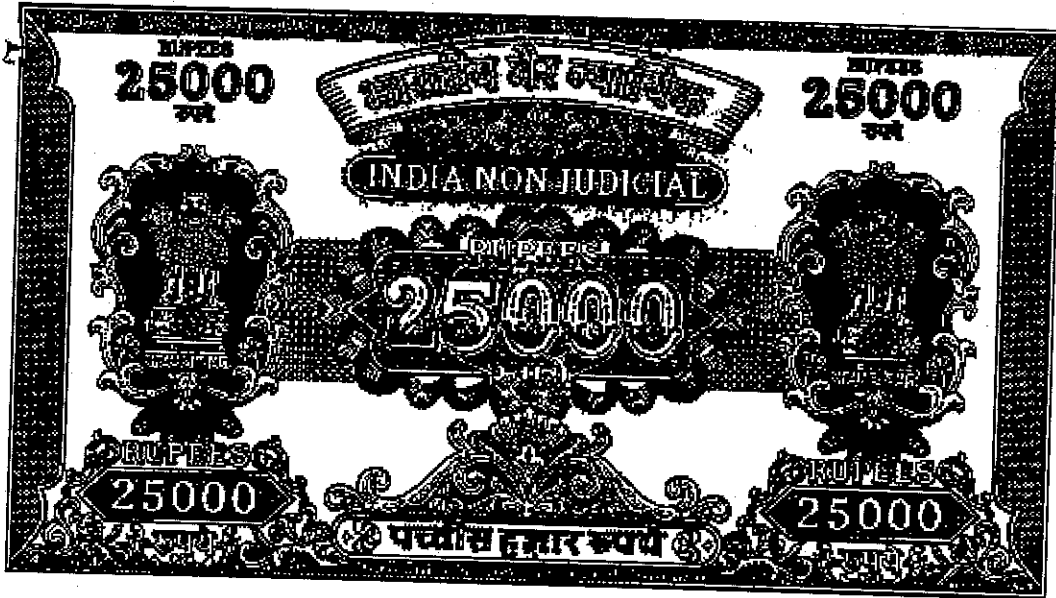
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



Adityapur Industrial Area Development Authority
Adityapur - Madhya Pradesh

[Signature]
24/10/08



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Adityapur Led Authority
Adityapur

PROVIDED FURTHER that the Lessee shall without fail submit to all Lenders providing funding for implementation of the project a copy of this Deed and specifically inform the Lenders about the provisions for appointment of a Substitute Entity in the event of termination on account of Lessee Event

FORUM INFRASTRUCTURE PVT. LTD.

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Director

FORUM PROJECTS PRIVATE LTD.

acch
Director

Forum Shipping Mall Pvt. Ltd.

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Director

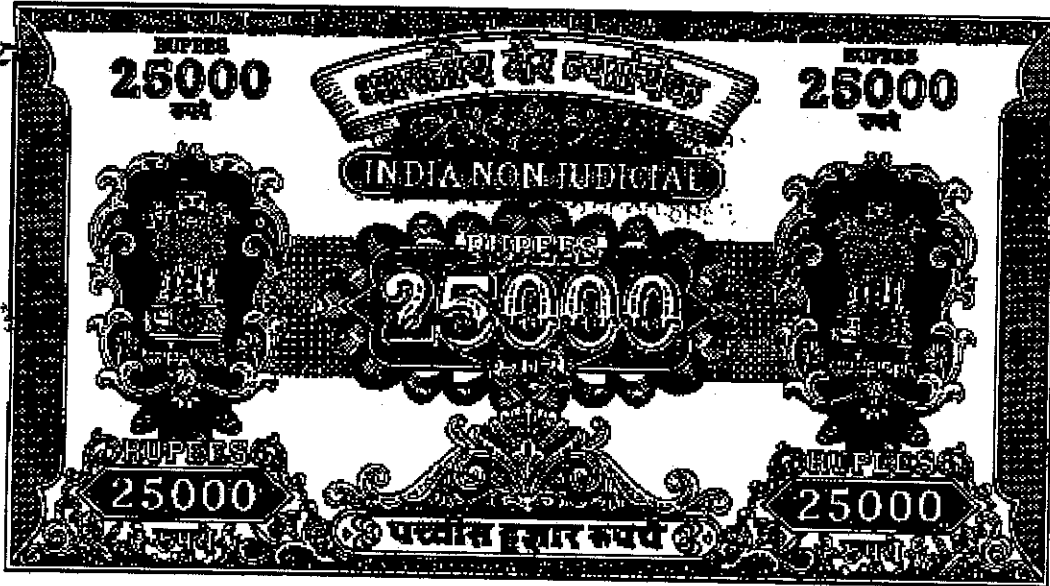
For Genesis Advertising Pvt. Ltd

[Signature]
Director



निदेशक निदेशक
आदित्यपुर लिडिंग अथॉरिटी

[Signature]
29/10/18



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Adityapur
Adityapur

of Default as provided for in Clause VII of this Deed.

PROVIDED FURTHER any such mortgage or charge shall not in any way relieve the Lessee or Persons claiming through or under it of its obligations under this Deed and the same shall be carried out in compliance with the terms and

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

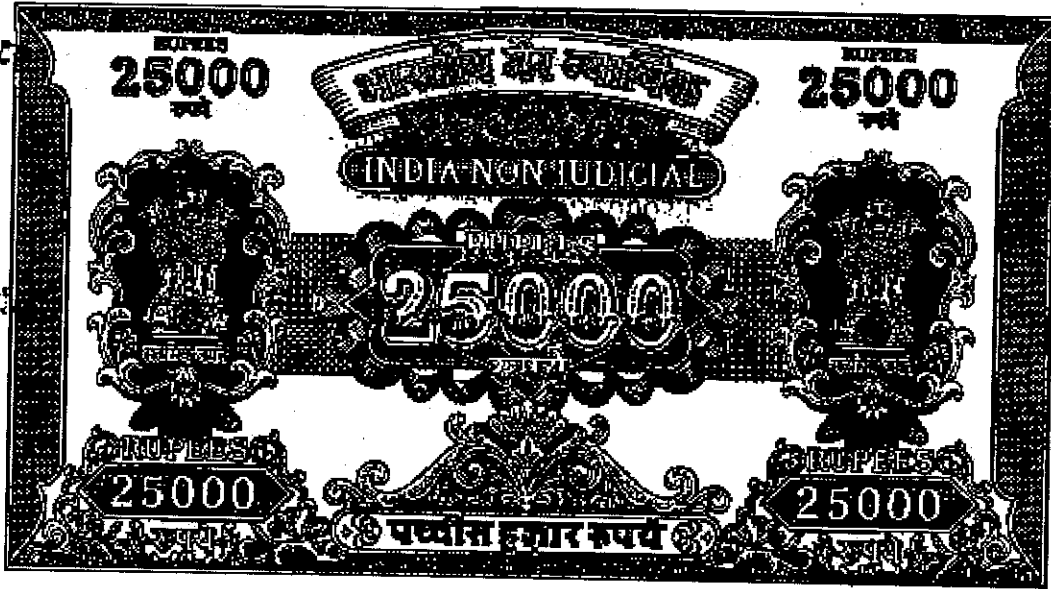
[Signature]
Director



जिला उबर निबंधक

भारत सरकार - बुखार

[Signature]
24/10/08



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Adityapur Ltd. Aditi Pvt. Ltd. Adityapur

conditions of this Deed. PROVIDED further that, in the event of the sale or foreclosure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the fifty percent of the unearned increase in the value of the Demised Plot as aforesaid and the amount of the Lessor's share of the said

FORUM INFRASTRUCTURE PVT. LTD.

cced

Director

FORUM PROJECTS PRIVATE LTD.

cced
Director

Forum Shopping Mall Pvt. Ltd.

cced
Director

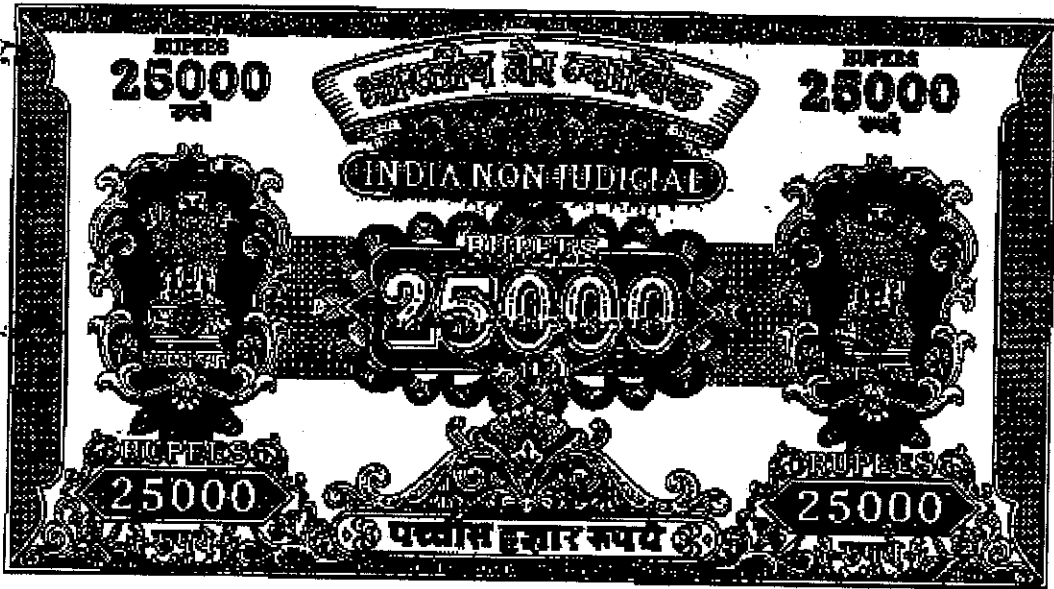
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



महाराष्ट्र शासन
महाराष्ट्र सरकार

24/6/08



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[Signature]
 Adityapur L & A Development Authority
 Adityapur

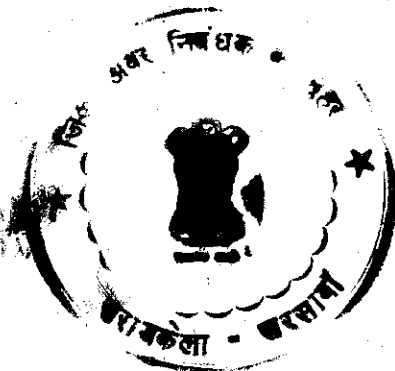
unearned increase, shall be first charge, having priority over the said mortgage or charge. The decision of the lessor in respect of the market value of the said Project shall be final and binding on all parties concerned. **PROVIDED FURTHER** that the Lessor shall have the pre-emptive right to purchase

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

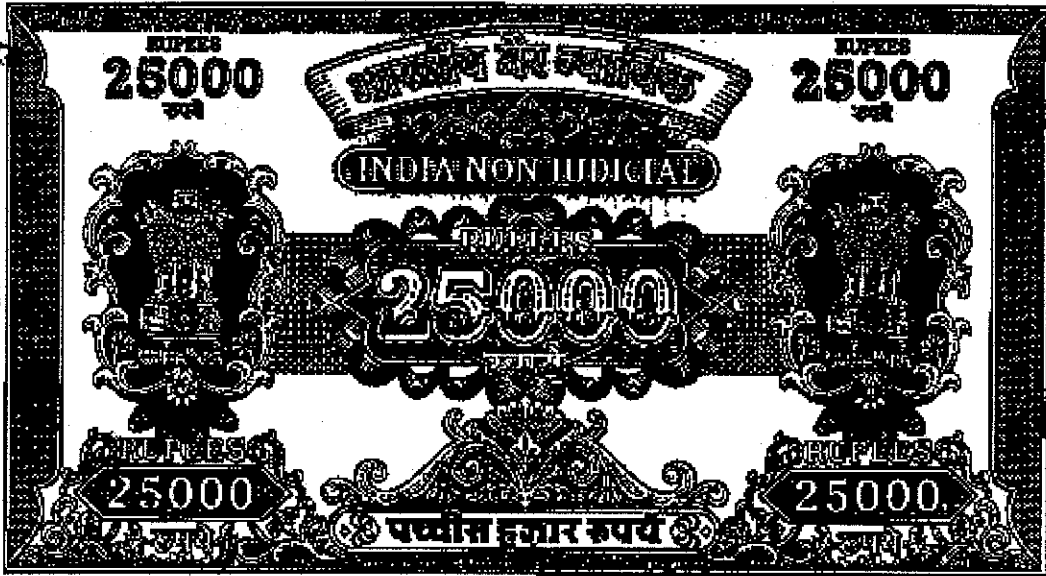
FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला शहर निबंधक
 सरायकेला सरसावा
[Signature]
 24/01/08



02DD 743873

Adityapur
Adityapur

the mortgaged or charged property after deducting fifty percent of the unearned increase as aforesaid.

- d) The Lessor's right to the recovery of fifty percent of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD
[Signature]
Director

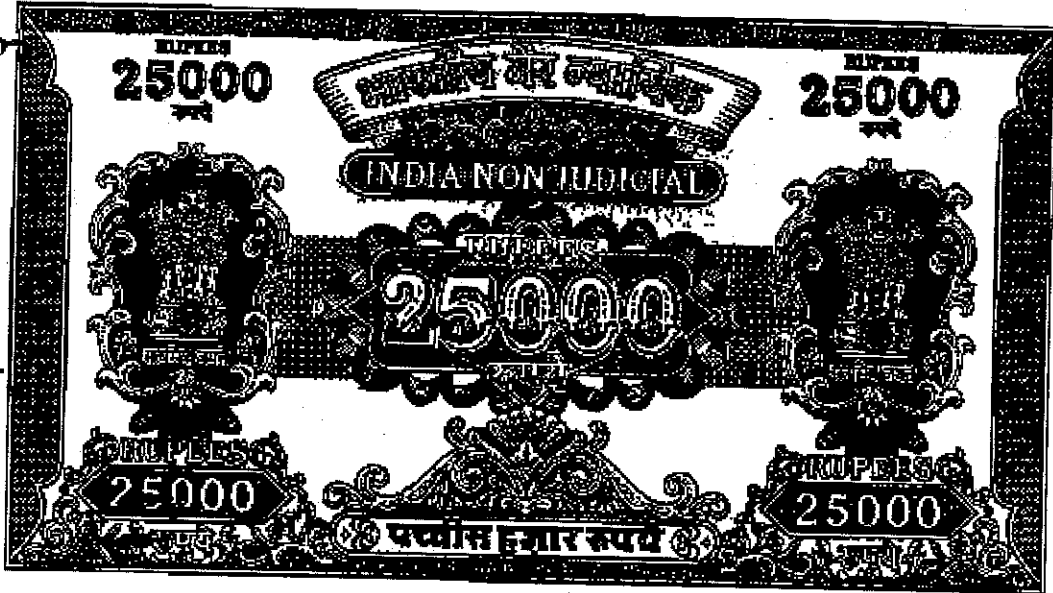
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला उबर निबंधक
सहायकता सहायता

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24/6/08



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81

Adityapur Land Acquisition Authority
Adityapur

shall apply equally to an involuntary sale or transfer
whether it be by executing or insolvency court.

6 Notwithstanding the restrictions, limitation and conditions
as mentioned in Clauses 5 above,

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

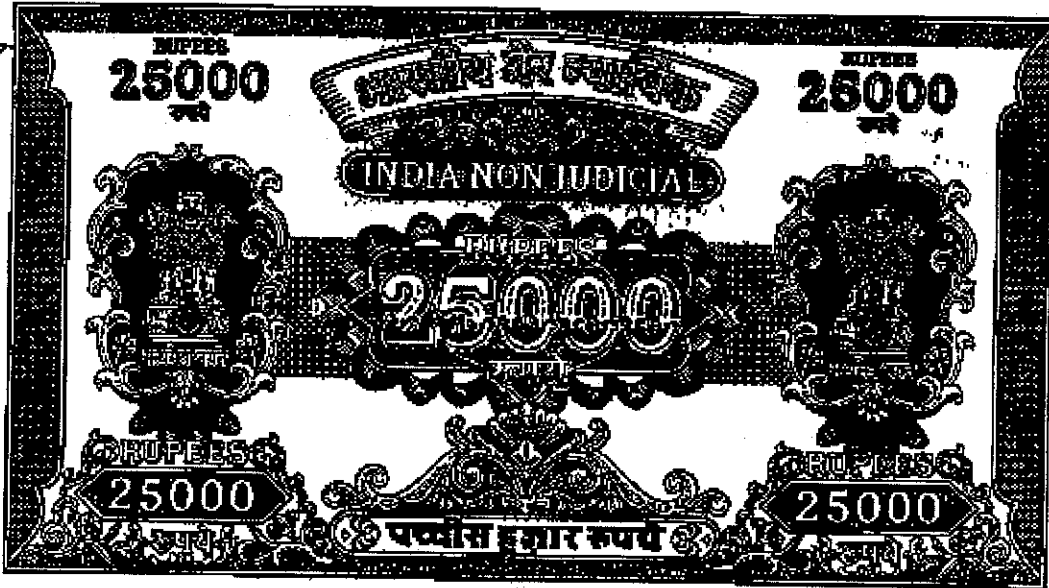
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



मिना अकर निबंधक
सरायकला कलकत्ता

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24/6/08



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Adityapur Ind. Area, Adityapur
Adityapur

a) the Lessee / sub-lessee(s) shall be entitled to sublet the whole or any part of the buildings that may be erected upon the Demised Plot for the said commercial purposes only on a tenancy as per prevalent law and residential accommodation (up to 20% max. of gross built-up-area) for the employees

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PVT. LTD.
Director

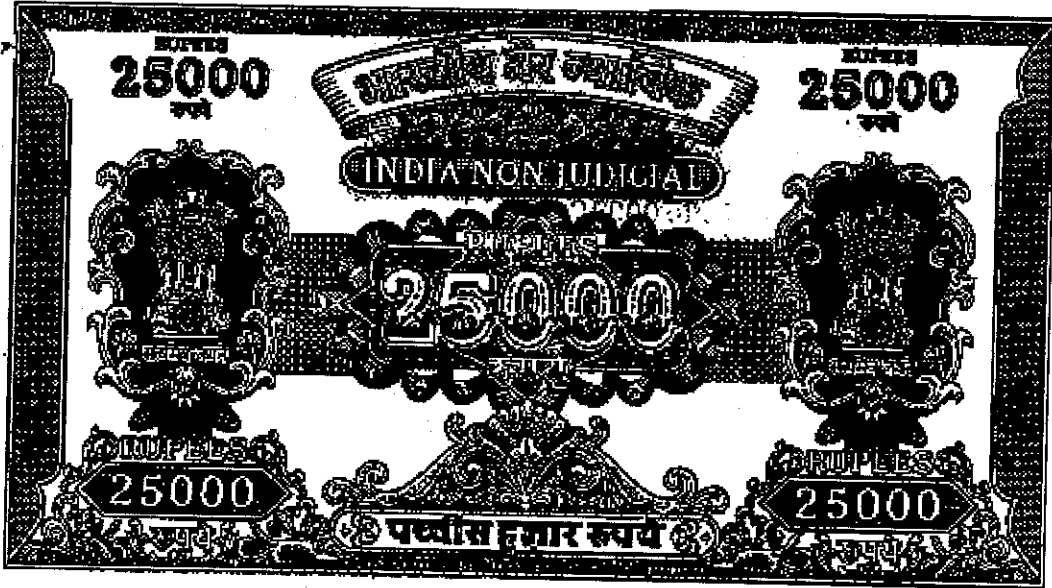
For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director



जिला अवर निबंध
अडिटापुर

24/6/08



0200 743870

[Signature]
 Adityapur Ltd, Adityapur City
 Adityapur

of Forum Infrastructure Pvt. Ltd. as well as all the operators, entrepreneurs and service providers of the Adityapur City Centre and also the associates, employees of operators, entrepreneurs and service providers engaged with Adityapur City Centre on Lease/Sub-lease basis and the mutually agreed terms

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD
[Signature]
 Director

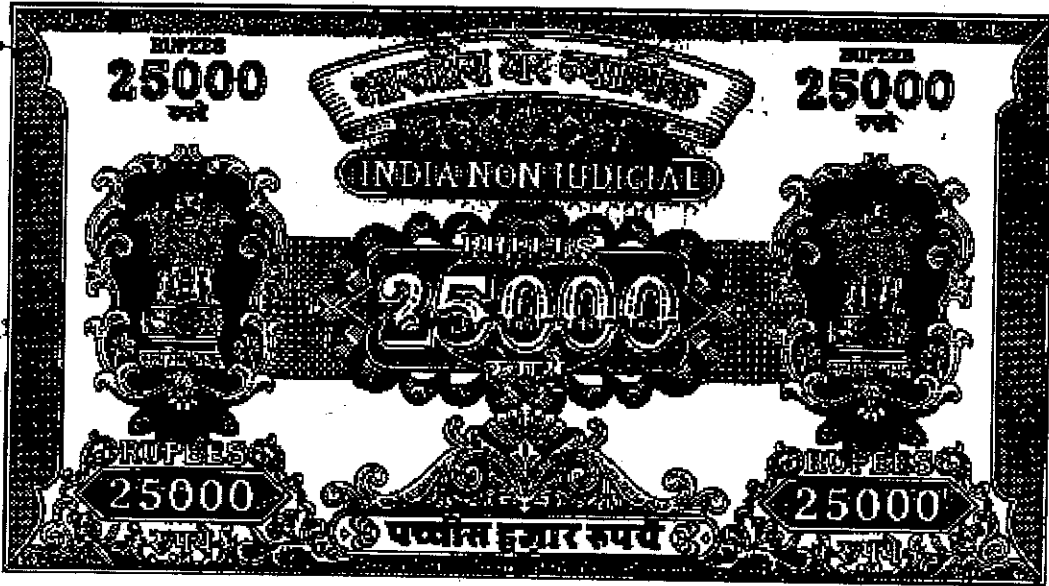
Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला उच्च निबंधक
 आदित्यपुर

[Signature]
 2/10/08



0200 743869

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

and conditions. However, as far as the general parking space specified for the plots, as per the site plan/approved building plans, the Lessee /sub-lessee shall be entitled to sublet the whole or part of the parking lot/area to a parking contractor for the purpose of management of the parking lot/area only.

FORUM PROJECTS PRIVATE LTD.
Director

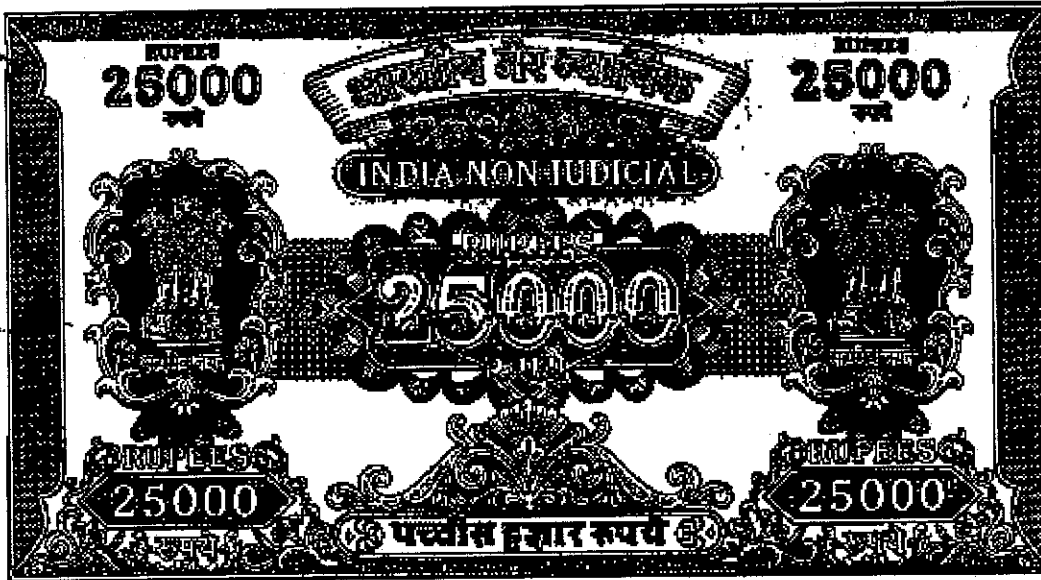
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिजा ककर निबन्धक
प्रायश्चित्त विभाग

Man
24/11/08



02DD 743868

Secretary
Adityapur Ind Area Dev. Authority
Adityapur

b) The Lessee/sub-lessee(s) shall be entitled to grant licences or enter into franchising or similar arrangements in respect of the floor space/parking spaces/the buildings erected upon the Demised Plot in full or part, for commercial and/or parking purpose as per the applicable laws and on mutually

FORUM INFRASTRUCTURE PVT. LTD.
Director

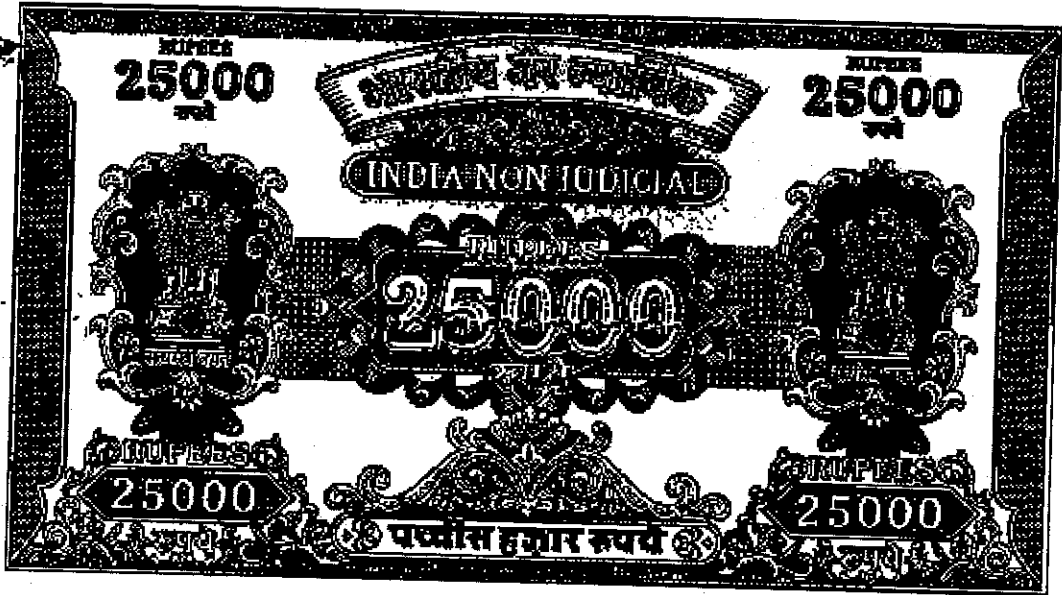
FORUM PROJECTS PVT. LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



Adityapur Industrial Area Development Authority
Maha Kala Bazar
24/6/08



02DD 743890

86

Secretary
Adityapur Ind. Area Dev. Auth. Sta.
Adityapur

agreed terms and conditions.

- e) (i) Any sub-leases, licenses or franchising or similar arrangement under or pursuant to this Deed shall not contain any terms or provisions inconsistent with or in derogation of any terms or provisions contained in

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

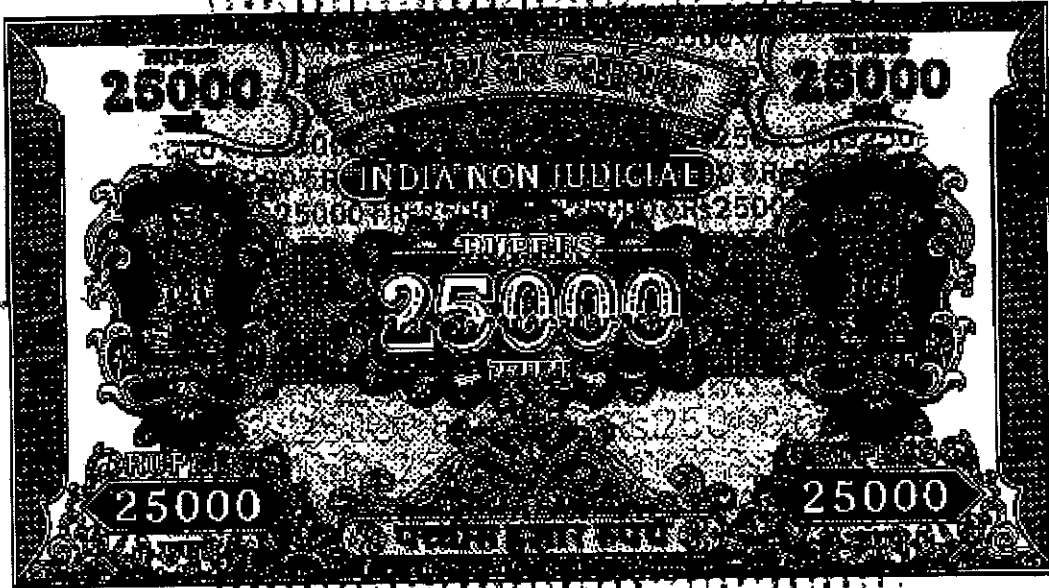
Forum Shipping Mail Pvt. Ltd.
[Signature]
Director

For General Approval of the Board



निम्न उक्त निवेदनक

[Signature]
24/6/08



0200 743721

Adityapur Ind Area Dev. Adityapur

this Deed; (ii) the terms and conditions of this Deed shall be complied with in the case of such sub-leases, licenses or franchising or similar arrangement and, as applicable, form a part thereof; (iii) the term of such sub-leases, licenses or franchising or similar arrangements including lease/sub-lease for

FORUM INFRASTRUCTURE PVT. LTD.

Director

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FORUM PROJECTS PRIVATE

Director

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For Generals Advertising Pvt. Ltd.

Director

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Forum Shipping Mall Pvt. Ltd.

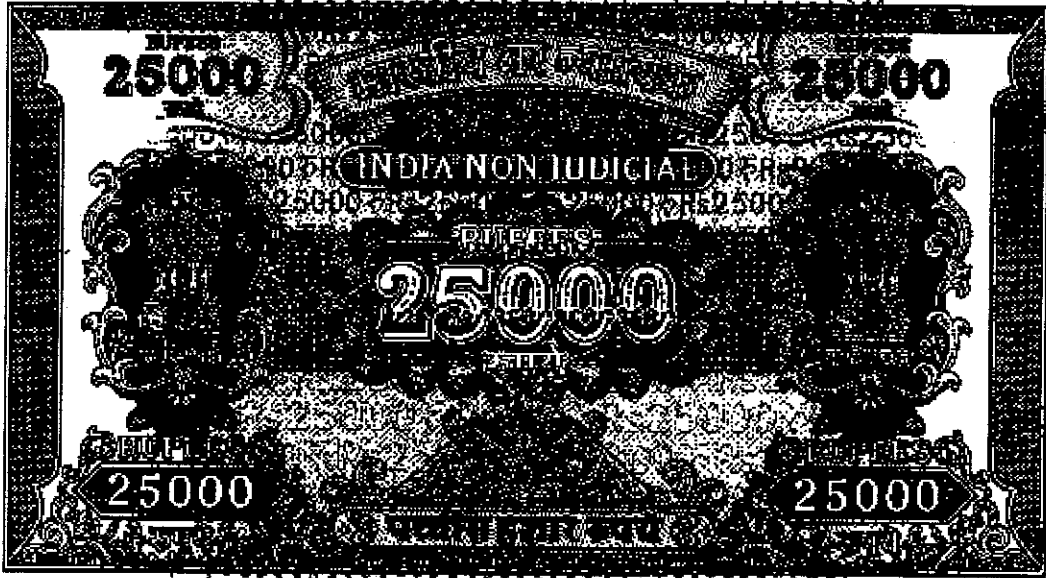
Director

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पिला अर निरक
परायकला

Handwritten signature and date
24/01/08



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Adityapur Ind. Area
Adityapur

residential accommodation shall be limited to and be co-terminous with the Term of Lease granted herein by the Lessor to the Lessee; (iv) all such sub-leases, licenses or franchising or similar arrangements shall be determined and terminated simultaneously with and automatically on the expiry, determination or

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd

[Signature]
Director



[Signature]
24/10/08



02DD 743719

[Signature]
Secretary
Adityapur Ind Area Dev. Authority
Adityapur

termination of this Deed, as the case may be. The Lessee's failure to comply with this sub-clause shall be at its cost, risk and consequence and constitute a Lessee Event of Default that shall entitle the Lessor to terminate this Deed in accordance with the provisions of Clause VII hereof PROVIDED

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD
[Signature]
Director

Forum Shipping Mall Pvt. Ltd.
[Signature]
Director



[Signature]
Director

जिला उद्यम निबन्धक
आदित्यपुर - बिरसा

[Signature]
24/01/08



02DD 743718

[Signature]
Secretary
Adityapur Ind Area Dev Authority
Adityapur

THAT upon the prior termination of this Deed due to a Lessee Event of Default, the Lessor may extend the duration of the sub-leases, licenses or franchising or similar arrangement executed under and pursuant to this Deed beyond such termination by such period as the Lessor deems appropriate and on such

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROFITS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Geneva's Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
आडित्यपुर - बरसात
[Signature]
24/6/08



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Secretary
Adityapur Ind Area Dev Authority
Adityapur

reasonable terms and conditions, including without limitation the payment of additional premium/ consideration by the sub-lessees etc. to the Lessor, that the Lessor may in its absolute discretion determine and, if necessary, execute supplementary agreements/additional documentation in this behalf.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd
[Signature]
Director



जिला उद्यम निबंधन
सायबहा नगरपालिका
[Signature]
24/6/08



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Adityapur Ind Area Dev. Authority
Adityapur

- 7 a) The execution of such leases/sub-leases, licenses or franchising or similar arrangement shall not relieve the Lessee of its liability or obligations as set out in this Deed. The Lessor shall not be liable in any manner whatsoever to any person in respect of or in connection with execution of agreements or disputes

FORUM INFRASTRUCTURE PVT. LTD
mech
Director

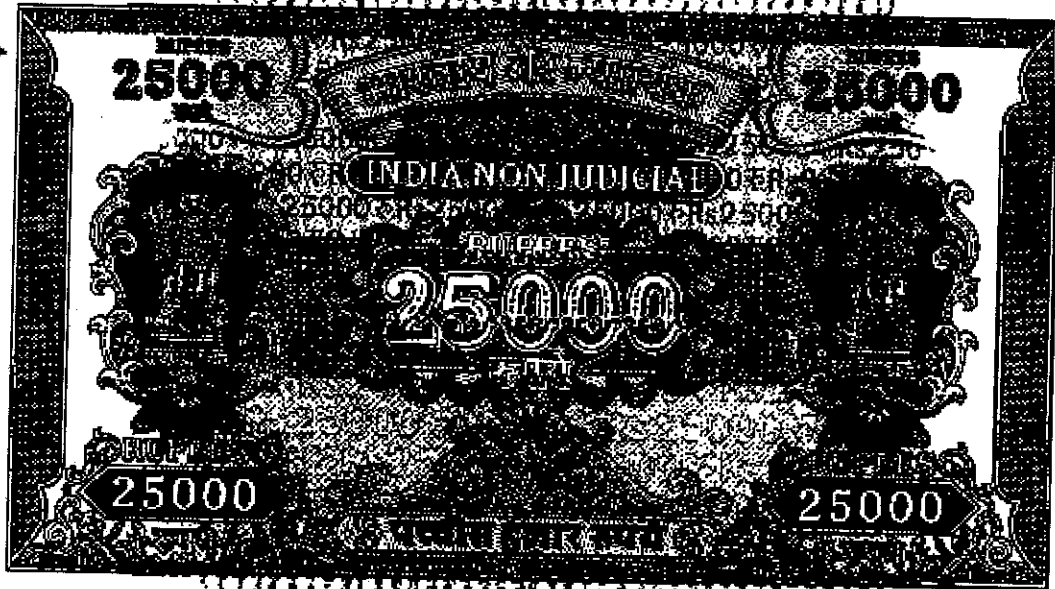
FORUM PROJECTS PRIVATE LTD.
mech
Director

Forum Shopping Mall Pvt. Ltd.
mech
Director

For Genesis Advertising Pvt. Ltd.
mech
Director



निवा जगर निबन्धक
सुपरीवा रासरा
Man
24/01/08



0200 743715

Secretary
Adityapur Ind Area Dev. Authority
Adityapur

relating to such leases/sub-leases, licenses or franchising or similar arrangement. The Lessee shall indemnify and keep indemnified the Lessor and its employees and consultants from and against all costs, losses, damages, liabilities, proceedings, litigation, penalties etc. in this behalf.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

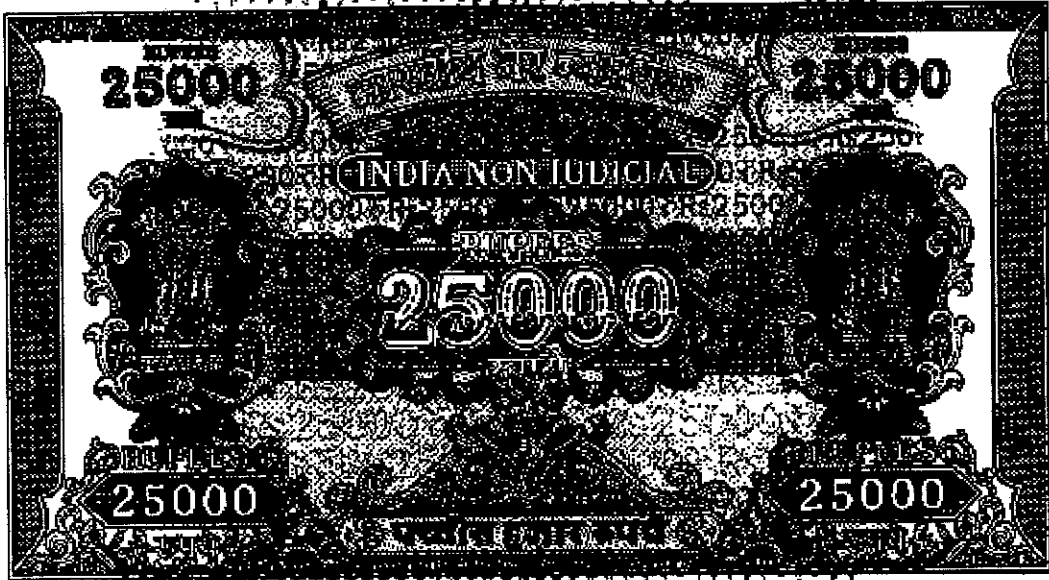
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Stopping Mail Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt Ltd.
[Signature]
Director



Adityapur Industrial Area Development Authority
Adityapur - Jharkhand
[Signature]
21/6/08



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

- b) The Lessee/sub-lessee(s) shall submit to the Lessor for its information and records a certified copy of the deeds/agreements relating to the subleases/licenses, franchising or similar arrangements entered into by them (Lessee/sub - lessees) pursuant to Clauses (5) and (6) above within 15 (fifteen) days of the date of

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.

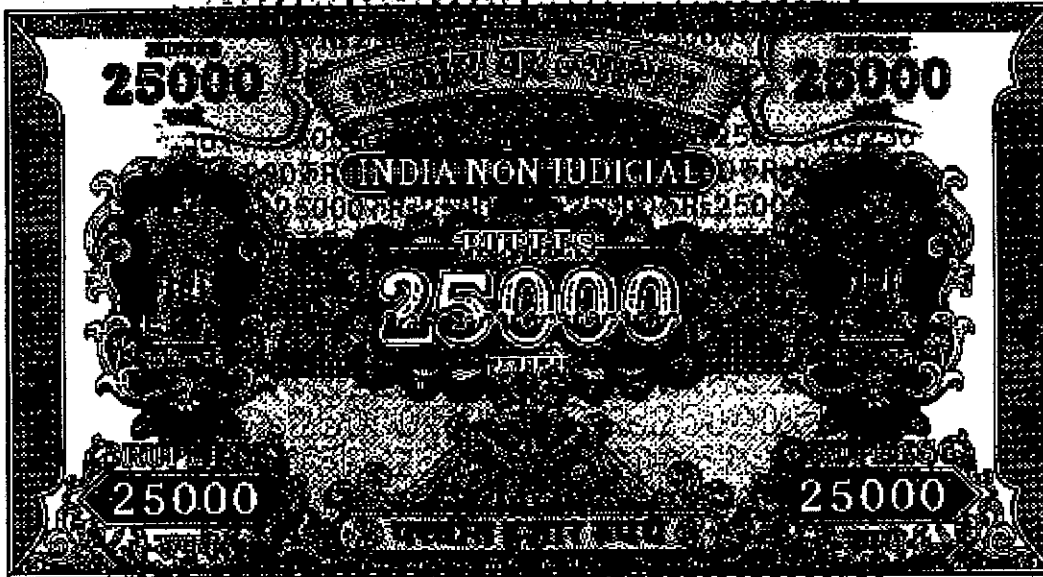
For Genesis Advertising Pvt. Ltd.

Director



जिला उद्यम निवेशक
अ. अ. अ. अ. अ. अ. अ.

Man
24/01/08



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

execution, modification or amendment thereof.

8 Whenever the title of the Lessee/ sub-lessee(s) to the Demised Plot/floor spaces/commercial spaces/building constructed on the Demised Plot/parking spaces, or any part thereof, is transferred in any manner whatsoever, the

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



दिनांक 02/06/08
महाराष्ट्र सरकार
[Signature]



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[Signature]
Secretary
Adityapur Ind Area Dev. Authority
Adityapur

transferee shall be bound by all the covenants and conditions contained herein and be liable and accountable in all respect thereof.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

9 Whenever the title of the Lessee/ sub-lessee(s) to the Demised Plot/floor spaces/commercial spaces/building

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिना एर निबन्धक
सायकला कारावाँ

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24/6/08



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Secretary
Adityapur Ind Area Dev Authority
Adityapur

constructed on the Demised Plot/ parking spaces, or part thereof, is transferred in any manner whatsoever, the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor. In the event of the death of the Lessee/sub-lessee(s) the person on whom the title of the deceased devolves shall

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[Signature]
Director

FORUM PROJECTS PRIVATE LTD
[Signature]
Director

Forum Shopping Mall Pvt Ltd
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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14/6/08



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Adityapur Ind Area Dev Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

within three months of the devolution, give written notice of such devolution to the Lessor. The transferee or the person on whom the title devolves, as the case may be, shall supply the Lessor certified copies of the document (s) evidencing the transfer or devolution.

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shipping Man Pvt Ltd
Dir.

For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
आदिपुर - बरसात
Date
24/01/08



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Adityapur Ind. Area Dev. Authority
Adityapur

10 the Lessee/sub-lessee(s) shall from time to time or all times pay and discharge all rates, taxes, duties, levies, charges and assessments of every description, fines, penalties and other outgoing which are now or may at any time hereafter during the continuance of this lease be assessed, charged or imposed upon the Demised Plot/Facilities/any building,

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PVT. LTD.
Director

Forum Shipping Mall Pvt. Ltd.
Dir.

For Genesis Advertising Pvt. Ltd.
Director



जिला अधर निजफक
समायकेला - सारवावां
24/6/08



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

premises or spaces erected on the Demised Plot/the
business activities carried out thereat or on the landlord,
tenant or occupier in respect thereof. The Lessee shall
indemnify and keep indemnified the Lessor from and
against any and all liabilities, costs, damages, penalties and
consequences arising from any and all such non-payment,

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PR
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Generals Advertising Pvt. Ltd.
Director



जिला कबर निबंधक
सरायकेला सरसावा
24/6/08



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Secretary
Adityapur Ind. Arc. Dev. Authority
Adityapur

delayed payment, attachment, disturbance of possession,
notice, order, litigation etc.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

11 All arrears of rent and other payments due in respect of the
Demised Plot shall be recoverable in the same manners as
arrears of land revenue.

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
आडित्यपुर

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Adityapur Ind. & Dev. Authority
Adityapur

12. The Lessee/ sub-lessee(s) and the persons claiming through or under them shall be liable to pay to the concerned government authorities/other entities the electricity, water, sewage, power, telephone, sanitation and other applicable utility expenses, charges and rates, including penalties for default in payment, applicable from time to time in respect

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD

Aradhana

Director

Forum Shopping Mall Pvt. Ltd.

Aradhana

Director

For Genesis Advertising Pvt. Ltd.

Aradhana

Director



Aradhana
Director



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[Signature]
Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

of the Demised Plot/Project/Facilities/business activities
and indemnify and keep indemnified the Lessor in this
respect

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

13 The Lessee/ sub-lessee(s) and the persons claiming through
or under them shall in all respect comply with and be

FORUM PROJECTS PVT. LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

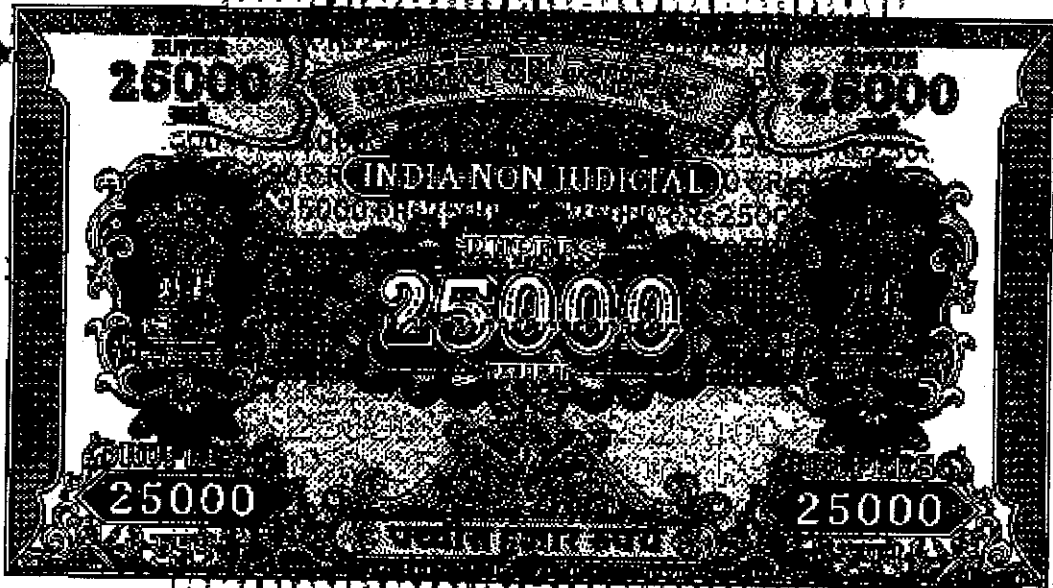
For Gerceis Advertising Pvt. Ltd.

[Signature]
Director



जिला अवर निबंधक
आदिपुर

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[Signature]
Adityapur Ltd. 100 DDA Adityapur
Adityapur

bound by the building, drainage and other bye-laws of the relevant municipal or other authority concerned for the time being in force.

14 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall not without sanction or permission in

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd
[Signature]
Director

[Signature]
For Ganesha Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
परायणकला जलसावा

[Signature]
22/01/08



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

writing of the relevant municipal or other authority concerned erect any building or make any structural or other alteration or addition to such building on the Demised Plot, save and except as may be permitted under the applicable laws and terms of Applicable Permits.

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला शहर निबंधक
महाराजगढ़
Man
21/01/08



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Secretary
Adityapur Ind Area Dev Auth. at
Adityapur

15 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall use the Demised Plot/Facilities/ buildings/premises or space or any part thereof only for the uses/purposes/activities/businesses specified in Clause No. 2 in page No. 8 and elsewhere of the lease agreement and shall not use or cause to be used or suffer use thereof. in

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

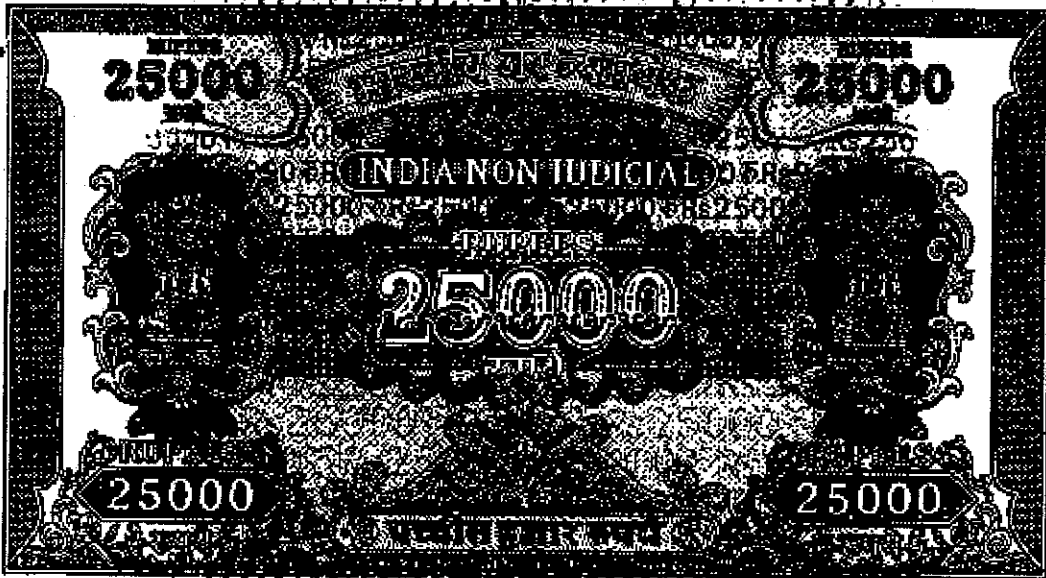
Forum Shopping Mall Pvt. Ltd.
Director

For Geneva Advertising Pvt. Ltd.
Director



जिला उच्च निबंधक
सहायकता-कार्यावाही

Man
24/6/18



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

full or part, for the purposes set forth in Schedule III hereof. No commercial or unauthorised activities shall be allowed in the parking lots/spaces and the landscape spaces.

16 The Lessee/ sub-lessee(s) and the persons claiming through

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला उद्योग निगमक
सरायकेला बरवाही

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Secretary
Adityapur Ind. & Dev. Authority
Adityapur

or under them shall not use or cause to be used or suffer use of the Demised Plot/Facilities/buildings/ premises or space or any part thereof in a manner which may or is likely to cause nuisance or annoyance to the neighbours, occupiers or users of the Demised Plot/Facilities/buildings/premises or space or any part thereof or to the

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE

Forum Shopping Mall Pvt. Ltd.

Director

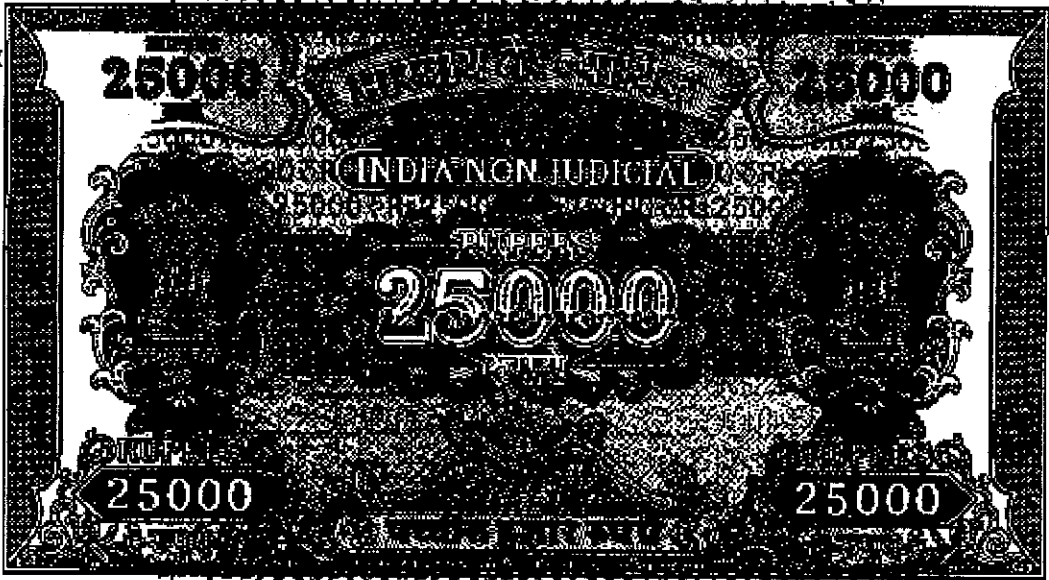
For Genesis Advertising Pvt. Ltd.

Director



जिला अफसर निरुद्धक
मरायफला कमरां

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Secretary
Adityapur Ind Area Dev. Authority
Adityapur

owners and occupiers of any other adjoining and neighbouring property or land. No part of the Demised Plot/Facilities/buildings/premises or space or any part thereof shall be used for any illegal or immoral purposes. **PROVIDED THAT,** if the Lessee / sub-lessee(s) is desirous of using the said Demised Plot or the building

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला कर निगमक
आवकका दरखास्त

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Secretary
Adityapur Ind. Arc. Dev. Authority
Adityapur

thereon for a purpose other than that specified above, the Lessor may allow such change of uses on such terms and conditions including payment of additional premium and additional rent, as the Lessor may in its absolute discretion determine.

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



जिला अवर निबंधक

बक्सर

Man
24/6/08



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Adityapur Ind. & Com. Authority
Adityapur

17 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall at all reasonable times and on reasonable notice, afford access to the Demised Plot/Project/Facilities/buildings/ premises or space or any part thereof to the Lessor or its duly authorised representative or the representatives of or persons duly

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Centers Advertising Pvt Ltd
Director



जिला अवर निबंधक
आदिपुर जम्मू
21/1/18



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[Signature]
Adityapur Ind. App. Auth. Authority
Adityapur

authorised by the relevant authorities and entities concerned with safety, security, sanitation or environmental protection etc. to inspect the same and to investigate any other matter within its/their authority and to confirm that the covenants and conditions herein are being complied with.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]

Forum Shipping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
आदिपुर

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Adityapur Ind. Area Ltd. Adityapur
Adityapur

18 The Lessee/sub-lessee(s) and the persons claiming through or under them shall keep the Demised Plot free from any trespass or encroachment and keep the Lessor informed thereof and take appropriate and timely legal and remedial action.

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd

Director



जिला स्तर निबंधक

सरायकेला, बंगाल

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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

19 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall not create any easement or encumbrance on the Demised Plot except as expressly provided in this Deed.

20 The Lessee/ sub-lessee(s) and the persons claiming through

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

Per Genesis Advertising Pvt. Ltd.

Director



जिला अवर निबंधक
आदित्यपुर सरसावां

24/01/08



02DD 743631

Secretary
Adityapur Ind. Assn. Dem. Authority,
Adityapur

or under them shall not transfer, assign or part possession
with the Demised Plot or any part thereof in any manner,
form, device, method or arrangement to any Person nor
allow any Person to occupy or use the Demised Plot or any
part thereof save and except as otherwise provided in this
Deed.

FORUM INFRASTRUCTURE PVT. LTD.

Director
atcalt

FORUM PROJECTS PRIVATE LTD.
atcalt
Director

Forum Shopping Mall Pvt. Ltd.
atcalt
Director

F. r Genesis Advertising Pvt. Ltd.
atcalt
Director



जिला अवर निबंधक
सरायकेला - सरलावा

atcalt
24/6/08



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[Signature]
Adityapur Ind. Area D. Adityapur
Adityapur

21 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall indemnify and keep indemnified the Lessor, its employees, agents and advisors from and against any claim, liability, cost, suit or legal proceeding and attorney costs arising in any manner from the implementation of the Project at the Demised Plot or

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PVT. LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला जल निबंधन
महाप्रदेश समिति
[Signature]
21/10/08



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otherwise.

Secretary
Adityapur Ind. Area Authority
Adityapur

22 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall promptly notify the relevant authorities and hand over to them any archaeological finds and treasures discovered at or under the Demised Plot by either

FORUM INFRASTRUCTURE PVT LTD.

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt Ltd
[Signature]
Director



[Signature]
Adityapur Industrial Area Authority
[Signature]



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Secretary
Adityapur Ind Area Dev. Authority
Adityapur

of them or their employees, agents and contractors.

23 The Lessee/ sub-lessee(s) shall provide to the Lessor a quarterly progress report during the construction period, which shall contain the following information:

i) Summary of progress: summary of the progress of

FORUM INFRASTRUCTURE PVT. LTD.

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Director

FORUM PROJECTS PRIVATE LTD.

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Director

Forum Shopping Mall Pvt. Ltd.

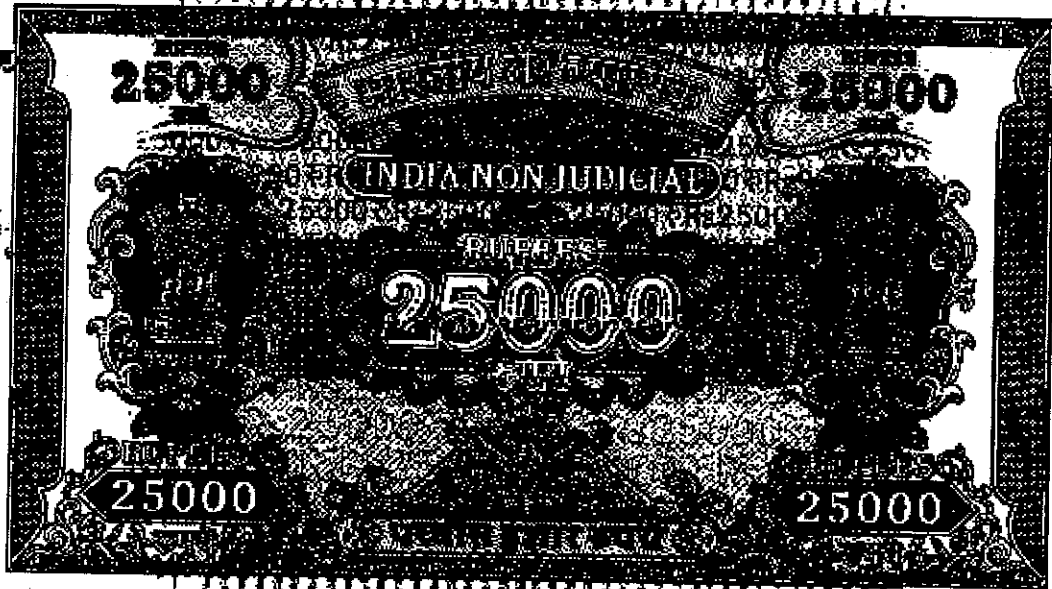
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Director

For Generals Advertising Pvt. Ltd.

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Director



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24/6/08



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the Project for that quarter which shall detail:

- any areas of significant concern and the action being taken to resolve any significant difficulties;
- the actual progress made during that quarter against the construction schedule including a description in reasonable detail of the work

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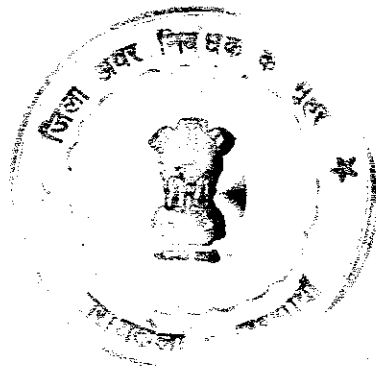
FORUM PROJECTS PRIVATE LTD

Director

Forum Shopping Mall Pvt. Ltd

Director

For Genesis Advertising Pvt. Ltd.



जिला उपाय निबन्धक
आदित्यपुर

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carried out,

- any matters which have come to light which are likely materially and adversely to affect the Project;
- any potential or actual deviations from the terms of the Applicable Permits or otherwise

FORUM INFRASTRUCTURE PVT. LTD.

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Director

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Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिवाजी अवर निवडक
सरायकेला - कारलावां

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Adityapur Ind. Area Dev. Authority
Adityapur

confirmation that construction is proceeding in compliance therewith;

- ii) Completion details of achievement of the proposed date of completion of construction of the Project, delays, if any, and the reasons for such delays and steps to overcome them;

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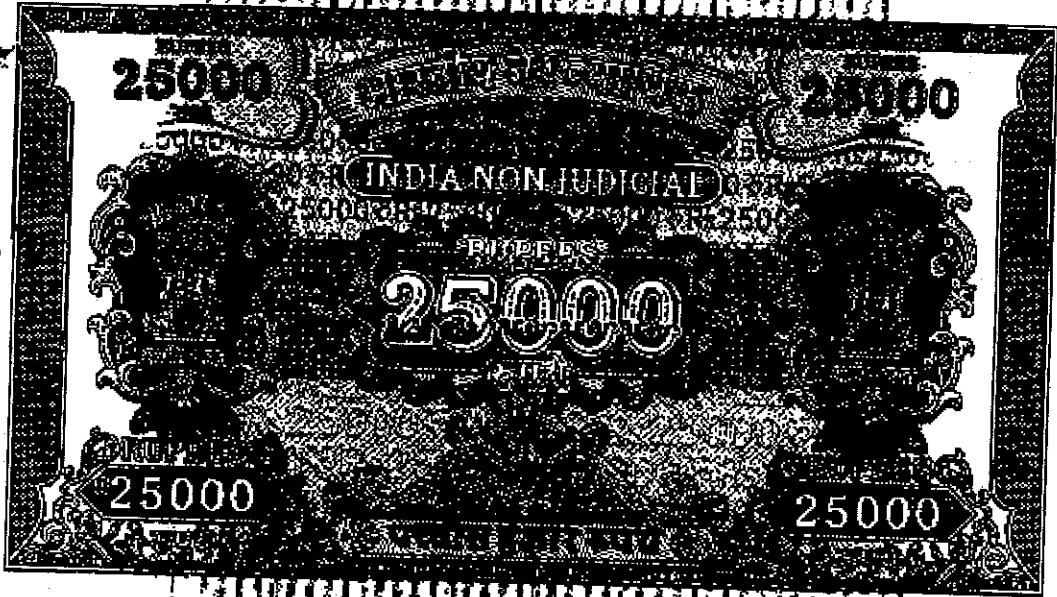
FORUM PROJECTS PRIVATE LTD.

Forum Shopping Mall Pvt. Ltd.

For Genesis Advertising Pvt. Ltd.



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सहायक ला. कार्यालय
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Adityapur

iii) Such other information as the Lessor may reasonably require at any time during the Term of Lease.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

24 The aggregate equity share capital of the Preferred Bidder (consortium) in the issued, subscribed and paid-up equity share capital of the Lessee, unless otherwise approved in

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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ಸರ್ಕಾರಿ ಸಂಸ್ಥೆ

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Adityapur Infrastructure Pvt. Ltd.
Adityapur

writing by the Lessor, shall not be less than 76% (seventy-six per cent) till the expiry of one year after the completion of all construction or during the period of 10 (ten) years from the date hereof whichever is earlier. The aggregate equity share capital of the lead member (M/s Forum Projects Private Limited hereinafter the "Lead

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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सहायक निदेशक

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Adityapur Ind. Area Dev. Authority
Adityapur

Member") of the consortium, in the issued, subscribed and paid-up equity share capital of the Lessee, unless otherwise approved in writing by the Lessor, shall not be less than 40% (forty per cent) till the expiry of one year after the completion of all construction or during the period of 10 (ten) years from the date hereof whichever is

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला स्तर निबन्धक
समावेला समावा
24/01/08



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Adityapur Ind. Area Dev. Authority
Adityapur

earlier. The aggregate equity share capital of each of the other members (M/s Genesis Advertising Private Limited and M/s. Forum shopping Mall Private Limited (Formerly: M/s. Namrata Trading Private Limited)) in the issued, subscribed and paid-up equity share capital of the Lessee, unless otherwise approved in

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



[Signature]
जिला उद्योग निबंधक
सहायकला समिति
[Signature]



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

writing by the Lessor, shall not be less than 10% (ten per cent) till the expiry of one year after the completion of all construction or during the period of 10 (ten) years from the date hereof whichever is earlier.

Any transfer of such share capital after such 10 (ten) years or otherwise shall require the prior written approval of the

FORUM INFRASTRUCTURE PVT. LTD.

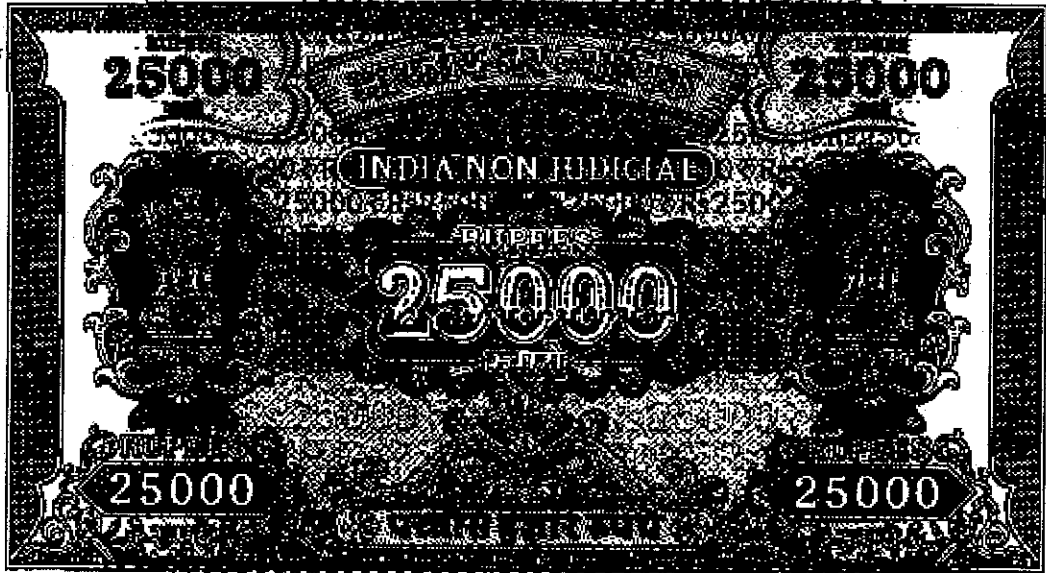
[Signature]
FORUM PROJECTS PRIVATE LTD.
Director

[Signature]
Forum Shipping Mail Pvt. Ltd.
Director

[Signature]
For Genesis Advertising Pvt. Ltd.
Director



[Signature]
जिला अन्न निबंधक
सहयोगिता समिति
22/01/08



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[Signature]
Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

Lessor, which shall not be unreasonably withheld. A breach of this condition shall constitute a Lessee Event of Default, which shall entitle the Lessor to terminate this Deed according to the provisions of Clause VII hereof.

25 The Lessee/ sub-lessee(s) and the persons claiming through

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
FORUM PROJECTS PRIVATE LTD.
Director

[Signature]
Forum Shopping Mall Pvt. Ltd.
Director

[Signature]
For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
आडित्यपुर

[Signature]



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Secretary
Adityapur Ind. An. & Dev. Authority
Adityapur

or under them shall on the termination of this Lease,
forthwith and without demur or delay, peaceably yield up
the entire Demised Plot/Project/Facilities and the buildings
thereon and the spaces and parking lots thereat unto
Lessor.

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

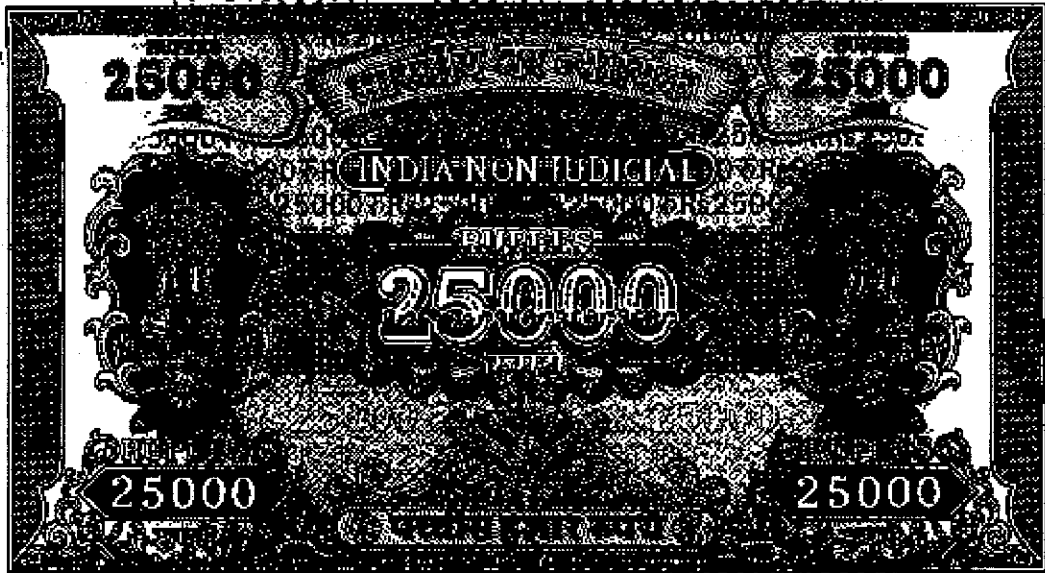
For Genesis Advertising Pvt. Ltd.

Director



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आयतन विकास प्राधिकरण

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24/06/08



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[Signature]
Adityapur Ind. Area Development Authority
Adityapur

26 The Lessee/ sub-lessee(s) and the persons claiming through or under them shall be responsible for complying at its/their cost and risk with the applicable laws relating to the development, construction, completion, implementation, operation and maintenance of the Project/Facilities, including local and municipal laws and

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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24/06/08



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Adityapur Ltd. Adityapur

laws relating to environment, public nuisance, public health, safety, labour, land and property and the business activities carried out at the Demised Plot/Project/Facilities. The Lessee/ sub-lessee(s) and the persons claiming through or under them shall hold harmless, indemnify, keep indemnified and defend the Lessor, its employees, agents

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



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Adityapur

and advisors from and against all claims, costs, damages and liabilities etc. in this behalf or on account of the presence of hazardous and toxic substances in or on the Demised Plot/ Project/Facilities.

FORUM INFRASTRUCTURE PVT. LTD.
Director

27 Except as expressly provided in this Deed, the Lessee/sub-

FORUM PROJECTS PRIVATE LTD.
Director

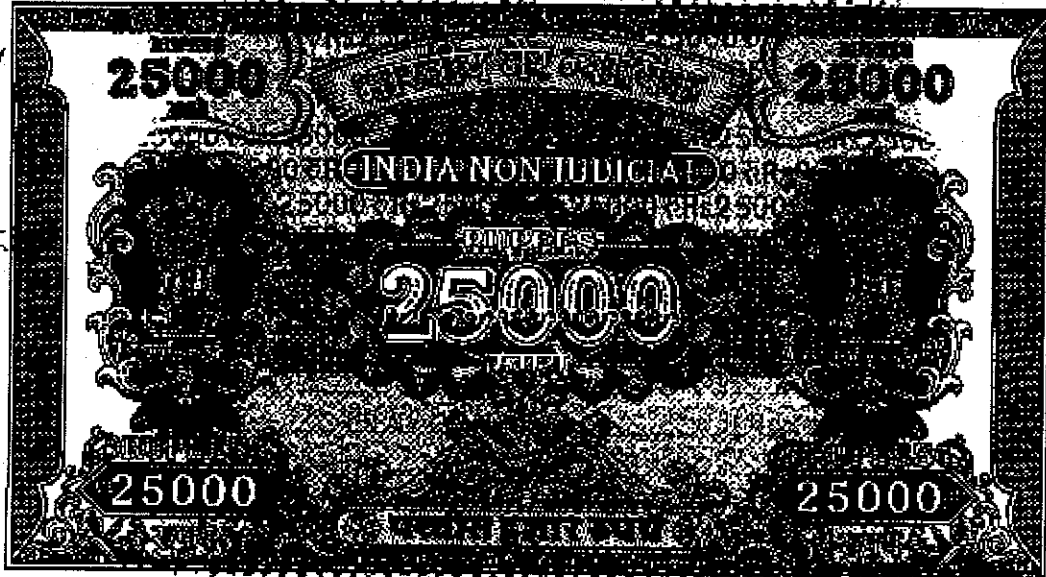
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



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भरायकेला बरसात

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Adityapur In.1
Adityapur

lessee(s) shall carry out and perform its rights, covenants and obligations under this Deed at its own cost and risk. It shall be fully responsible for and shall bear the financial risks relating to the Project and for all its rights and obligations under or pursuant to this Deed.

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Director

FORUM PROJECTS PRIVATE LTD.
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Director

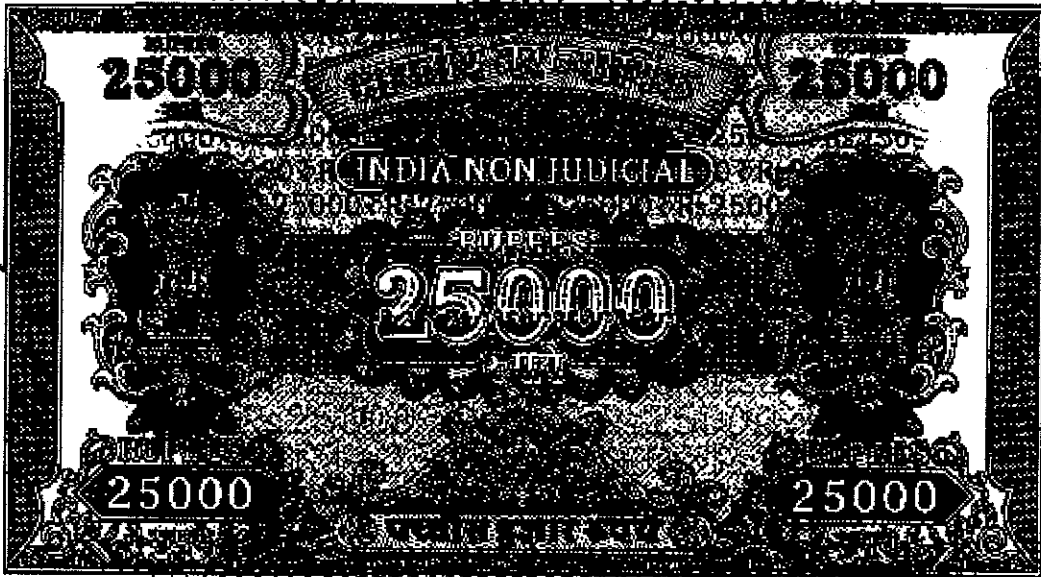
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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समायोजन विभाग

[Signature]
24/06/08



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Adityapur Ind. Auth. Authority
Adityapur

28 The Lessee shall comply with the terms, covenants, conditions and stipulations hereof and ensure and cause compliance therewith by the sub lessee(s) and the persons claiming through or under it/them by, inter alia, inserting/ensuring insertion of suitable enabling provisions in this behalf in the relevant agreements and

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

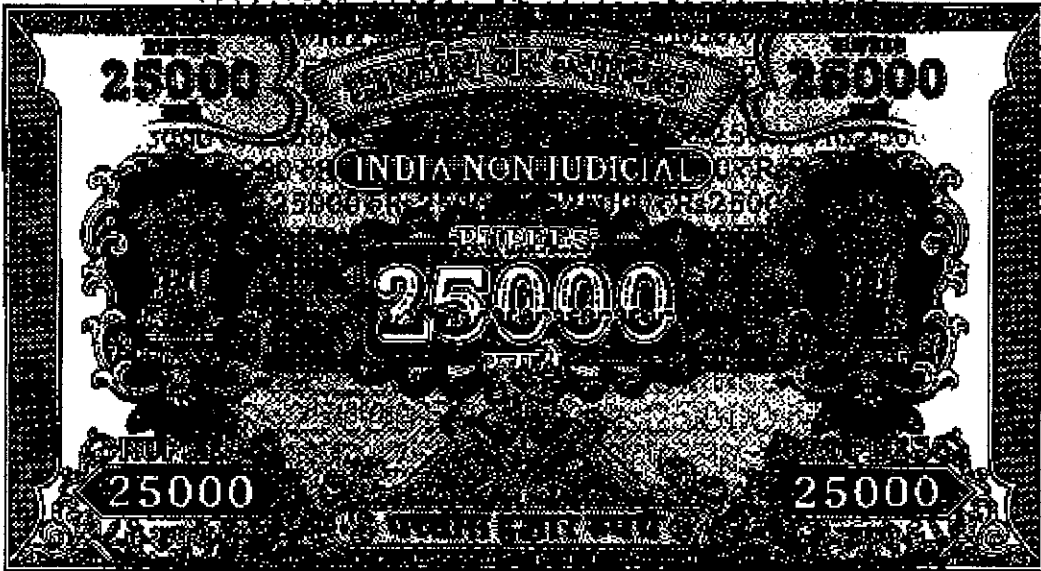
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला जवा निबंधक का मुहर
सहायता प्रदाता

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24/6/08



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Adityapur Ltd. understands.
Adityapur

III Covenants of Lessor

The Lessor hereby covenants with the Lessee that it shall

- 1) save and except as otherwise provided herein, not interfere with or impede in any manner or otherwise limit, restrict or

FORUM INFRASTRUCTURE PVT LTD.
aditya
Director

FORUM PROJECTS PRIVATE LTD

aditya
Director

Forum Shopping Mall Pvt. Ltd.

aditya
Director

For Genesis Advertising Pvt. Ltd.

aditya
Director



ಜಿಲ್ಲಾ ಪಂಚ ನಿರ್ದೇಶಕ
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22/06/19



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impose any conditions or restrictions on the complete, free and full enjoyment and use of the Demised Plot/Project/Facilities in accordance with the terms hereof.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]

2) save and except as otherwise provided herein, not interfere in or impede in any manner or otherwise limit, restrict or

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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impose conditions in relation to: (i) the construction, operation and maintenance of the Project/Facilities (ii) the implementation of the Project by the Lessee and (iii) the peaceful possession, control and use by the Lessee or the persons claiming through or under it of the Demised Plot, the Project/Facilities in accordance with the terms hereof.

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD

Director

Forum Shopping Mall Pvt. Ltd.

Director



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सायकल-कक्षा

Man
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Adityapur In. Authority
Adityapur

3) Permit the Lessee to finance, construct, operate and maintain infrastructure at the Demised Plot/Project/Facilities, including roads, sewers, drains, public conveniences, waste disposal, laying of cables and pipelines and such other facilities and grant the requisite clearances in this behalf.

FORUM INFRASTRUCTURE PVT. LTD.
at ccdt
Director

FORUM PROJECTS PRIVATE LTD.
ccdt
Director

Forum Shopping Mall Pvt. Ltd.
ccdt
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



[Signature]
24/6/08



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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

- 4) Upon request from the Lessee, grant the Applicable Permits which are necessary for the implementation of the Project at the appropriate stages of the Project and which are in its authority to grant subject to Lessee complying with the eligibility criteria for the grant thereof, including payment of the applicable fees.

FORUM INFRASTRUCTURE PVT. LTD.

Secretary

FORUM PROJECTS, ...
Secretary

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



विद्युत क्षेत्र निबंधन
सहायकता-संसाधन

Man
24/6/08



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Secretary
Adityapur Ind. Area Development Authority
Adityapur

5) Facilitate the Lessee in procuring Applicable Permits from other government authorities

6) Make at its cost the requisite changes in its master plan and zoning requirements as may be necessitated by the implementation of the Project at the Demised Plot and

FORUM INFRASTRUCTURE PVT. LTD.
atc

FORUM PROJECTS PRIVATE LTD.
atc
Director

Forum Shopping Mall Pvt. Ltd.
atc
Director

atc
Director



विभा. अध. नि.स.क.
सहायकला. सरलाबा

Man
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Adityapur Ind. Area Development Authority
Adityapur

make the necessary land use changes of the Demised Plot
to conform to the requirements of the Project.

FORUM INFRASTRUCTURES PVT. LTD.
Director

IV Project Implementation

I City Centre Scheme

a) Prior to commencing construction on the Demised

FORUM PROJECTS PVT. LTD.
Director

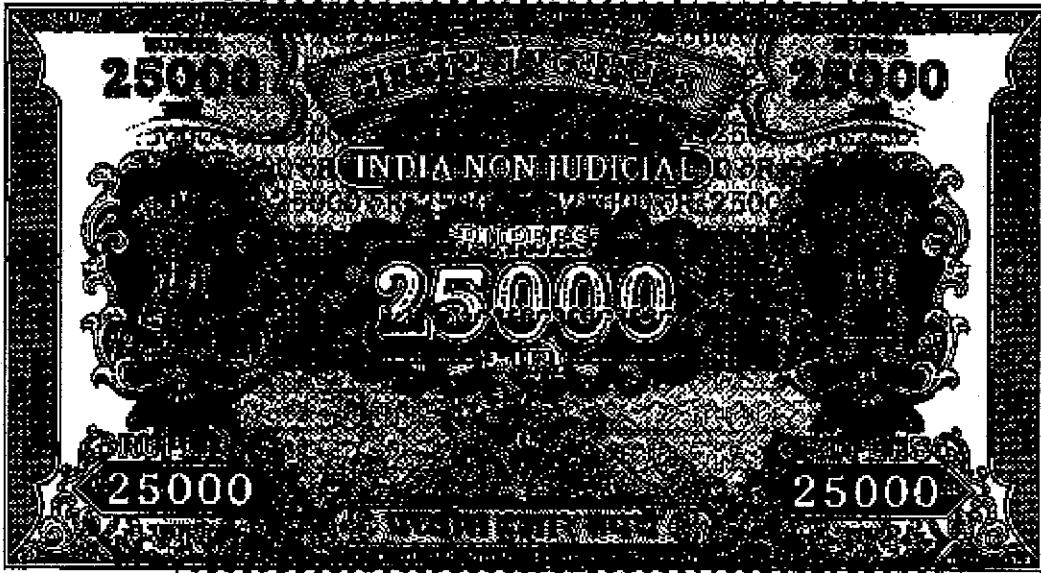
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निबंधा.
सरायकेला-सुरकुवा

Man
24/6/08



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Adityapur Ind. Area
Adityapur

Plot, the Lessee shall, within 120 days of the date hereof, prepare and submit to the Lessor an overall City Centre Scheme conforming to the provisions of the RFP documents and of this Deed and, inter alia, providing for:

- Details of the Environment Impact Assessment

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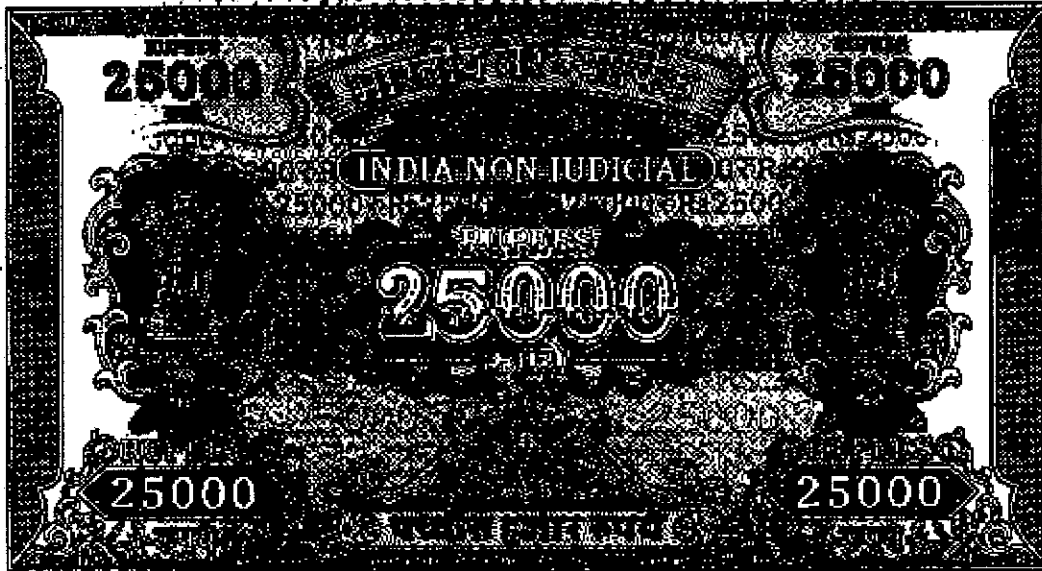
FORUM PROJECTS PVT. LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला उच्च निबंधक
रायगढ़ जिल्ला कार्यालय
Man
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Secretary
Adityapur Ind. Area Auth.
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
acch

FORUM PROJECTS PRIVATE LTD.

acch
Director

(EIA) of the Demised Plot carried out by the Lessee prior to commencement of construction. The EIA must be carried out in accordance with the specifications/notifications of the Ministry of Environment and Forest (MoEF), Government of India, as applicable or amended from time to time.

Forum Shopping Mall Pvt. Ltd.

acch
Director

For Genesis Advertising Pvt. Ltd.

acch
Director



जिला उद्योग निबंधक
आदित्यपुर - बाराकला

acch



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[Signature]
Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

- Product-mix, including areas, layouts, detailed technical drawings, numbers and different types of retail/shopping mall, multiplex, office units, hotel, medical centre, club, residential accommodation (up to 20% max. of gross built-up-area) for the employees of Forum Infrastructure Pvt. Ltd. as

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

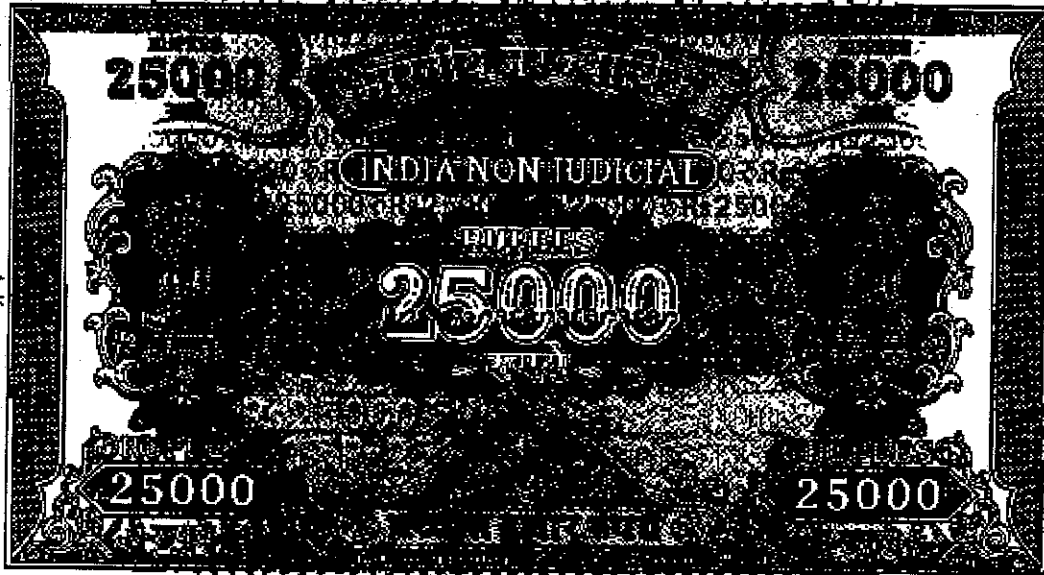
Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
सरायकला-करसावां

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Secretary
Adityapur Ind. Area Development Authority
Adityapur

well as all the operators, entrepreneurs and service providers of the Adityapur City Centre and also the associates, employees of operators, entrepreneurs and service providers engaged with Adityapur City Centre on Lease/Sub-lease basis.

- Finishing specifications for each component and

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Geneste Advertising Pvt. Ltd.
Director



जिला उद्योग निबंधक
मरायकला कामावा

Man
24/6/12



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Adityapur Ind. ...
Adityapur

allied sub components.

- Details of facilities to be provided as part of the Club, such as swimming pool, courts/equipment for various sports, eating areas, auditorium, banquet halls, air conditioning system, audio-visual equipment, etc. along with the specifications

FORUM INFRASTRUCTURE PVT. LTD.
adit
Assistant

FORUM PROJECTS PVT. LTD.
adit
Director

Forum Shopping Mall Pvt Ltd
adit
Director

For Genesis Advertising Pvt. Ltd.
aj
Director



जिला उपाय निदेशक
नारायणा

Man
2/10/18



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Adityapur Ind. Area
Adityapur

of these facilities.

- Any additional on-site infrastructure, along with the identified and earmarked location(s) on the site/zone plan, that the Lessee proposes to provide over and above that specified, such as power back-up system, electronic security systems, EPAIX,

FORUM INFRASTRUCTURE PVT. LTD.
Level 2

FORUM PROJECTS, ...
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला अवर निरबक
सहायकला-सामावां

Man
24/01/08



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Adityapur Ind
Adityapur

sewage, treatment plant, generators (DG or any other), electric sub stations, security check posts and guard rooms, police posts, etc.

- Modifications, if any, in the financing plan submitted by the Lessee as part of its bid, so as to provide flexibility to the Lessee; provided the

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

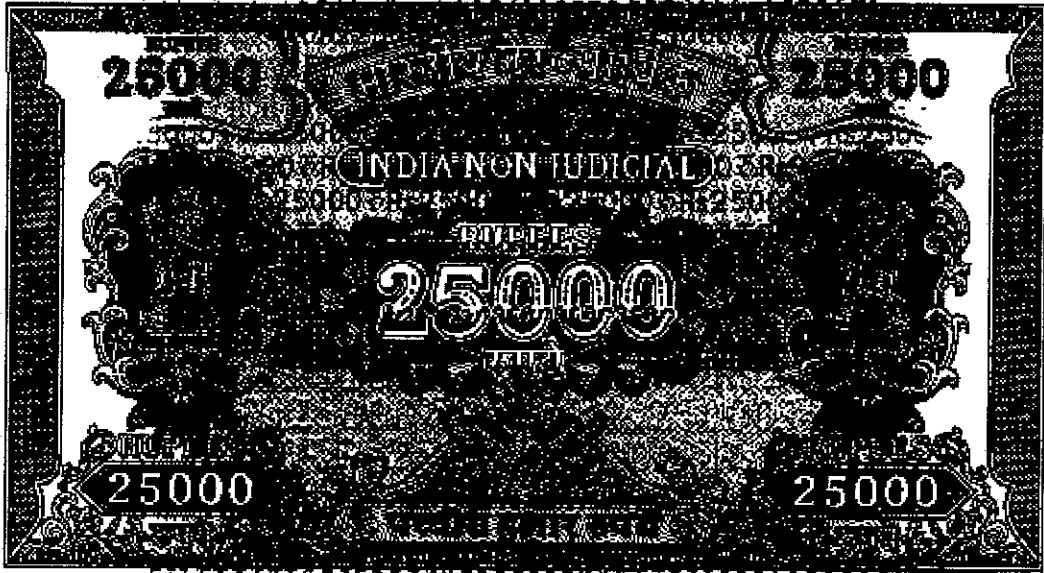
For Genesis Advertising Pvt. Ltd.

[Signature]
Director



निवा कर्क निवर्क
नवाकला सासावा

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24/01/08



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Adityapur Ltd. Achyapur

Lessor may, in its sole and absolute discretion, withhold its consent to/reject/ disapprove any such modification of the financing plan, if in the Lessor's reasonable judgement such change shall/is likely to be detrimental to the qualitative and/or timely completion of the Project in compliance

FORUM INFRASTRUCTURE PVT. LTD. Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd

Director



जिला अवर निबंधक
सहायक कार्यालय

Man
22/01/08



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Adityapur Ltd
Adityapur

with the provisions hereof, including the prescribed standards.

- Project implementation/construction schedule with identified milestones, including the phasing of the project, if any.
- All such matters relating to the City Centre Project

FORUM INFRASTRUCTURE PVT. LTD.

acelt
Director

FORUM PROJECTS PRIVATE LTD.

acelt
Director

Forum Shopping Mall Pvt. Ltd.

acelt
Director

For Genesis Advertising Pvt. Ltd.

acelt
Director



मिडिया डेव्लप निबन्धन
विभाग, भारत सरकार

Manu
20/01/08



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Adityapur
Adityapur

as may be mutually agreed between the Lessor or its nominated agency and the Lessee.

The City Centre Scheme shall also set forth the following details for the Lessor's information only:

- Methodology proposed for allotment of floor space (shops etc.).

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS
Director

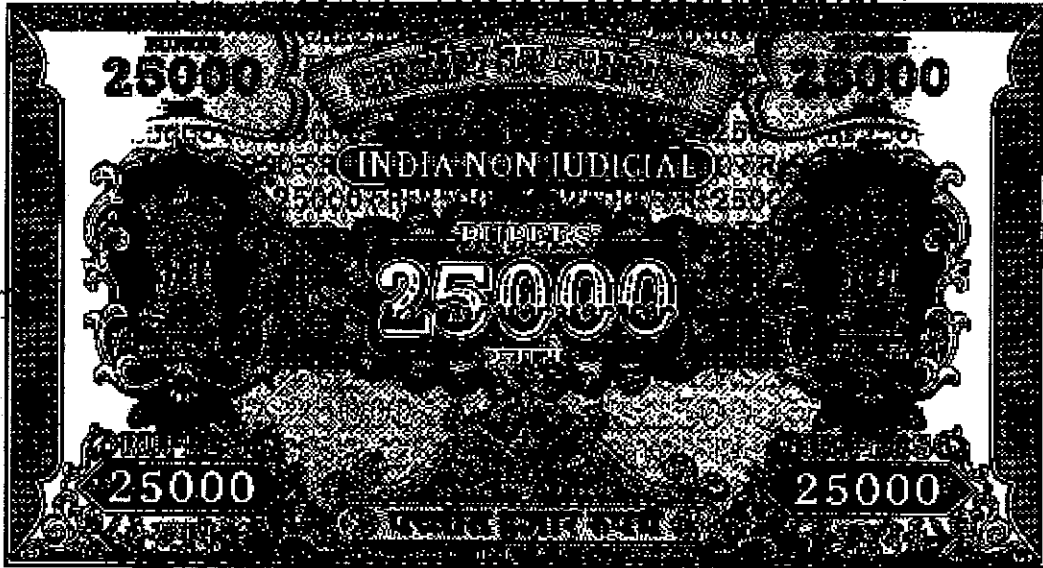
Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



West Bengal
Government

24/01/08



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Adityapur

- Draft application forms, allotment letters/agreements, brochures etc.
- The terms and conditions for application, allotment, lease/license of the floor spaces and the applicants/allottees' payment plan - the instalment plan for payment by allottees.

FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



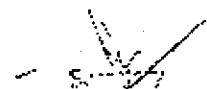
जिला अवर निबंधक
सरायकेला सरसावा

24/01/08



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Adityapur Inj. Area Dev Authority
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- Details of the proposed subcontracting arrangements, the subcontractors and the works and activities that are proposed to be subcontracted
- The cost estimates for the Project/Project Facilities and the various components and works relating

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Director

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Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



जिला उबर निबध
सरायकेला - रासावा


24/01/08



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thereto.

b) The Lessor or the Lessor's Engineer (means the Lessor's engineer or official/expert appointed by the Lessor i.e. any person, body or organisation of repute with recognised technical/professional expertise in

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd
Director



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आदिपुर औद्योगिक क्षेत्र
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Adityapur

respect of any field, matter or subject relevant for the purpose of this Deed) shall review the scheme submitted by the Lessee, other than details therein that have been submitted for the Lessor's information, and subject to the provisions of sub-clause (c) herein below, communicate its approval within thirty (30)

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Director

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Director

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परासरा - परसावा

24/01/08



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days from the date of the receipt of such scheme. The Lessor may in consultation with the Lessee prescribe a schedule for submission, clarifications and approval of the scheme

c) In the event that Lessor/Lessor's Engineer has any

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Director

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Director

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Director



जिला उच्च न्यायालय
बुखार

Man
24/06/08




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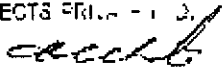

 Adityapur Ind Area Dev. Authority
 Adityapur

objection to the scheme (other than details therein that
 have been submitted for the Lessor's information), or
 any part thereof, it shall promptly and without any
 undue delay notify the Lessee of its objections, seek
 clarifications or suggest changes or modifications or
 corrections thereto. Thereupon, the Lessee shall within

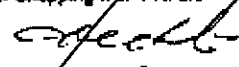
FORUM INFRASTRUCTURE PVT. LTD.


 Director

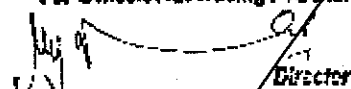
FORUM PROJECTS PRIVATE LIMITED


 Director

Forum Shopping Mall Pvt. Ltd.


 Director

For Genetix Advertising Pvt. Ltd.


 Director



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 वाराणसी


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30 (thirty) days of such notification provide necessary clarification to the and/or re-submit revised scheme or part thereof, as the case may be, after incorporating the changes, modifications or corrections suggested by the Lessor/Lessor's Engineer.

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Director

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Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



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सरायकेला - बरवाला

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d) If the Lessor/Lessor's Engineer does not object to the scheme submitted to it by the Lessee within 30 (thirty) days of submission, the Lessor shall be deemed to have approved such scheme and the Lessee shall be entitled to proceed with the implementation of Project accordingly Provided that the fact is immediately

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.

Director




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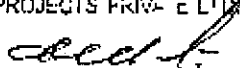
brought to the notice of the Lessor in writing by the Lessee.

e) Notwithstanding the express or deemed approval of the City Centre Scheme by the Lessor or the Lessor's Engineer, the Lessee shall be solely responsible for the

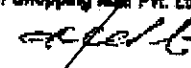
FORUM INFRASTRUCTURE PVT. LTD.

Director


FORUM PROJECTS PRIVATE LTD.


Director

Forum Shopping Mall Pvt. Ltd.


Director

For Genesis Advertising Pvt. Ltd.

 Director



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सहायकता-सुरावा


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contents thereof or any defect and/or deficiency therein or any part thereof and the Lessor shall not be responsible or liable in any manner whatsoever to any applicant, allottee, sub-lessee, transferee or person whomsoever as a result of having reviewed or approved or deemed review and approval of the City

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Director

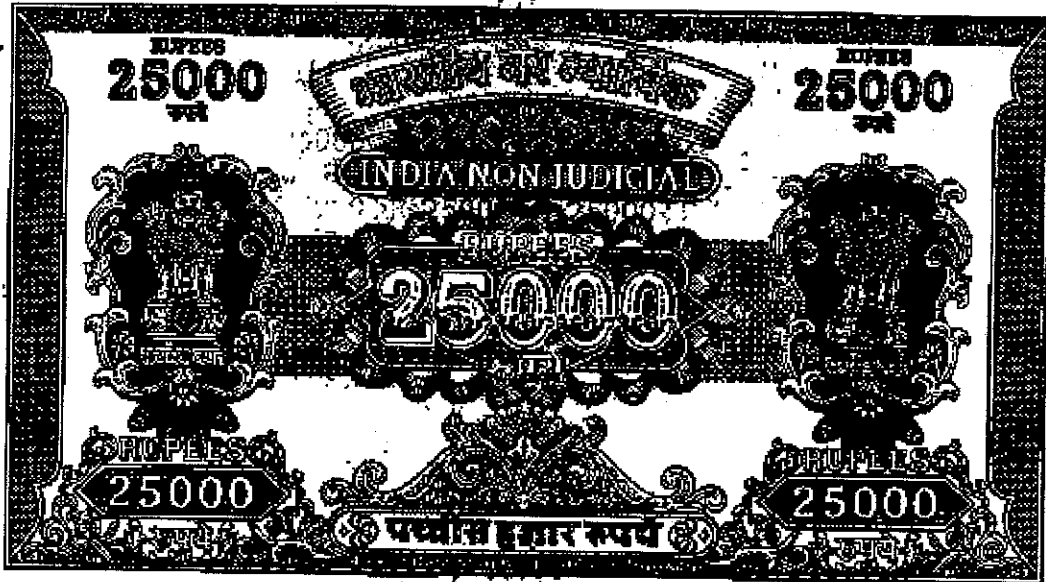
FORUM PROJECTS PVT. LTD.
[Signature]
Director

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Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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24/01/08



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Centre Scheme or for the accuracy, completeness or otherwise of the designs and drawings or works relating thereto or based thereon.

- f) The City Centre Scheme as approved by the Lessor shall constitute the approved City Centre Scheme. On

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.

Director



जिला नगर विकास प्राधिकरण
अडित्यपुर, गुजरात

Man
24/6/08



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such approval by the Lessor, the City Centre Scheme shall be referred to as the approved City Centre Scheme (the "Approved City Centre Scheme") The Lessee or sub-lessee(s) shall implement the Project in compliance and conformity with such approved scheme

FORUM INFRASTRUCTURE PVT. LTD.
cc
 Director

FORUM PROJECTS PRIVATE LTD.
cc
 Director

Forum Shopping Mall Pvt. Ltd.
cc
 Director

For Genesis Advertising Pvt. Ltd.
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 Director



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 दिनांक 24/6/08
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Adityapur

g) The Lessee shall indemnify and keep indemnified the Lessor, its employees, agents, representatives and consultants from and against all losses, damages, costs, claims, liabilities, penalties, litigation etc, including attorney fees, arising or that may arise as a result of such Approved City Centre Scheme/approval

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Director

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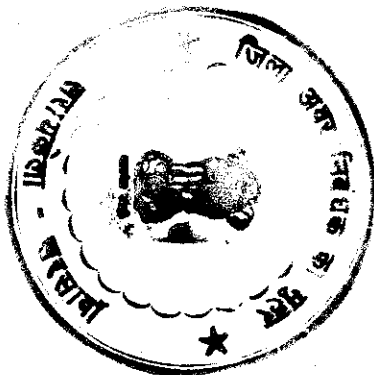
Director

Forum Shopping Mall Pvt. Ltd.

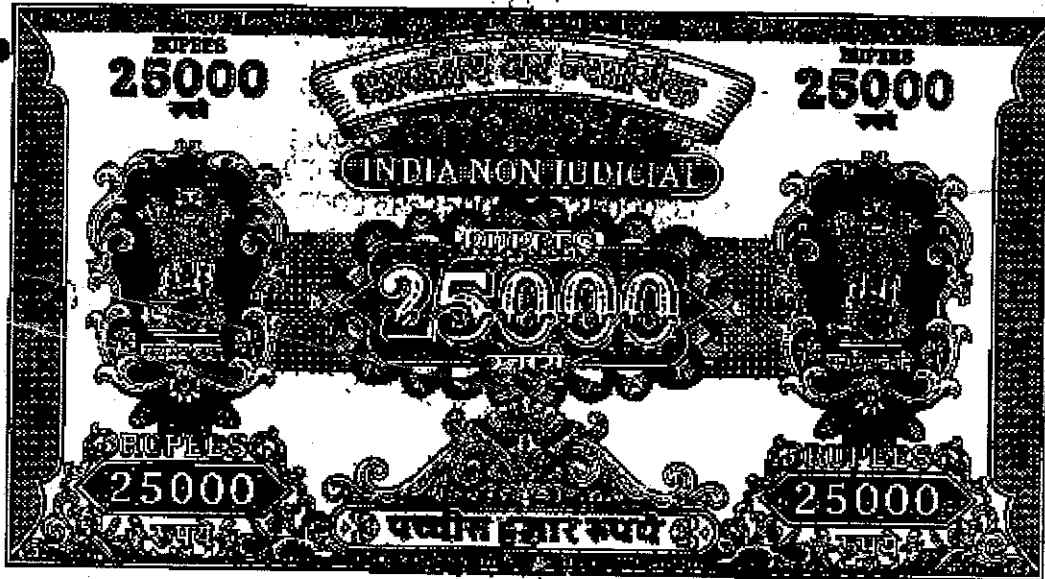
Director

For Genesis Advertising Pvt. Ltd.

Director



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of such scheme, implementation of the Project on the basis thereof or deviation there from.

2 Construction

a) The Lessee shall undertake at its cost and risk the development (including site development and removal

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Director

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Director

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Director



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of utilities at, over or under the Demised Plot),
implementation, financing, design, construction,
completion, testing and commissioning of the
Project/Facilities at the Demised Plot, by itself or
through sub-lessees, sub-contractors, licensees or
franchisees in accordance with provisions hereof, the

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Director

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Director

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Director

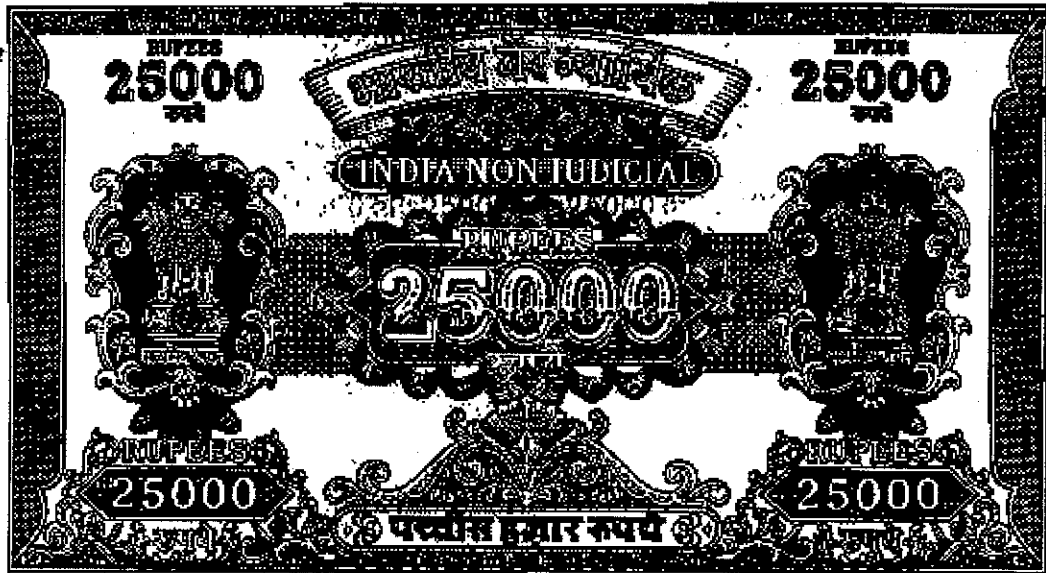
For Generals Advertising Pvt. Ltd.

Director



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पञ्जाब एडवोकेट्स

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Development Controls and Guidelines, applicable laws, terms of Applicable Permits and good industry practice.

- b) The Lessee/sub-lessee(s) shall cause the design for the Project/Facilities to be checked by a proof consultant

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[Signature]
Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला उपाय निबंधक
पञ्जाब - भारत

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 Adityapur

of repute, who has acted as a structural engineer or design engineer or proof consultant or independent engineer for at least one real estate project of not less than 50,000 (fifty thousand) sq. feet built up area. The Lessee/sub-lessee shall select and engage the proof consultant at his own cost and the selection shall be

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[Signature]
 Director

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 Director

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 Director

For Geneva Advertising Pvt. Ltd.

[Signature]
 Director



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subject to approval by the Lessor.

- c) The Lessee shall organise the works at the Demised Plot during construction and operation and maintenance period with regard to safety precautions, fire protection, security, transportation, delivery of

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD

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Director

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[Signature]
Director

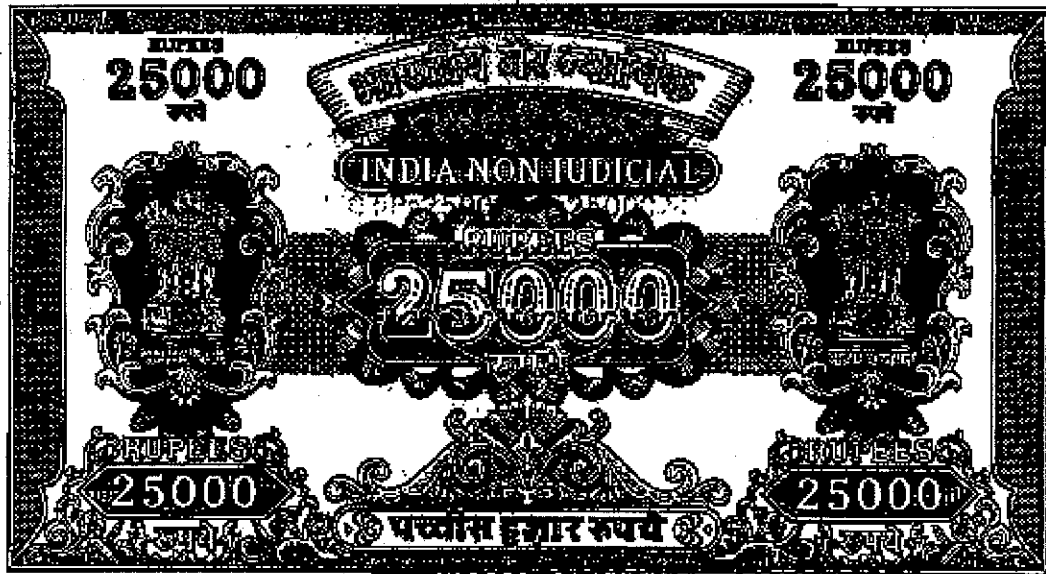
For Genesis Advertising Pvt. Ltd.

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Director



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सरायकेला - पुरसावा

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 Adityapur L.L. Authority
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goods, materials, plant and equipment, control of pollution, maintenance of competent personnel and labour and industrial relations and general site services including access to and from the site.

d) The Lessee shall ensure that the works shall be carried

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[Signature]

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[Signature]
 Director

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[Signature]
 Director

For Generals Advertising Pvt. Ltd.

[Signature]
 Director



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 सरायकेला - बरसावा

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Adityapur
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out in accordance with the provisions hereof, the approved building plans and the bye-laws of the relevant municipal or other authority.

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[Signature]
Director

e) The Lessee shall achieve construction completion of the Essential Components by the Scheduled

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[Signature]
Director

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[Signature]
Director

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[Signature]
Director



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21/6/08



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Construction Completion Date, failing which it shall be required to complete the same within two years from such date (within 5 years of the date hereof) upon payment of the stipulated damages, as set forth in Clause (f) below, and hereby agrees and accepts that time is of the essence of this Deed.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला अवर निबंधक
आदिपुर

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 Adityapur Ind. Area. Dev. Authority
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1) In the event that construction completion of the Essential Components is not achieved by the Scheduled Construction Completion Date for any reason other than Force Majeure or reasons attributable to the Lessor or any government authority, as certified by the Lessor's Engineer,

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 Director

FORUM PROJECTS PVT. LTD.
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 Director

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 Director

For Genesis Advertising Pvt. Ltd.
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 Director



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 समाजकेला संघ

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Adityapur

the Lessee shall, subject to sub-clause (ii) below, pay to the Lessor damages for delay beyond the Scheduled Construction Completion Date to the extent of Rs. 11,12,000/- (Rupees eleven lacs twelve thousands Only) per week (being 1% of the lease premium) for every week of delay or

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.

Director



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Man
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part thereof until such construction completion is achieved subject to a maximum of 10% of the total lease premium. Provided that nothing contained in this sub-clause (i) shall be deemed or construed to authorise any delay by the Lessee in achieving construction completion of the

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.
Director



जिला प्रशासनिक कार्यालय
सरस्पूर

Man
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Adityapur

Essential Components.

- ii) In the event that construction completion of the Essential Components does not occur within 2 years from the Scheduled Construction Completion Date, the Lessor shall be entitled to

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[Signature]
Director

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Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
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Director



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terminate this Deed for a Lessee Event of Default in accordance with the provisions of Clause VII hereof. Provided that instead of terminating this Deed, the Lessor may on its sole discretion extend the time for achieving construction completion on such terms and conditions as it

FORUM INFRASTRUCTURE, PVT. LTD.
Director

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Director

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Director

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Director



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deems appropriate

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- g) When the construction completion of the Essential Components has been achieved, the Lessee shall so notify the Lessor in writing. Such notice will set out the place, date and time when the inspection and

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.
Director



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सरायकेला जिल्ला
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assessment of such works shall be held (which shall not be on a date that is earlier than 7 days following the date of such notice). It shall be compulsory for the Lessor's Engineer to attend such inspection and assessment with a view to determining if construction completion has occurred.

FORUM INFRASTRUCTURE PVT. LTD. Director

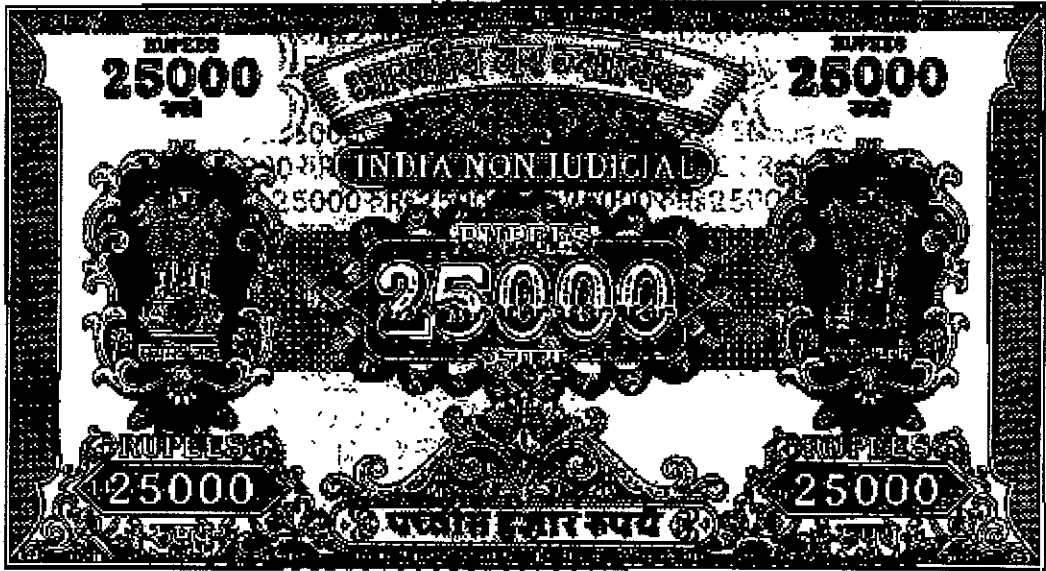
FORUM PROJECTS PRIVATE LTD. Director

Forum Shopping Mall Pvt. Ltd. Director

For Genesis Advertising Pvt. Ltd. Director



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Adityapur

h) Within 30 (thirty) days from the date of inspection and assessment the Lessor's Engineer shall either (i) issue the construction completion certificate due to construction completion of the Essential Components being achieved if in the reasoned opinion of the Lessor's Engineer such construction completion has

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[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

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[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला उद्योग निबंधक
भारत सरकार

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Adityapur

been achieved or (ii) notify the Lessee of any other item or work which is required to be completed in the reasonable opinion of the Lessor's Engineer before a construction completion certificate may be issued

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[Signature]
Director

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[Signature]
Director

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[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



जिला अवर निबंधक
सरायकेला - बरसावा
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Operation and Maintenance

Adityapur Municipality
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
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Director

- a) Effective from the date of construction completion certificate and until the end of the Term of Lease, the Lessee /sub-lessee(s) and and/or the persons claiming through or under it shall undertake or cause, at

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Director

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For Genesis Advertising Pvt. Ltd.
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its/their cost and risk, the operation and maintenance of the Project/Facilities, including the buildings, the common areas, the landscape and other spaces, the parking lots/spaces, the infrastructure, works, fire-fighting and other systems and the common services and facilities in accordance with Good Industry

FORUM INFRASTRUCTURE PVT. LTD.

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Director

FORUM PROJECTS PRIVATE LIMITED

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Director

Forum Shopping Mall Pvt. Ltd.

aditya
Director

For Genesis Advertising Pvt. Ltd.

aditya
Director



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सरायकेला सरायक

Man
21/6/08



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Adityapur

Practice and shall at its/their cost maintain in a good state and keep in good operating condition, repair and sanitation the Facilities/Project and the buildings, equipment, systems etc. The operation and maintenance of the Demined Plot/Facilities so as to keep them in a good operating condition is an

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Director

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Director

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Director

For Genesis Advertising Pvt. Ltd.

Director



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Adityapur Ind. & Com. Authority
Adityapur

essential condition of this Deed.

- b) The Lessee or the persons claiming through or under it may undertake the operation and maintenance of the Project/Facilities etc. at its/their cost by themselves, or through operation and maintenance

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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बराकला बराबां

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Adityapur ... Authority
Adityapur

contractors or through suitable management
contractors. The Lessee or the persons claiming
through or under it may charge a lump sum and/or
periodic maintenance or service fees for the
operation and maintenance services provided by
it/them to the persons/users availing the same.

FORUM INFRASTRUCTURE PVT. LTD

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Director

FORUM PROJECTS PRIVATE LTD.

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Director

Forum Shopping Mall Pvt. Ltd.

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Director

For Genesis Advertising Pvt. Ltd.

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Director



जिला उबर निबंधक
मुख्यालय बुखार
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21/10/08



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Secretary
Adityapur Ind Area Dev Authority
Adityapur

c) The Lessee/sub-lessee(s) shall be entitled to appoint, at its cost and risk, contractors, sub-contractors or agents, as necessary to construct, implement and operate and maintain the Project and to assist it in fulfilling its obligations under this Deed without in any way relieving the Lessee/sub-lessee(s) of its

FORUM INFRASTRUCTURE PVT LTD.

[Signature]
Director

FORUM SHOPPING MALL PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt Ltd

[Signature]
Director



जिला अन्तर विकास
आडित्यपुर - बरसात

[Signature]



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Secretary
Adityapur Ind. & Dev. Authority
Adityapur

obligations as set out in this Deed, provided such contractors, sub-contractors or agents are capable of discharging the obligations under this Deed for and on behalf of the Lessee/sub-lessee(s) and provided further that this does not result in the carrying out of the whole or substantially the whole, as determined

FORUM INFRASTRUCTURE PVT. LTD.
Secretary
Director

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Secretary
Director

Forum Shopping Mall Pvt. Ltd.
Secretary
Director

For Genesis Advertising Pvt. Ltd.
Secretary
Director



Secretary
जिला अवर निचक
आदित्यपुर
Secretary



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Authority

by Lessor, of the works by the contractors, sub-contractors or agents. The Lessee/sub-lessee(s) shall ensure that any of its obligations, which are relevant to the scope of work of a contractor, sub-contractor or agent, pursuant to this Deed are incorporated in the terms and conditions under which such

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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ಸರ್ಕಾರಿ ಅಧಿಕಾರಿ

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Adityapur Ltd. Authority
Adityapur

contractor, sub-contractor or agent is retained. The Lessee/sub-lessee(s) shall be liable and responsible for the acts or defaults of its contractors, sub-contractors or agents or employees as if the acts or defaults of the latter were the acts or defaults of the Lessee/sub-lessee(s).

FORUM INFRASTRUCTURE PVT. LTD.
Director

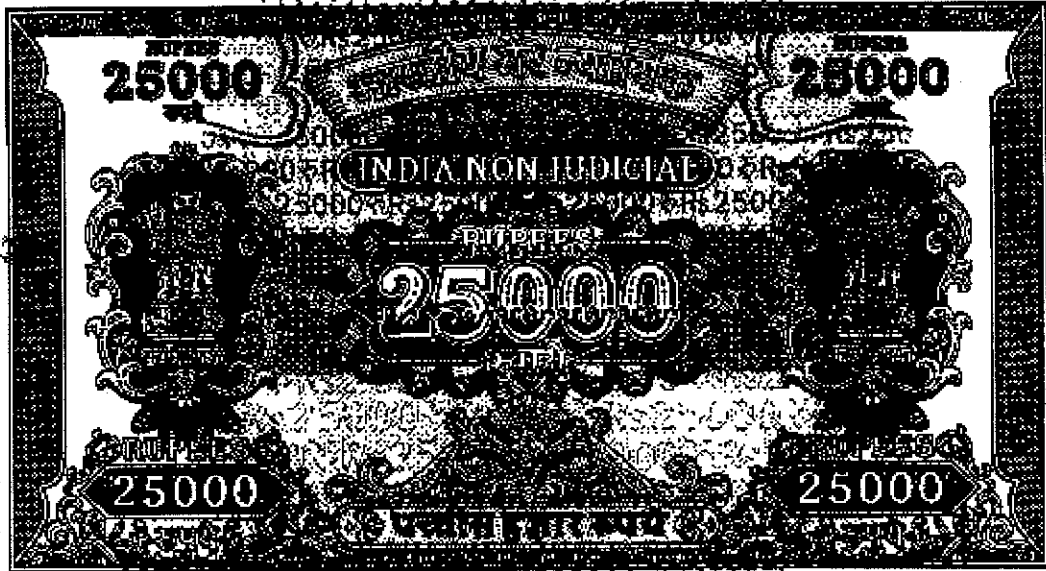
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



निवा उबर निवधक
संयोजक. लखनवा
22/10/14



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Adityapur District Panch. Authority
Adm. Office

d) The Lessee or the Persons claiming through or under it shall be free to determine the prices, tariffs, rents, rates and charges (the "User Charges") in respect of the use of the Facilities or the goods, services, facilities or amenities thereat at market driven rates and shall have the right to demand, collect, retain and

FORUM INFRASTRUCTURE PVT. LTD.

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Director

FORUM PRIDE PVT. LTD.

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Director

Forum Shopping Mall Pvt. Ltd.

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Director

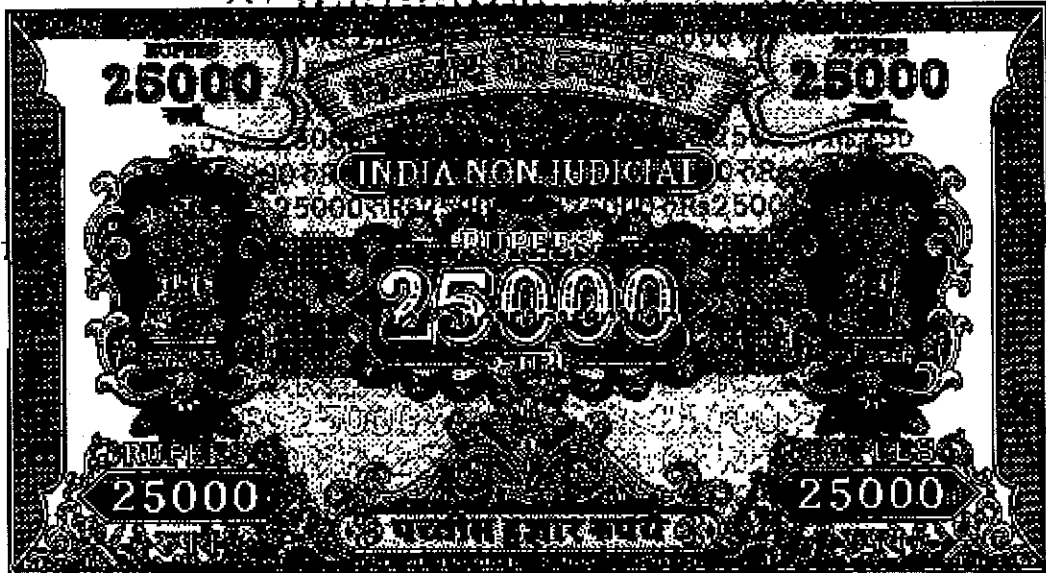
For Ganasis Advertising Pvt. Ltd

[Signature]
Director



जिला उपर निबंधक
मराठवाडा जिल्हा

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Secretary
Adityapur Ind Area Dev Authority
Adityapur

appropriate and revise the User Charges.

- e) Upon construction completion of the Club, the Lessee/sub-lessee shall ensure that a maximum of ten memberships of the Club are provided to the Lessor, which shall be valid during the Term of Lease and

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Director

FORUM PROJECTS PVT. LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



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संस्थापक अध्यक्ष

Man
24/6/18



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which the Lessor shall be entitled to grant/allot to its officials/nominees under intimation to the entity managing the Club. No upfront or periodic club membership fee shall be payable by the Lessor/such officials/nominees in respect of such ten memberships of the Club, provided that such

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Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



निरा उद्यम निवेशक
सांस्कृतिक समिति

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Mishra



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Adityapur
Adityapur Authority

officials/ nominees shall be required to pay to the Club/entity managing the Club the user charges for the various club facilities/amenities/services etc. that are used/availed by such officials/nominees at the same rates as are applicable to other members of the Club from time to time.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD

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Director

forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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24/01/00



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Adityan Ltd. Authority
Adityapur

f) Upon construction completion of the Shopping Mall, the Lessor shall be entitled to require the Lessee/sub-lessee to sub-let, subject to the payment to the Lessee/sub-lessee of the rentals prevailing from time to time, a maximum of 5000 sq. feet of floor space in the Shopping Mall to the Lessor/Government of

FORUM INFRASTRUCTURE PVT. LTD.
Director

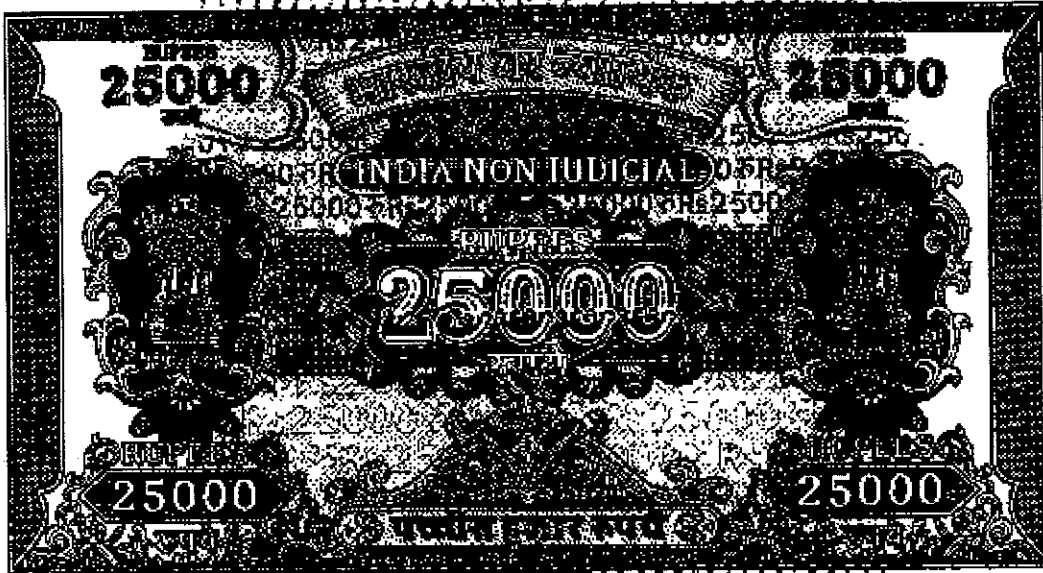
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director




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भारत सरकार - नया दिल्ली
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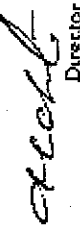


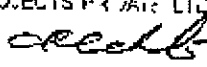
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Adityapur Ltd Director Authority
Adityapur

Jharkhand/their instrumentalities or representatives.
This is an essential condition, which shall be binding
on the Lessee/sub-lessee. The Lessor/Government of
Jharkhand/their instrumentalities or representatives
shall utilise such floor space by itself or authorise
any other person to utilise it, for commercial

FORUM INFRASTRUCTURE PVT LTD.

Director

FORUM PROJECTS PRAIF LTD

Director

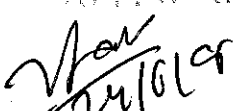
Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



जिला अवर निव्वरक,
परावकला सभामा




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Adityapur Local Body Authority
[Signature]
Adityapur

consideration or otherwise, during the Term of Lease. Provided that the Lessor/Government of Jharkhand/their instrumentalities or representatives or occupant(s) of such space shall be liable to pay all the rates, charges, levies, assessments etc. in respect of such space along with the charges for electricity,

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



[Signature]
जिला उद्यम निबंधक

आडित्यापुर, जहानाबाद

[Signature]
नगरपालिका



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Secretary
Adityapur Ind. Area D.D. Authority
Adityapur

water and other utilities consumed or used by it/them
at the rates applicable from time to time.

4 Monitoring by Lessor

The Lessor shall monitor the implementation of the Project
by itself or through its officials, representatives and experts

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS
Director

Forum Shopping Mall Pvt. Ltd.
Director

for Genesis Advertising Pvt. Ltd.
Director



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Adityapur Ind. & Ex. Authority
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appointed by it from time to time. Provided that any such monitoring shall not absolve the lessee of its liability to achieve timely construction completion of the Essential Components and the operation and maintenance of the Project/Facilities in accordance with the provisions hereof.

FORUM INFRASTRUCTURE PVT. LTD.
... Director

FORUM PROJECTS PRIVATE LTD.
... Director

Forum Shopping Mall Pvt. Ltd.
... Director



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कार्यकला वृत्तिका
Man ...



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V Force Majeure

- 1) A Force Majeure event ("Force Majeure Event") means any event or circumstance or a combination of events and circumstances (a) which are beyond the reasonable control of the Party claiming to be affected by the Force Majeure

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FORUM INFRASTRUCTURE PVT. LTD.
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 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



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Adityapur Ind. & Dev. Authority
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Event ("Affected Party"), (b) which such Party could not have prevented or reasonably overcome with the exercise of reasonable skill and care in relation to the implementation of the Project, (c) which do not result from the negligence of such Party or the failure of such Party to perform its obligations hereunder, (d) which are of an

FORUM INFRASTRUCTURE PVT LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.

For Genesis Advertising Pvt Ltd



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भारत सरकार
Adityapur



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incapacitating nature and of a severe magnitude; and (e) which prevent, restrict or interfere with the performance of obligations by the Affected Party under this Deed. Such events mean:

- a) Acts of God or natural disasters beyond the

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[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिला अवर निबंधक
आदित्यपुर - बरवाला

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Adityapur InJ & Sa Dev Authority
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reasonable control of the Affected Party which could not reasonably have been expected to occur, including but not limited to storm, cyclone, typhoon, hurricane, flood, landslide, drought, lightning, earthquakes, volcanic eruption, fire or exceptionally adverse weather conditions affecting the

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[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



[Signature]
જિલ્લા અને નિબંધક
સરાયકેલા સરસાવા
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Adityapur Ind. Auth. Authority
Adityapur

implementation of the Project.

- b) Radio active contamination, ionizing radiation.
- c) Epidemic, famine
- d) An act of war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy, blockade, embargo, revolution, riot, insurrection,

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD
Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



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મહાવકલા-સુરત
V. K. N. N.



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Adityapur Ind. Area Dev. Authority
Adityapur

terrorist or military action, nuclear blast / explosion,
sabotage or civil commotion.

e) Any event or circumstances of a nature analogous to
any of the foregoing.

2) No Party shall be liable for delays in the performance of its

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



विद्यया अक्षरं निबन्धकं
आचार्यकृष्णा - बरवाण

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Adityapur Ind. Area Dev. Authority
Adityapur

obligations when such delay results from the prevention, restriction or interference in the performance of the obligations of such Party by a Force Majeure Event, provided that such Party has, as soon as reasonably practicable and in any event within seven days of becoming aware of the Force Majeure Event, given written

FORUM INFRASTRUCTURE PVT. LTD.
M. Chhabra
Director

FORUM PROJECTS PRIVATE LTD.
M. Chhabra
Director

Forum Shopping Mall Pvt. Ltd.

M. Chhabra
Director

For Genesis Advertising Pvt. Ltd.

M. Chhabra
Director



जिला अवर निबंधक,
राजकोटा, राजस्थान

M. Chhabra



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Secretary
Adityapur Ind. A. Dev. Authority
Adityapur

notice thereof to the other Party describing in reasonable detail the effect of such Force Majeure Event.

3) In the event that the performance of the obligations of any of the Parties hereunder is delayed as a result of a Force Majeure Event, any time period specified in this Deed for

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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S. V. V. V.
Secretary
Adityapur Ind Area Dev. Authority
Adityapur

the performance of such obligation shall be appropriately extended for a period equal to that during which the effect of the Force Majeure Event applies to such obligation.

4) The Affected Party shall, at its own cost, take all steps reasonably required to remedy and mitigate the effects of

FORUM INFRASTRUCTURE PVT. LTD.
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D. S. S. S.

FORUM PROJECTS PRIVATE LTD.
S. V. V. V.
Director

Forum Shopping Mall Pvt. Ltd.
S. V. V. V.
Director

For Genesis Advertising Pvt. Ltd.
S. V. V. V.
Director



जिला पंचायत नित्यवक
अभियंता कार्यालय

Man
24/01/08



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Adityapur Ind. Area Dev. Authority
Adityapur

the Force Majeure Event. The Parties shall consult with each other to determine the reasonable measures to be implemented to minimize the losses of each Party resulting from the Force Majeure Event. The Party affected by Force Majeure Event shall keep the other Party informed of its efforts to remedy the effect of the Force Majeure Event.

FORUM INFRASTRUCTURE PVT LTD

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FORUM PROJECTS PRIVATE LTD.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

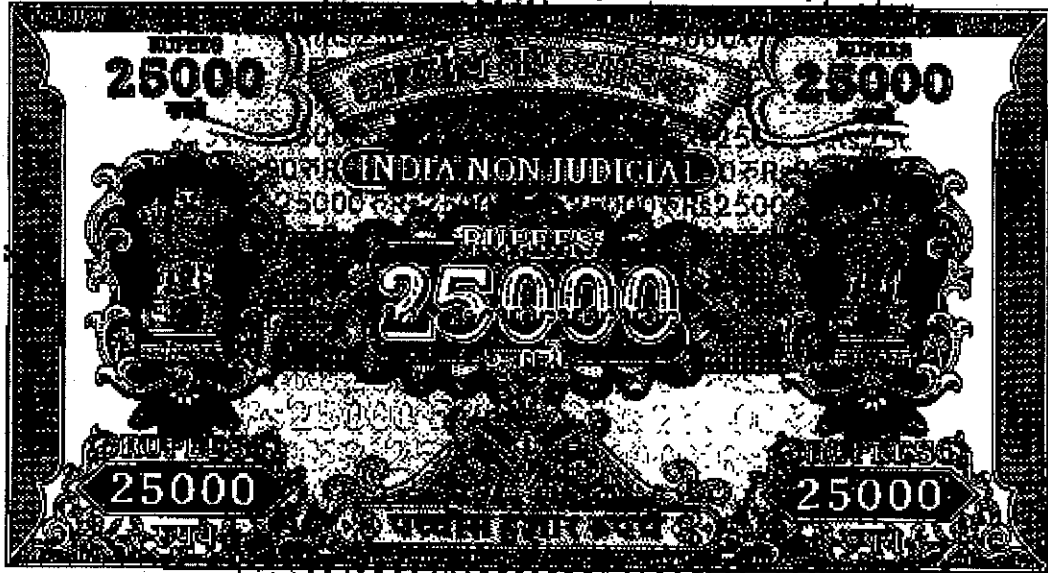
For Genesis Advertising Pvt. Ltd.

[Signature]
Director




आदित्यपुर औद्योगिक क्षेत्र
विकास प्राधिकरण

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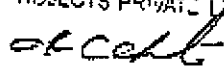
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 Adityapur

Except as specifically stated to the contrary, no Party shall be relieved of its obligations under this Deed by reason of impossibility of performance or any other circumstance whatsoever beyond its control.

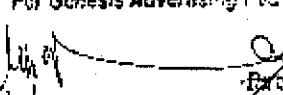
5) If any event of Force Majeure event shall continuously

FORUM INFRASTRUCTURE PVT. LTD.

 Director

FORUM PROJECTS PRIVATE LTD.

 Director

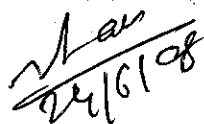
Forum Shopping Mall Pvt. Ltd.

 Director

For Genesis Advertising Pvt. Ltd.

 Director



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Adityapur Ltd. Authority
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impede or prevent a Party's performance for longer than 3 (three) months from the date of commencement of such Force Majeure event, the Parties shall decided through consultation either the terms upon which to continue the performance under this Deed or to terminate it by mutual consent.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PVT. LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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ਪੰਜਾਬ

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21/01/08



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VI Lessee Events of Default

Adityapur Ind. Auth. Authority
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Each of the following events or circumstances, to the extent not caused by a Force Majeure Event, shall be considered for the purposes of this Deed as Events of Default of the Lessee ("Lessee Event of Default") which, if not cured within the

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD.

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Director

Forum Shopping Mall Pvt. Ltd.

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Director

For Genesis Advertising Pvt. Ltd.

[Signature]



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Adityapur Ind. Area Dev Authority
Adityapur

time period permitted, if any, shall provide Lessor, with the right to terminate this Deed in accordance with Clause VII hereof:

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Director

1. default by Lessee or any persons claiming through or under it to pay Lease Premium, lease rent or any payments

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Ganasia Advertising Pvt. Ltd.
Director



जिला अवर निबंधक
आदित्यपुर - जम्मशान
[Signature]



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[Signature]
Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

hereby reserved or any part thereof to the Lessor, and the same is in arrears and unpaid for 30 days next after becoming due and payable, whether the same have been demanded or not, timely payments by the Lessee being the essence of this Deed

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



[Signature]
जिला एरर निवचक
मरायकेला (रसमवां)
[Signature]



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Adityapur Ind Area Dev Authority
Adityapur

2 In the event the Demised Plot are not used for the purposes of the Project and allied or ancillary purposes in accordance with this Deed.

FORUM INFRASTRUCTURE PVT. LTD.
Director

3 Such events as have been specified as Lessee Events of Default under the provisions of this Deed;

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



सरायकेला सरसाय
Director



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Adityapur Ind Area Dev Authority
Adityapur

4 The transfer pursuant to the applicable laws of either (i) the rights and/or obligations of the Lessee under this Deed or (ii) all or material parts of the assets or undertaking of the Lessee except where such transfer, in the reasonable opinion of the Lessor, does not affect the ability of the Lessee to perform, and the Lessee has financial and

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD

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Director

Forum Shopping Mall Pvt. Ltd.

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Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



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Adityapur

technical capability to perform the material obligations
under this Deed.

5 In the event a resolution is passed by the shareholders of
the Lessee for the voluntary winding up of the Lessee.

FORUM INFRASTRUCTURE PVT LTD.

FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



निवासी निवास
आयकरदा-सुरसावा
2/10/08



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Secretary
Adityapur Ind. Auth. of Anubhary
Adityapur

6 The Lessee is adjudged bankrupt or insolvent or if a trustee or receiver is appointed for the Lessee or for any of its property that has a material bearing on the Project.

FORUM INFRASTRUCTURE PVT. LTD.
Director

7 Any petition for winding up of the Lessee is admitted by a court of competent jurisdiction or the Lessee is ordered to

FORUM PROJECTS - REARTE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



जिला उद्यम निबंधक
आदिपुर - बरसात
New
2/16/18



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Adityapur Ind. Area Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

Director

be wound up-by court/dissolution of the Lessee pursuant to the applicable laws except for the purpose of or in case of amalgamation or reconstruction; provided that as part of such amalgamation and reconstruction, the property, assets and undertaking of the Lessee are transferred to the amalgamated or reconstructed entity and that the

FORUM PROJECTS HOLDINGS LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director



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संसाधन विभाग

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Secretary
Adityapur Ind. Area D. Adityapur
Adityapur

amalgamated or reconstructed entity has unconditionally assumed the obligations of the Lessee under this Deed and provided further that the amalgamated entity or reconstructed entity (i) has the technical capability and the operating experience necessary for the performance of its obligations under this Deed, and (ii) has the financial

FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PVT. LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.

Director




मिडिया अवर निबन्धक
सरायकेला - बरसात


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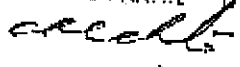
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 Adityapur

standing to perform its obligations under this Deed and has a credit worthiness at least as good as that of the Lessee as on the date of execution of this Deed.

FORUM INFRASTRUCTURE PVT. LTD.

 Director

8 The Lessee assigns this Deed without the prior written consent of the Lessor save and except as otherwise

FORUM PROJECTS PRIVATE LTD.

 Director


Forum Shopping Mall Pvt. Ltd.

 Director

For Genesis Advertising Pvt. Ltd.

 Director



भारत सरकार
 आयकर विभाग




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[Signature]
 Secretary
 Adityapur P.I. A. & Dev. Authority
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expressly permitted under this Deed.

- 9 The Lessee suffers an attachment being levied on any of its assets causing a material adverse effect on the Project or the Facilities and such attachment continues for a period exceeding 45 (forty-five) days.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

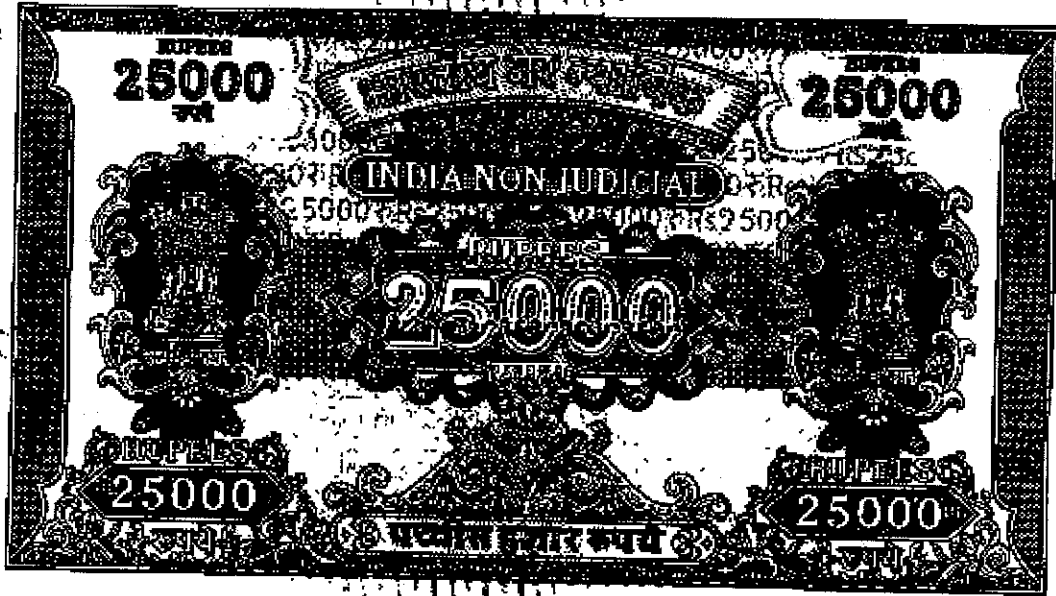
FORUM PROJECTS - PVT. LTD.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director



जिला उपाय निबंधक
 सरायकेला बरसात
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[Signature]
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Adityapur

10 The Lessee is otherwise in material breach of this Deed and such breach is not remedied within the stipulated cure period, and if not so specified within 120 (one hundred and twenty) days of receipt of written notice from the Lessor specifying such breach and requiring the Lessee to remedy the same.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PRIVATE LTD

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director



जिना कस तिलक
पापकेला करमावां
[Signature]



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[Signature]
Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

11 The Lessee/sub-lessee(s) abandons the Project or repudiates this Deed or otherwise evidences an intention not to be bound by it.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

12 It is discovered that this lease/sub-lease has been obtained by suppression of any material fact or mis-statement.

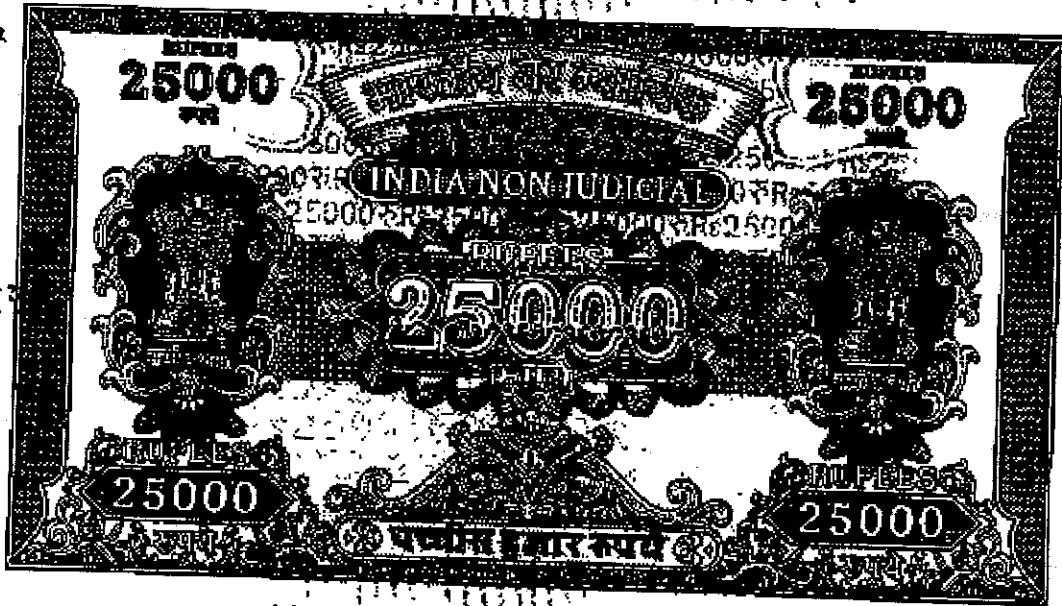
FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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Secretary
Adityapur Ind Area Dev Authority
Adityapur

misrepresentation or fraud

13 An event of default of the Lessee or the persons claiming through or under it, as the case may be, under any of the Financing Documents executed by it/them for availing financial assistance in connection with implementation of

FORUM INFRASTRUCTURE PVT LTD
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Director

FORUM PROJECTS PRIVATE LTD.
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Director

Forum Shopping Mall Pvt. Ltd.
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Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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जिला अवर निबंधक
सहायकला - बरसात
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Adityapur Ind. Area Dev. Authority
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the Project has occurred leading to the Lender(s) recalling its loan under such documents.

VII Termination Procedure on Lessee Event of Default

- 1) Upon the occurrence of Lessee Event of Default under Clause VI above, and upon the expiration of the cure

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Director

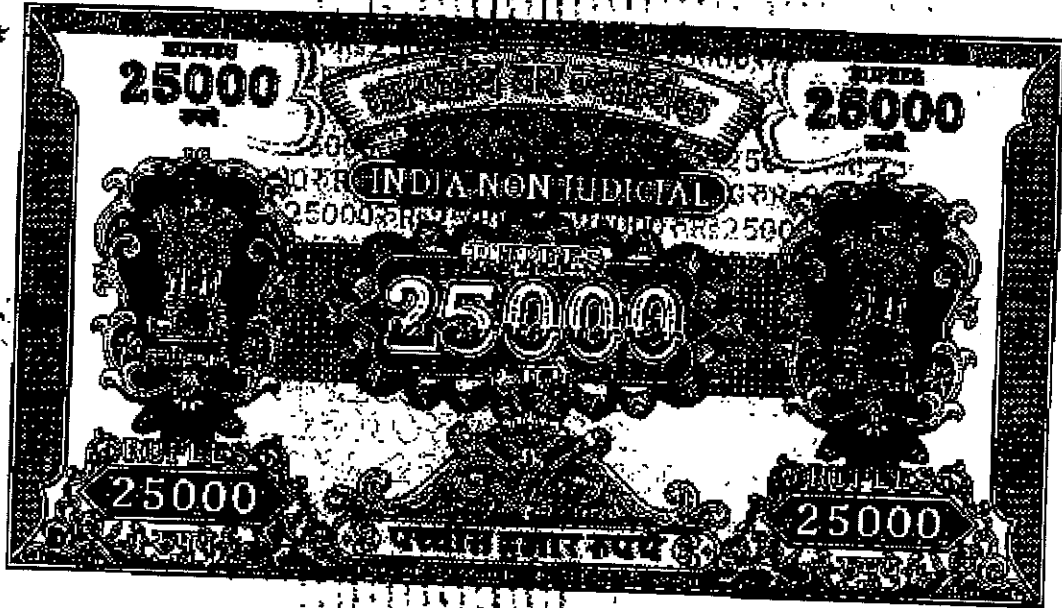
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

FORUM GENOSIS ADVERTISING PVT. LTD.
Director



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Secretary
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Adityapur

periods, if any, the Lessor may issue a Notice of Intention to Terminate to the Lessee (and, if applicable, to the sub lessee(s)), with a copy endorsed to the Lenders. Such notice shall specify in reasonable detail the Lessee Event of Default giving rise to the Notice of Intention to Terminate.

FORUM INFRASTRUCTURE PVT. LTD.
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Director

FORUM PROJECTS PRIVATE LTD
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Director

Forum Shopping Mall Pvt. Ltd.
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Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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2) Following the issuance of a Notice of Intention to Terminate, the Parties shall consult for a period of 30 days or such longer period as the Parties may agree in writing, as to what steps shall be taken in order to prevent the termination of this Deed and/or to cure the relevant Event of Default. Such steps shall include, the endeavour of the

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FORUM INFRASTRUCTURE PVT. LTD.

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Lawyers Advancing Pvt Ltd



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Adityapur Ind. Area Dev. Authority
Adityapur

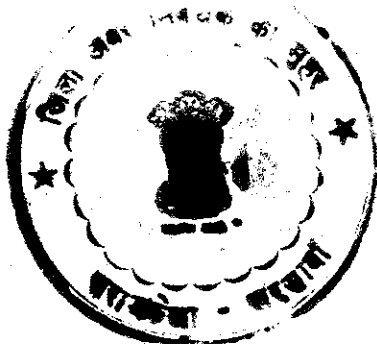
Parties in consultation with the Lenders to arrive at an agreement for the replacement of the Lessee by a new Lessee ["Substitute Entity"] on terms no less favourable than those contained in this Deed and the specific terms and conditions of such replacement, which shall include:

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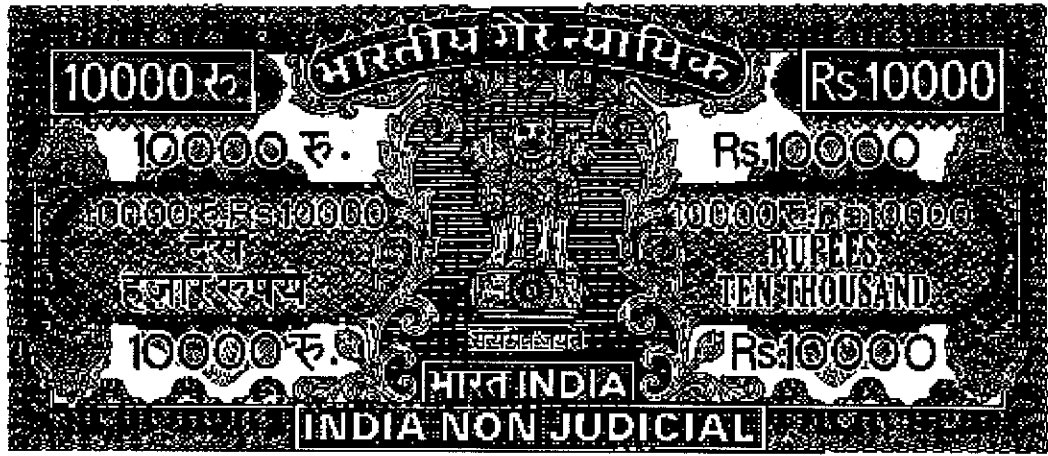
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



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Secretary
Adityapur Ind. Authority
Adityapur

i) the criteria for selection of the Substitute Entity,

ii) the transfer of rights and obligations of the Lessor surviving under this Deed to the Substitute Entity.

iii) handing over/transfer of the Project/Project Facilities

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Director

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Director

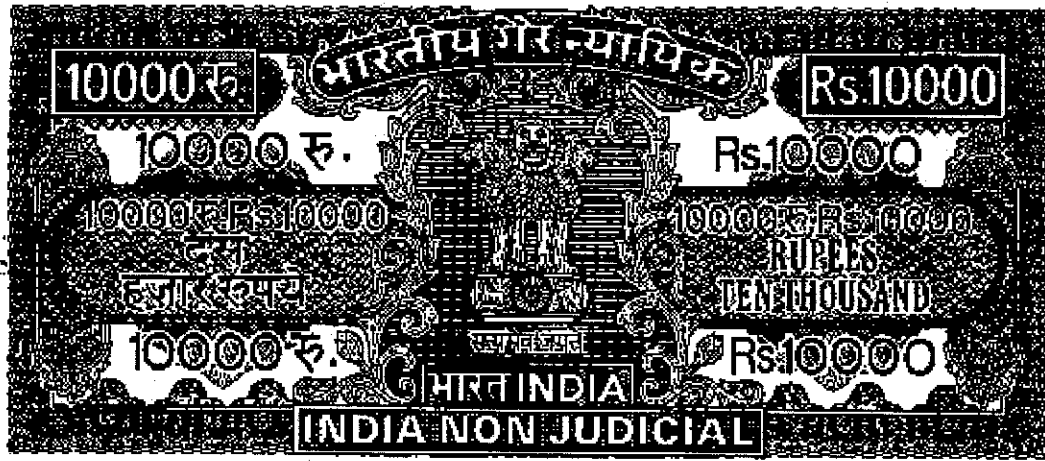
Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.
Director



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Adityapur Ind. A. & Inv. Authority
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and the assets relating thereto to the Substitute Entity,

- (iv) assumption by the Substitute Entity of the Lessee's obligations herein during the remaining Term of lease, including the payment of any amounts due to

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
Director

FORUM PROJECTS PVT. LTD.

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Director

For Genes Advertising Pvt. Ltd.

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Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director



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Adityapur Industrial Authority
Adityapur

the Lessor from the Lessee here under, and the Lessee's outstanding obligations under the Financing Documents and preserving Lenders' charge on the Lessee's assets.

v) Upon such agreement being reached, the Lease Deed

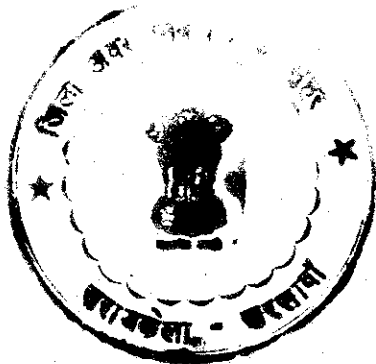
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Executive

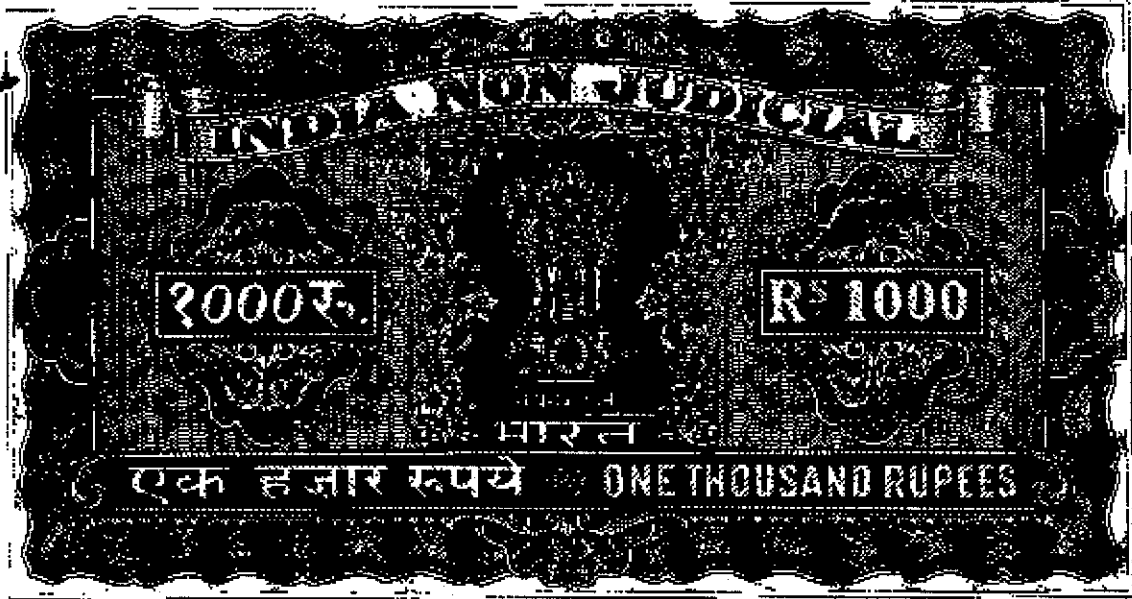
FORUM PROJECTS PRIVATE LTD.
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Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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Adityapur Ltd Authority
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shall be novated in favour of such Substitute Entity,
which shall be deemed to be the Lessee herein and
shall enjoy all rights and be responsible for all
obligations of the Lessee hereunder for the remainder
of the Term of Lease; provided that where the Lessee
is in breach of this Deed on the date of such

FORUM INFRASTRUCTURE PVT. LTD

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Forum Shopping Mall Pvt. Ltd.

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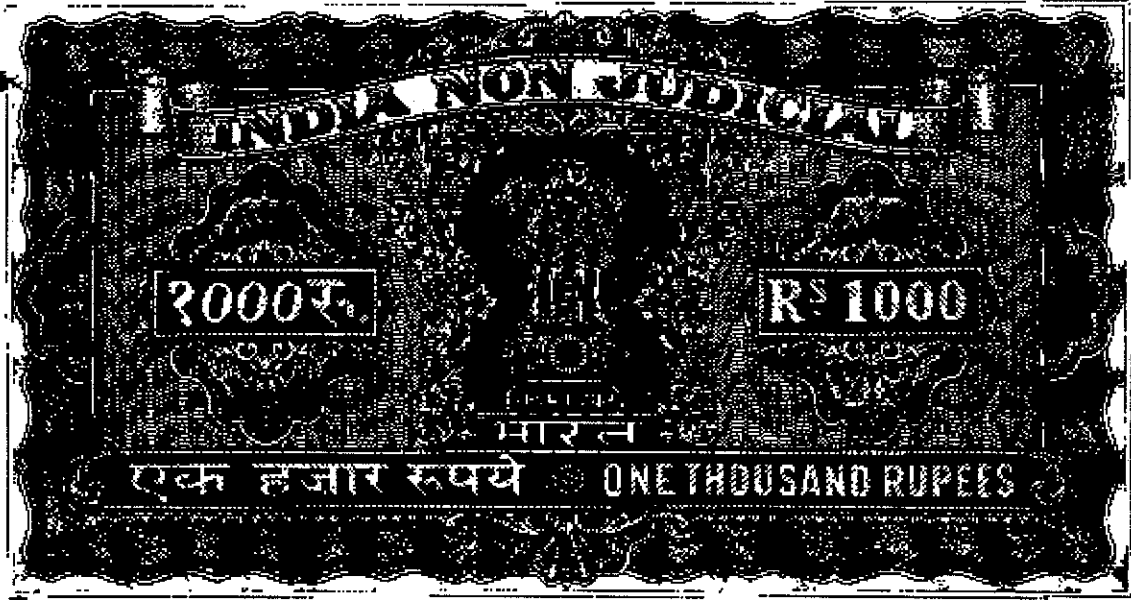
For Genesis Advertising Pvt. Ltd.

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Director

FORUM PROJECTS PRIVATE LTD.
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Director

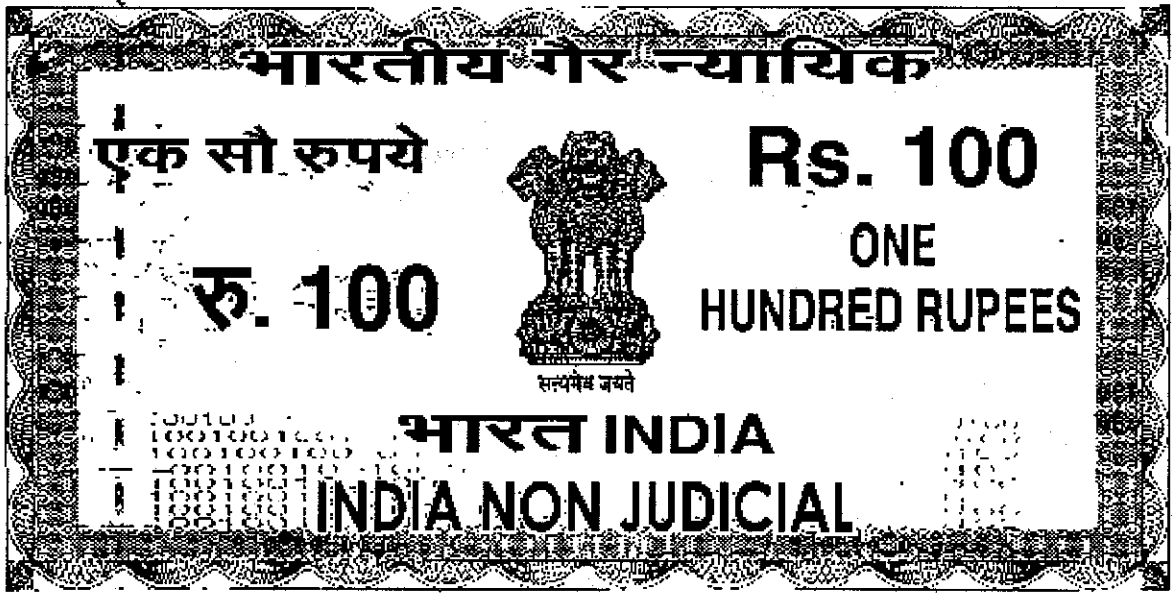
substitution, the Lessor shall by notice grant a cure period of 120 (one hundred and twenty) days to the Substitute Entity for curing such breach. The parties shall execute additional documents/supplementary agreements as may be needed to effectuate the replacement of the Lessee by the Substitute Entity.

Forum Shopping Mall Pvt. Ltd.
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Director

For Genesis Advertising Pvt. Ltd.
[Signature]
Director



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Adityapur

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Director

3) Upon the expiration of the consultation period under Clause (2) above and unless the Parties shall have agreed otherwise, or unless the Event of Default giving rise to the Notice of Intention to Terminate has been remedied, or unless the Lenders have replaced the Lessee with the Substitute Entity, the Lessor may terminate this Deed by

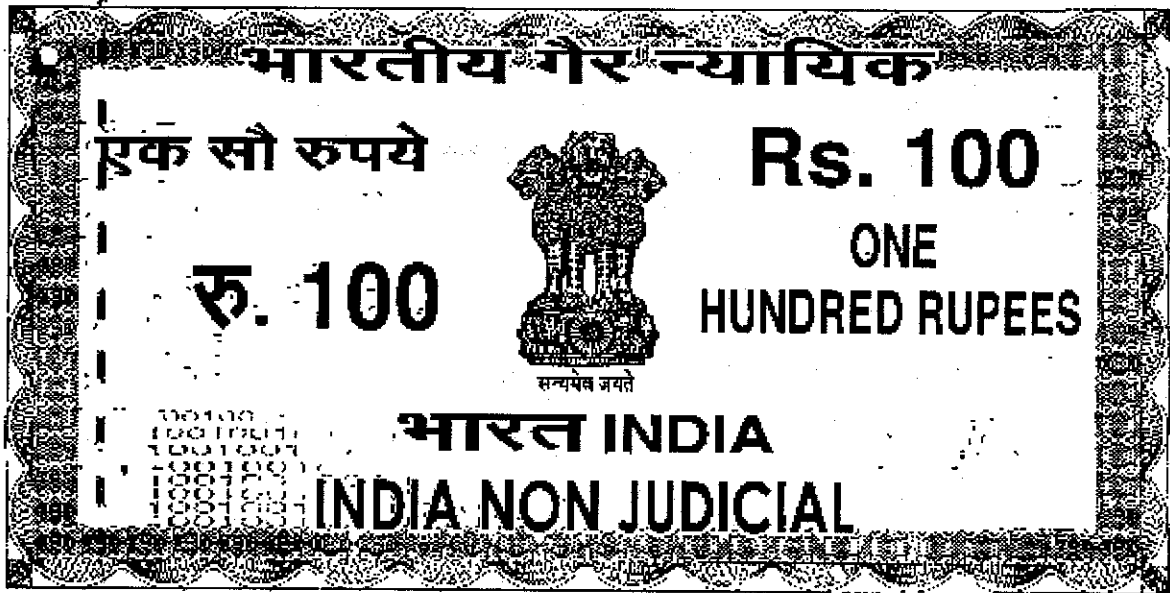
FORUM PROJECTS PRIVATE LTD.
Director

Forum Shopping Mall Pvt. Ltd.
Director

For Genesis Advertising Pvt. Ltd.
Director



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Addityapur

delivering a notice of termination to the Lessee whereupon
this Deed shall immediately terminate.

FORUM INFRASTRUCTURE PVT. LTD.

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Director

FORUM PROJECTS PRIVATE LTD
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Forum Shopping Mall Pvt. Ltd.
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Director

For Genesis Advertising Pvt. Ltd.
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Director



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VIII Forfeiture

1 a) Upon the termination of this Lease Deed due to a Lessee Event of Default or a Force Majeure (event or expiry of this Lease Deed by efflux of time, as the case may be, it shall be lawful for the Lessor, (notwithstanding the waiver of any previous cause or right of re-entry upon, the Demised Plot/the building, structures and fixtures there upon/ Project/Facilities) to re-enter upon, take possession of the Demised Plot/the buildings, structures and fixtures there upon/Project/Facilities and this lease and everything herein contained shall cease and determine and the Lessee/sub-lessee(s) shall not be entitled to any payment or compensation whatsoever nor to the return of any premium paid by it

b) All the rights, entitlements and interest of the Lessee/sub-lessee(s) and of persons claiming through or under it, in and to the Demised Plot, the buildings, structures and fixtures there upon, the Project, the Facilities, free and clear of any encumbrances created or suffered by the Lessor/sub-lessee(s) or by the person's claiming through or under it, shall be transferred to the Lessor or its nominated agency and the Lessee/sub-lessee(s) and the Persons claiming through or under it shall not be entitled to any payment or compensation whatsoever and shall forthwith vacate the Demised Plot/the buildings, structures and fixtures there upon/Project/Facilities

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Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
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Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director



For Genesis Advertising Pvt. Ltd.

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Director

Forum Shopping Mall Pvt. Ltd.

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Director

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Director

and hand over vacant possession thereof to the Lessor or its nominated agency. The remedies of all persons claiming through or under Lessee/sub-lessee(s) shall lie only against the Lessee/sub-lessee(s).

- c) The employees and personnel of the Lessee/sub-lessee(s) and persons claiming through or under it shall continue to be their respective employees and personnel and the transfer of the Demised Plot/the buildings, structures and fixtures there upon/Project/Facilities shall not in any manner affect their status as employees or personnel of the Lessee/sub-lessee(s) and persons claiming through or under it and such employees and personnel shall have no claim to any type of employment or compensation on the Lessor or its nominated agency. **PROVIDED** that, notwithstanding anything contained herein to the contrary, the Lessor may without prejudice to its right of re-entry as aforesaid, and in its absolute discretion, waive or condone breaches, temporarily or otherwise, or relieve against forfeiture, for reasons to be recorded in writing, on receipt of such amount and on such terms and conditions as may be determined by it and may also accept payment of Lease Premiums or rent or other payments hereby reserved which are in arrears together with interest at the rate of 15 percent per annum thereon or as decided by the Lessor. **PROVIDED FURTHER,** notwithstanding anything contained herein to the contrary, the Lessor may upon the

Secretary
Adityapur Ind. & Ed. Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director



For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director

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termination of this Lease Deed due to a Lessee Event of Default, without prejudice to its right of re-entry as aforesaid, relieve only the sub-lessees/licenses (but not the Lessee) against forfeiture on such reasonable terms and conditions, including without limitation the payment of additional premium/consideration by the sub-lessees etc to the Lessor, that the Lessor may in its absolute discretion determine, whereupon the Lessor may extend the duration of sub-leases, licenses or franchising or similar arrangement executed under and pursuant to this Deed beyond such termination by such period as the Lessor deems appropriate and, if necessary, execute supplementary agreements/ additional documentation in this behalf.

Secretary
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Adityapur

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Director

2 No forfeiture or re-entry shall be effected until the Lessor has served on the Lessee/sub-lessee(s) a notice in writing (i) specifying the particular breach complained of, and (ii) if the breach is capable of remedy, requiring the Lessee /sub-lessee(s) to remedy the breach and the Lessee/sub-lessee(s) fails to remedy the breach within the reasonable time as may be mentioned in the notice to remedy, if it is capable of remedy, and in the event of forfeiture or re-entry the Lessor may, in its discretion, relieve against forfeiture on such terms and conditions as it considers proper. Nothing in this Clause (2) shall apply to forfeiture or re-entry:

a) for breach of covenants and conditions relating to sub-



For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director

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division or amalgamation, erection and completion of building within the time provided and sublease/transfer of the Demised Plot as mentioned in herein;

- b) in case the lease / sub-lease has been obtained by suppression of any fact, mis-statement, misrepresentation or fraud;
- c) upon expiry of the Term of Lease/Lease Deed by efflux of time.

[Signature]
 Adityapur Ind. & Com. Dev. Authority
 Adityapur

IX Representations and Warranties

A Each party hereto represents and warrants that:

- 1 It has full power and authority to execute, deliver and perform this Deed and to carry out the transactions contemplated herein;
- 2 It has taken all necessary action to authorise the execution, delivery and performance of this Deed;
- 3 This Deed constitutes its legal, valid and binding obligation, enforceable against it in accordance with the terms hereof and thereof;
- 4 It is subject to civil and commercial and Municipal law with respect to this Deed;

FORUM INFRASTRUCTURE PVT LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director



For Genesis Advertising Pvt. Ltd.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

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[Signature]
24/10/18

- 5 It is duly organised, validly existing and in good standing under the laws of the jurisdiction of its incorporation; and
- 6 Agrees that its representations shall stand true and valid for the Term of Lease and it shall have an obligation to disclose to the other Party as and when any of its representations ceases to be true and valid.

B The Lessee further represents and warrants to the Lessor:

1 In submitting its bid the Lessee has complied with all the applicable laws and it is and has not been subject to any fines, penalties, injunctive relief or any other civil or criminal proceedings or liabilities which in the aggregate have or may have material adverse effect on its financial condition or its ability to implement the Project.

2 Each consortium member [Forum Projects Private Limited, Genesis Advertising Private Limited and Forum Shopping Mall Private Limited (Formerly: Namrata Trading Private Limited)] was and is duly organised and existing under the laws of the jurisdiction of its incorporation and has full power and authority to consent to and has consented to the Lessee entering into this Deed and has agreed to and unconditionally accepted the terms and conditions set forth in this Deed.

[Signature]
 Adityapur Ltd. Law Authority
 Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
 Director

For Genesis Advertising Pvt. Ltd.
[Signature]
 Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
 Director



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 Namrata

3 The execution, delivery and performance of this Deed and all instruments or agreements required hereunder do not contravene, violate or constitute default of any agreement or instrument to which it is a party, including without limitation, its articles and memorandum of association or by which it is or may be bound. It is not restricted by any judgment, injunction, order, decree or award from the execution, delivery and performance of this Deed.

[Signature]
Adityapur Industrial Development Authority
Adityapur

4 Prior to executing this Deed, the Lessee has conducted a due diligence audit and independent evaluation to its satisfaction in respect of the Demised Plot, the technical and financial feasibility of the Project, risks and contingencies, the condition of the Demised Plot, condition of soil and sub-soil, access to the Demised Plot, availability of labour and infrastructural facilities, the applicable laws and Applicable Permits, Development Controls and Guidelines and all matters concerning or related to the Project and all information provided to it by the Lessor. It has also carried out a title search, including without limitation the title, ownership, possession, land acquisition etc. in respect of the Demised Plot. The Lessee is entering into this Deed on the basis of its satisfaction based on the due diligence audit undertaken by it. Any design, data etc. provided by the Lessor to the Lessee is only by way of information and the Lessee shall act thereon at its own cost and risk. The Lessor shall be responsible for the contents of its bid.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
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Director



For Genesis Advertising Pvt. Ltd.

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Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director

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Date: 11/08/18

including all designs, data etc. therein The Lessee hereby accepts the risk of inadequacy, mistake or error in or arising out of, in connection with or in relation to the matters set out in the preceding paragraph of this subsection and hereby confirms that the Lessor shall not be liable to the Lessee any manner whatsoever for the same.

X Dispute Resolution

1 In the event of any dispute, difference, controversy, claim arising under these presents or in connection therewith (except to any matter the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Managing Director, AIADA, or any other person appointed by him. It will be no objection that the arbitrator is a government servant and that he has to deal with the matters to which the lease relates, or that in the course of his duties as a government servant he has expressed views on all or any of the matter in dispute or difference.

2 Subject as aforesaid, the Arbitration and Conciliation Act 1996, and any modifications thereof for the time being in force shall apply to the arbitration proceedings under this Clause.

3 The seat of arbitration shall only be Ranchi or such other place as the parties may mutually agree and the arbitration shall be conducted in English language.

[Signature]
Adityapur Industries Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
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FORUM PROJECTS PRIVATE LTD.
Director
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For Genesis Advertising Pvt. Ltd.

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Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director



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Ranchi

4 Any award by the arbitrator shall be final and binding on the Parties. The award of the arbitrators shall be a reasoned one giving reasons for each claim allowed or disallowed.

5 Pending the submission of the dispute, difference, controversy, claim to arbitration and thereafter until the final decision of the arbitrator, the Parties shall continue to perform all of their obligations under this Deed, without prejudice to a final adjustment in accordance with such a decision. Further, this Deed shall remain subsisting and operative during the pendency of such dispute etc and no payment due and payable to either Party shall be withheld except the payment in dispute, if any.

6 The costs of the arbitration shall be equally borne by both the parties. The arbitrators may provide in the arbitral award for the reimbursement to the prevailing Party of its costs and expenses in bringing or defending the arbitration claim, including legal fees and expenses incurred by such Party.

XI Insurance

1 The Lessee/sub-lessee(s) shall during the Term of Lease purchase and maintain or cause to be purchased and maintained, at its own expense, insurance policies as are customarily and ordinarily available in India on commercially reasonable terms and reasonably required to be maintained to insure the Project and all related assets

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Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
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Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

For Genesis Advertising Pvt. Ltd.

[Signature]
Director

Forum Shopping Mall Pvt. Ltd.

[Signature]
Director



FORUM SHOPPING MALL PVT. LTD.

[Signature]

against risks in an adequate amount, consistent with similar facilities of the size and type as the Project and as may be required by the Lenders (the "Insurance Cover").

2 Without limiting the generality of the foregoing, the Lessee/sub-lessee(s) shall, at its cost and expense, purchase and maintain or cause to be purchased and maintained during the Term of Lease and in case of sub-clause (i) and (ii) below during the construction period, such insurances as are necessary, including but not limited to the following:

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Adityapur Industrial Development Authority
Adityapur

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[Signature]
Director

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

- a) Construction/builders/contractors' all risk insurance (during construction period);
- b) Erection all risk policy (during construction period);
- c) Comprehensive insurance for the Facilities for their full market value or replacement cost(including fire, burglary, standard and special peril);
- d) Comprehensive third party liability insurance, including injury or death of Persons who may enter the Demised Plot;
- e) workmens' compensation insurance;
- f) any other insurance that may be necessary to protect the



For Genesis Advertising Pvt. Ltd.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

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अदित्यपुर - जिला
[Signature]
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Lessee/sub-lessee(s), the Persons claiming through or under it, its employees and its assets (against loss, damage or destruction at replacement value) including all Force Majeure Events that are insurable and not otherwise covered in items (a) to (e).

3 The Lessee/sub-lessee(s) shall, from time to time, furnish to the Lessor copies of all insurance policies in respect of the Insurance Cover (or appropriate endorsements, certification of other satisfactory evidence of insurance) as soon as reasonably practical after they are received by the Lessee/sub-lessee(s) and furnish evidence to Lessor that all premiums have been paid and that the relevant policies remain in existence. Each insurance policy shall provide that the same shall not be cancelled or terminated unless 10 (ten) days' clear notice of cancellation is provided to Lessor in writing.

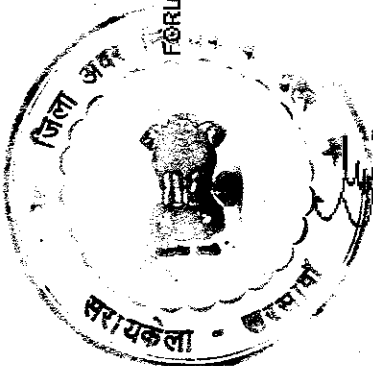
4 In the event the Lessee/sub-lessee(s) does not maintain the Insurance Cover pursuant hereto, the Lessor shall not be liable in any manner in this behalf and the Lessee/sub-lessee(s) shall indemnify the Lessor for and against all liabilities, costs and expenses arising out of or as a consequence of such failure. Also such failure shall constitute a Lessee Event of Default.

5 Unless otherwise provided herein, the proceeds from all insurance claims, except for life and injury, shall promptly be applied for the

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Adityapur Ind. And Dev Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
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Director

FORUM PROJECTS PRIVATE LTD.
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Director



For Genesis Advertising Pvt. Ltd.
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Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

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repair, renovation, restoration or re-instatement of the Project/Facilities or any part thereof, which may have been damaged or destroyed.

6 a) The Lessee/sub-lessee(s) shall insure all insurable assets comprised in the Project/Facilities through Indian insurance companies and if so permitted by Govt. through foreign insurance companies, to the extent that insurances can be effected with them.

b) The premiums payable on insurance coverage as indicated above, including any costs and expenses incidental to the procurement and enforcement of such insurance coverage shall be borne by the Lessee/sub-lessee(s).

c) All insurance policies supplied by the Lessee/sub-lessee(s) shall include a waiver of any right of subrogation of the insurers there under against, *inter alia*, the Lessor and its assigns, successor, subsidiaries, affiliates, employees, insurers and underwriters and of any right of the insurers of any set-off or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any such person under any such policy or in any way connected with any loss, liability or obligation covered by such policies of insurance.

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FORUM INFRASTRUCTURE PVT. LTD.

Director

FORUM PROJECTS PRIVATE LTD.

Director

Forum Shopping Mall Pvt. Ltd.

Director

For Genesis Advertising Pvt. Ltd.


Director


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d) The Lessee/sub-lessee(s) hereby further releases, assigns and waives any and all rights subrogation or recovery against, *inter alia*, the Lessor and its successor, affiliates, subsidiaries, employees, successors, assigns, insurers and underwriters, which the Lessee/sub-lessee(s) may otherwise have or acquire in or from or in any way connected with any loss covered by policies of insurance maintained or required to be maintained by the Lessee/sub-lessee(s) pursuant to this Deed (other than third party liability insurance policies) or because of deductible clauses in or inadequacy of limits of any such policies of insurance.

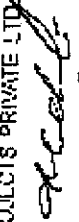

Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.

Director

XII Other Provisions

1 No amendment or waiver of any provision of this Deed, nor consent to any departure by any of the Parties there from, shall in any event be effective unless the same is in writing and signed by the Parties hereto and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

2 No failure on the part of any Party to exercise, and no delay in exercising, any right, power or privilege hereunder shall operate as a waiver thereof or a consent thereto; nor shall any single or partial exercise of any such right, power or privilege preclude any other of further exercise thereof or the exercise of any other right, power or privilege. The remedies herein provided are cumulative and not

FORUM PROJECTS PRIVATE LTD.

Director



For Genesis Advertising Pvt. Ltd.

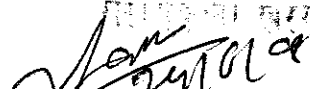
Director

Forum Shopping Mall Pvt. Ltd.

Director

जिला उद्यम नियंत्रण

सरायकेला - बलरामपुर



exclusive of any remedies provided by applicable laws.

3 If any provisions of this Deed are declared to be invalid, unenforceable or illegal by any competent arbitral tribunal or court, such invalidity, un-enforceability or illegality shall not prejudice or affect the remaining provisions of this Deed, which shall continue in full force and effect.

4 All notices, certificates, correspondence or other communications under or in connection with this Deed or the Project shall be in English or Hindi. In the event of any dispute, the version in English will prevail.

5 Any notice to be given hereunder shall be in writing and shall either be delivered personally or sent by registered post, telex, facsimile transmission, or recognised international courier. The addresses and numbers for service of notice shall be given to the Parties at their respective addresses set forth below:

- Lessee - Forum Infrastructure Private Limited, 4/1, Red Cross Place, Kolkata-700001
- Lessor - Adityapur Industrial Area Development Authority (AIADA), Vikas Bhawan, Adityapur - 831 013
- Preferred Bidder - Forum Projects Private Limited, 4/1, Red Cross Place, Kolkata-700001
- Genesis Advertising Private Limited, 7, Sarat Bose Road, Kolkata-700020
- Forum Shopping Mall Private Limited, "FORUM" 10/3, Lala Lajpat Rai Sarani Kolkata - 700010

Adityapur Industrial Area Development Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director





For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.
Director

Handwritten signatures and dates at the bottom of the page.

or such other address, telex number, or facsimile number as may be notified by that Party to any other Party from time to time, and shall be deemed to have been made or delivered (i) in the case of any communication made by letter, when delivered by hand, by recognised international courier or by mail (registered, return receipt requested) at that address and (ii) in the case of any communication made by telex or facsimile, when transmitted properly addressed to such telex number or facsimile number. In case any Party changes its address, communication numbers, or directed attention as set forth above, it shall notify the other Party in writing prior to the adoption thereof.


 Adityapur Ind Area Dev Authority
 Adityapur


FORUM INFRASTRUCTURE PVT. LTD.

 Director

6 This Deed shall be governed by and construed in accordance with the laws of India and the courts of Jharkhand shall have jurisdiction over all matters arising out of or in relation to this Deed

7 This Deed may be executed in two counterparts, each of which when executed and delivered shall constitute an original of this Deed.

8 Except as expressly provided in this Deed, neither this Deed nor any right or obligation arising herein can be assigned either in whole or in part by any Party without the prior written consent of the other Party.

9 Notwithstanding anything to the contrary contained in this Deed or

FORUM PROJECTS PRIVATE LP.

 Director

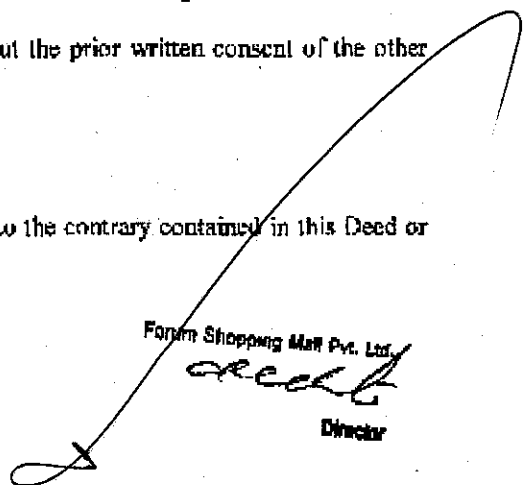


For Genesis Advertising Pvt Ltd.

 Director

Forum Shopping Mall Pvt. Ltd.

 Director


 दिनांक 18/08/2018

in the incorporation of the special purpose company (the Lessee):

a) In case the Preferred Bidder, promoting and incorporating the Lessee, is a consortium of two or more persons, all such persons shall be jointly and severally liable to the Lessor for compliance with the terms of this Deed. Such persons shall designate one of them to act as a Lead Member with authority to bind the joint venture or consortium and each of its members. The composition or the constitution of the joint venture or consortium shall not be altered during the Term of Lease save and except as expressly provided herein.

[Signature]
Adityapur Ltd. Adityapur
Adityapur

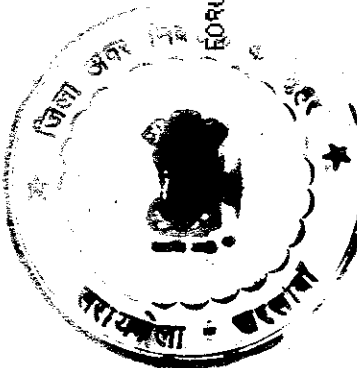
b) The Preferred Bidder and its successors and permitted assigns shall be fully liable for performance of all the obligations of the Lessee under this Deed and in respect of all the Lessee's covenants, undertakings, liabilities here under and the terms and conditions hereof relating to the Lessee.

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

10 Nothing contained in this Deed shall be construed or interpreted as constituting a partnership between the Parties. Neither Party shall have any authority to bind the other in any manner whatsoever.

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director

11 At all times after the date hereof the Parties shall execute all such documents and undertake such acts, deeds and things as may reasonably be required for the purpose of giving full effect to this Deed.



For Genesis Advertising Pvt. Ltd.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

[Signature]
निष्ठा चर निष्ठाक
Mars
निष्ठा

12 The Lessee/sub-lessee(s) and the persons claiming through or under it shall indemnify, defend and hold harmless the Lessor from and against all liabilities, damages, losses, expenses, claims, suits, proceedings, judgments, settlements, actions, costs of any nature whatsoever, whether directly or indirectly arising, for personal injury, for damage to or loss of any property and any Third Party liability, including reasonable attorneys' fees, actually incurred or suffered by the Lessor, arising out of or in any way connected with (a) any breach, negligence, default, omission, violation, infringement etc., as the case may be, by the Lessee or Persons claiming through or under it of the Lessee's representations and warranties herein; the Lessee's covenants, agreements or obligations contained herein or the terms and conditions hereof; any intellectual property right of any Person; (b) failure of the Lessee or Persons claiming through or under it to comply with any law or Applicable Permit or pay taxes or make contractual or other payments due and payable to any Person; (c) the employment, sickness, injury or death of any Person employed directly or indirectly by the Lessee or Persons claiming through or under it; (d) personal injury and for damage to or loss of any property arising out of or in any way connected with the Lessee's/sub-lessee(s)'s performance under this Lease Deed, except to the extent that such injury, damage or loss is attributable to a negligent or willful act or omission of the party seeking to be indemnified or (d) as provided elsewhere in this Deed

[Signature]
 Adityapur Ind Area Dev. Authority
 Adityapur

[Signature]
 Director
 FORUM INFRASTRUCTURE PVT. LTD.

[Signature]
 Director
 FORUM PROJECTS PRIVATE LTD.



13 The stamp duty, registration charges and other costs and expenses

For Genesis Advertising Pvt. Ltd

Forum Shopping Mall Pvt. Ltd.

[Signature] Director
[Signature] Director

[Signature]
 Director

leviable on the execution of this Lease Deed shall be borne by the Lessee.

14 The expression the "Lessor" and the "Lessee/sub-lessee(s)" herein used shall where the context so admits, include, in the case the Lessor, its successors and assigns, and in the case of the Lessee/sub-lessee, its/his heirs, executors, administrators or legal representatives and the person or persons in whom the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

[Signature]
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
[Signature]
Director

15 Notwithstanding anything to the contrary contained in this Deed, in no event shall any Party, its officers, employees or agents be liable to the other Party for any matter arising out of or in connection with this Deed in respect of any indirect or consequential loss, including loss of profit, suffered by such other Party

16 Notwithstanding anything to the contrary stated in this Deed, no review, comment or approval by the Lessor/any government authorities/Lessor's Engineer/expert/advisors, nominees or representatives of the Lessor of the documents prepared and submitted by the Lessee/sub-lessee(s) nor any observation or inspection of the construction, operation or maintenance of the Project/facilities nor the failure to review, approve, comment, observe or inspect hereunder shall relieve or absolve the Lessor/sub-lessee(s) from its obligations, duties and liabilities under

FORUM PROJECTS PRIVATE LTD.
[Signature]
Director



For Genesis Advertising Pvt. Ltd.
[Signature]
Director

Forum Shopping Mall Pvt. Ltd.
[Signature]
Director

[Handwritten signature]
મહાનગર પાલિકાના સચિવશ્રી

this Deed, the applicable laws and Applicable Permits; and the Lessor or any government authority or the advisors, nominees or representatives of the Lessor shall not be liable to the Lessee/sub-lessee(s) by reason of any review, comment, approval, observation or inspection referred herein or failure to review, comment, approve, observe or inspect.

17 Any sum which is due and payable under any of the provisions of this Deed by one party to the other shall, if the same is not paid within the time allowed for payment thereof, be deemed to be a debt owed by the Party responsible for such payment to the Party entitled to receive the same. Such sum shall until payment thereof carry interest at the rate specified herein, and if not specified at the rate of 15% per annum, from the due date and until the date of payment or otherwise realisation thereof by the Party entitled to receive the same. Without prejudice to any other right or remedy available under this Deed or under law, the Party entitled to receive such amount shall also have the right of set off. Provided this provision for payment of interest for delayed payment shall not be deemed or construed to (i) authorise any delay in payment of any amount due by a party or (ii) be a waiver of the underlying breach of the payment obligations.

18 Any date or period as set out in this Deed may be extended with the written consent of the Parties, failing which time shall be of the essence.

Secretary
Adityapur Ind. Area Dev. Authority
Adityapur

FORUM INFRASTRUCTURE PVT. LTD.
Director

FORUM PROJECTS PRIVATE LTD.
Director



For Genesis Advertising Pvt. Ltd.
Director

Forum Shopping Mall Pvt. Ltd.

Director


जिला पार निवारा

सारायकेला - बाराकोट

IN WITNESS WHEREOF this Deed has been executed by the duly authorised representatives of the Parties hereto on the day and year first above written.

For and on behalf of Lessor

[NAME] H. N. Rana


Secretary
Adityapur Ind. Area. Dev. Authority
Adityapur

[DESIGNATION] Secretary

For and on behalf of Lessee

[NAME]


FORUM INFRASTRUCTURE PVT. LTD.

Director

[DESIGNATION]

Witnesses:

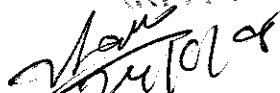
1. Rajesh Kr. Singh
S/o Sri K.P. Singh
Address: K2/2, XRD-NO-10
Tolco Colony, Jamshedpur-4.
2. Samarendra Ray
S/o Jagannath Ray.
Address: 4/1 Red Cross place
KOL-02.







जिला एवं जिल्हा
सहायक न्यायाधीश



SIGNED, SEALED AND DELIVERED

Preferred Bidder [Forum Projects Private Limited]

In the presence of

FORUM PROJECTS PRIVATE LTD.

Witnesses:

[Signature]
Director

- (i) Rajish K. Singh
S/O SRI K. P. SINGH
ADDRESS: K2/2, XRD. NO. 10
TECO COLONY, JAMSHEDPUR-4.

[Signature]

- (ii) Samarajit Ray
S/O Jagannath Ray.
Add: All Red Cross place
KOL-1

[Signature]

[Signature]
Secretary,
AIADA

Preferred Bidder [Genesis Advertising Private Limited]

In the presence of

For Genesis Advertising Pvt. Ltd.

Witnesses:

[Signature]
Director

- (i) Rajish K. Singh
S/O SRI K. P. SINGH
ADDRESS: K2/2, XRD. NO. 10
TECO COLONY, JAMSHEDPUR-4.

[Signature]

- (ii) Samarajit Ray
S/O Jagannath Ray
Add: All Red Cross place
KOL-01.

[Signature]

Preferred Bidder [Forum Shopping Mall Private Limited]

In the presence of

Forum Shopping Mall Pvt. Ltd.

Witnesses:

[Signature]
Director

- (i) Rajish K. Singh
S/O SRI K. P. SINGH
ADDRESS: K2/2, XRD. NO. 10
TECO COLONY, JAMSHEDPUR-4.

[Signature]

- (ii) Samarajit Ray
S/O Jagannath Ray.
Add: All Red Cross place
KOL-02.

[Signature]

Date:



[Signature]
निदेशक
आयतालय
[Signature]

- Schedule I : Land Map
- Schedule II : Development Concept and guidelines (Bye Laws)
- Schedule III : Prohibited uses of demised plot

*Secretary
PIADA*

FORUM INFRASTRUCTURE PVT. LTD.
acch
Director

FORUM PROJECTS PRIVATE LTD.
acch
Director

For Genesis Advertising Pvt. Ltd.
acch
Director

Forum Shopping Mall Pvt. Ltd.
acch
Director



जिला अवर निबंधक
वाराणसेला-वरसावा

21/11/08

Schedule I

Particulars of Demised Plot

Detailed Land Plan Attached.

*Secretary
ATADA*

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]

Director

FORUM PROJECTS PRIVATE LTD.

[Signature]

Director

For Genesis Advertising Pvt. Ltd.

[Signature]

Director

Forum Shipping Mall Pvt. Ltd.

[Signature]
Director



जिल्हा अर्थ निर्यात
विकास विभाग

[Signature]

Schedule II

Development Concept and Guidelines (Bye Laws)

*Secretariat
A/BB*

The construction of the City Centre will be in accordance with The Adityapur Industrial Area Planning Standards and Building (Bye-Laws 1990) (Amendment - 2006)

FORUM INFRASTRUCTURE PVT. LTD.

acsh
Director

FORUM PROJECTS PRIVATE LTD.

acsh
Director

For Genesis Advertising Pvt. Ltd.

li
Director

Forum Shopping Mall Pvt. Ltd.

acsh
Director



ଓଡ଼ିଶା ସରକାର
ଭୁବନେଶ୍ୱର

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Schedule III

Prohibited Uses of Demised Plot/Project/Facilities

1. Amusement Parks
2. Educational and research institutions, etc
3. Industrial uses including industrial research laboratories, etc.
4. Stadiums or outdoor sports activities except Swimming Pool, Lawn Tennis Court, Basket Ball Court Bowling Court, Squash Court Badminton Court etc. as part of the club / star hotel
5. Any other uses and activities prohibited under law such as casinos, etc.

Secretary
A.S.A.

FORUM INFRASTRUCTURE PVT. LTD.

[Signature]

Director

FORUM PROJECTS PRIVATE LTD

[Signature]

Director

For Genesis Advertising Pvt. Ltd.

[Signature]

Director

Forum Shopping Mall Pvt. Ltd.

[Signature]

Director



जिला अवर निबंधक
वाराणसि - वाराणसि

[Signature]

22



Ajeet Raj Mehta
2-6-08

AJEET RAJ MEHTA



Ajeet Raj Mehta
2-6-08

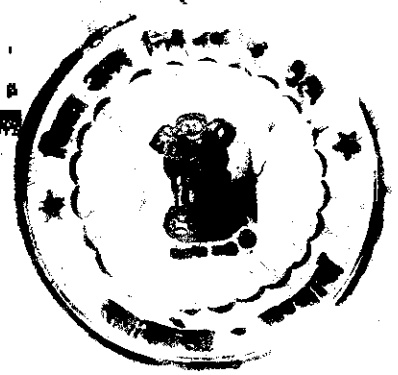
AJEET RAJ MEHTA

NAME OF LESSEE

Signature of Lessee

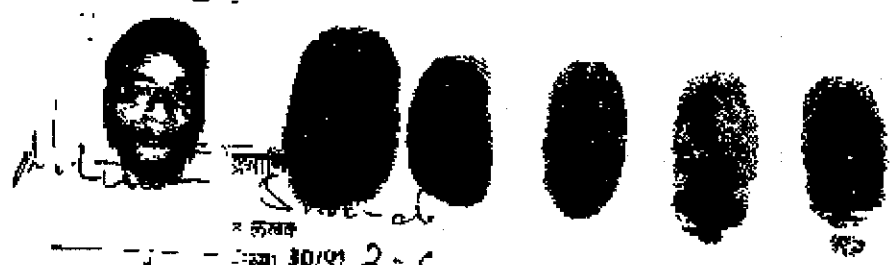
I certified that the Finger Print of the Left Hand of each person whose
the Photographs is Affixed to the documents have been obtained/taken by me
or before me

Ajeet Raj Mehta
2-6-08



निदेशक
राजस्थान सरकार

Handwritten signature



AJEEY KAT MEHTA *ajee*
30/91 2-6-08



30/91 2-6-08
NAME OF LESSEE

Signature of Lessee

Certified that the Finger Print of the Left Hand of each person who
the Photograph is furnished in the documents have been obtained/taken by me
or before me

Ajey K Mehta
2-6-08



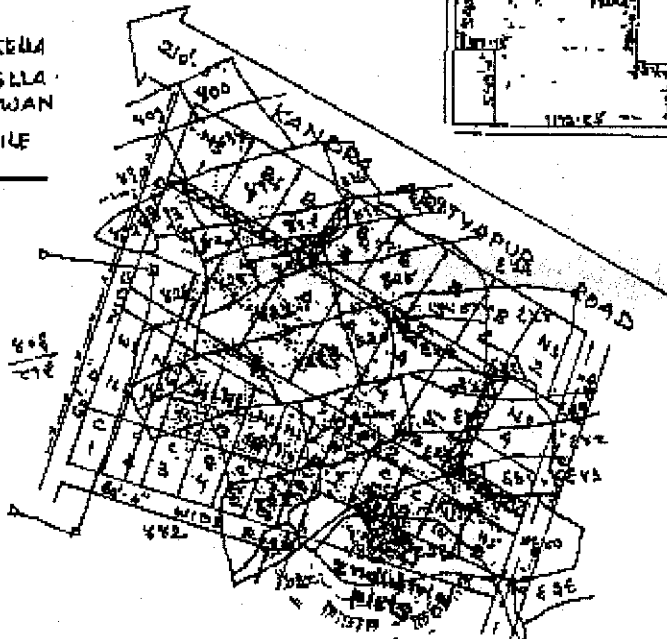
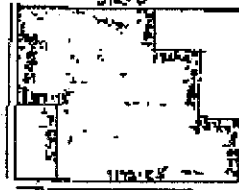
Registrar of Companies
Rajkot - Gujarat

Manoj
24/6/08

LAND PLAN OF - M/S FORUM INFRASTRUCTURE Pvt Ltd.

(CITY CENTRE)
ADITYAPUR

VILLAGE - ASANGI
THANA NO - 126
THANA - SARAIKELA
DIST - SARAIKELA
KHARSAWAN
SCALE - 10" = 1 MILE



S. Plot No.	Category	Khata No.
400	P	107
401	P	51
410	P	91
412	P	72
413	P	77
414	P	71
415	P	91
417	P	77
418	P	4
419	F	4
420	F	4
421	F	171
422	F	171
423	P	171
424	P	172
425	F	172
426	P	184
427	P	35
428	P	37
429	F	37
430	F	37
431	P	174
432	F	174
433	P	17
434	P	17
435	P	17
436	P	162
437	P	187
442	P	187
613	P	55
646	P	17
647	P	167
648	P	161
649	P	174
651	P	31
652	P	37
653	P	37
654	P	172
656	P	187
658	P	187

MAADA PLAN NO- A-1 A-2 A-3 A-4 A-5 B-1 B-2 B-3 B-4 B-5
 C-2(2) C-3 C-4 C-5 C-6 C-7 C-8 C-9 NS-1 NS-2(2) NS-3 NS-4
 NS-11 NS-12 NS-13 NS-14 NS-15(2) NS-16 NS-17(2) NS-18 NS-19 NS-20
 CERTIFIED THAT THE ORIGINAL AND DUPLICATE PLANS
 ARE EXACT TRUE AND REPRODUCTION OF EACH OTHER.

FORUM INFRASTRUCTURE PVT. LTD. AREA - 21.70 Acre.

27/05/08
S.I.

27/05/08
S.I.

Director
Secretary
Adityapur Ind Area Dev Authority
Adityapur



जिला स्तर विकास क्षेत्र
सरायकेला - खरसावाँ

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निबंधन विभाग, झारखंड
सरायकेला
जांच परी-सह घोसणा प्रपत्र (नियम 114)

Token No 35

Token Date/Time 02/05/2008 15:4

1. Document Type	Lease Deed	2 Presenter	Arada Rep By Gauri Shankar Prasad
3 Presenter Name & Address	Arada, Adityapur, Jamshedpur		
4 Date of Entry	02/06/2008	5 DOE	6 Total Pages 630
7 Document Value	0	8 Stamp Value	5723200
8 Special Type		10 Serial No	0
12 Remarks / Other Details	Doc Val-143080000 Lease Month-1080, Khata And Plot As Per Schd, Area-21.70 Acres		

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No.	Category	Area
GAMHARIA	126	2	Aasangi	147	400(P)				21.7 Acres

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	LESSOR	Arada Rep By Gauri Shankar Prasad	Lata Rameshwar Prasad	Service	Other		Arada, Adityapur, Jamshedpur
2	LESSEE	Forum Infrastructure P Ltd Or Ajeet Raj Mehta	Paras Raj Mehta	Business	Other		4/1, red cross place kolkata-1
3	LESSEE	Forum Projects P Ltd Or Ajeet Raj Mehta	Paras Raj Mehta	Business	Other		4/1, Red Cross Place, Kolkata-1
4	LESSEE	Forum Shopping Mall P Ltd Or Ajeet Raj Mehta	Paras Raj Mehta	Business	Other		4/1, Red Cross Place, Kolkata-1
5	LESSEE	Genesis Advertising P Ltd Or. Ujjal Sinha	Provat Kumar Sinha	Business	Other		7, sarat bode road, kolkata-20
6	Identifier	Rajesh Kumar Singh	K P Singh	Service	Other		K2/2, cross road no. 10, telco coloi Jamshedpur
7	Witness1	Rajesh Kumar Singh	K P Singh	Service	Other		K2/2, Cross Road No 10 Telco Colony, Jamshedpur
8	Witness2	Samresh Roy	Jaganmoh Roy	Service	Other		4/1, red cross place kolkata-1

Fee Details:

SN	Description	Amount
1	SP	7,950.00
2	E	250.00
3	A1	5,723,200.00
Total		5,731,400.00

उपर्युक्त परिशिष्ट दस्तावेज में अंकित तथ्यों के अन्वय है।

निबंधन एवं सारांश में उक्त फार्म के अनुसूचित अंश उचित किए गए हैं।

उपर्युक्त दस्तावेज में उक्त फार्म के अनुसूचित अंश उचित किए गए हैं।

जिसकी पहचान...

पिता...

नियम...

Examiners name...

<http://172.16.22.55/jars/reg/prmdetails.aspx?docid=3686>

6/2/2008



निबंधन विभाग
सरायकेला-बरसाई
[Handwritten signature]



निबंधन विभाग, झारखंड
सरायकेला

Token No.35 Token Date: 02/06/2008 15:47:49
Serial/Deed No./Year :3113/3104/2008
Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	Ainda Rep By Gauri Shankar Prasad Father/Husband Name:Late Rameshwar Prasad (LESSOR) Ainda, Adityapur, Jamshedpur		
2	Forum Infrastructure P Ltd Dir. Ajeet Raj Mehta Father/Husband Name:Paras Raj Mehta (LESSEE) 4/1, red cross place, kolkata-1		
3	Forum Projects P Ltd Dir. Ajeet Raj Mehta Father/Husband Name:Paras Raj Mehta (LESSEE) 4/1, Red Cross Place, Kolkata-1		
4	Forum Shopping Mall P Ltd Dir. Ajeet Raj Mehta Father/Husband Name:Paras Raj Mehta (LESSEE) 4/1, Red Cross Place, Kolkata-1		
5	Genesis Advertising P Ltd Dir. Ujjal Sinha Father/Husband Name:Pravat Kumar Sinha (LESSEE) 7, sarat base road, kolkata-20		
6	Rajesh Kumar Singh Father/Husband Name:K. P. Singh (Identifier) k2/2, cross road no 10, telco colony, jamshedpur		

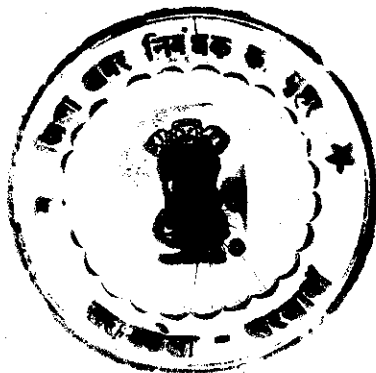
Book No. 1
Volume 118
Page 73 to 602
Deed No 3113/3104
Year 2008
Date 02/06/2008 16:47:31

District Sub Registrar



<http://172.16.22.55/jars/reg/prnphoto.aspx?tid=4134>

6/2/2008



जि.स.नियंत्रक
सरायकेला-सरायका
[Handwritten signature]

निबंधन विभाग, झारखंड
सरायकेला

Token No.35 Token Date: 02/06/2008 15:47:49
Serial/Deed No./Year :3113/3104/2008
Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
7	Rajesh Kumar Singh Father/Husband Name:K. P. Singh (Witness1) K2/2, Cross Road No. 10, Telco Colony, Jamshedpur	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Samresh Roy Father/Husband Name:Jagannath Roy (Witness2) 4/1, red cross place, Kolkata-1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
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