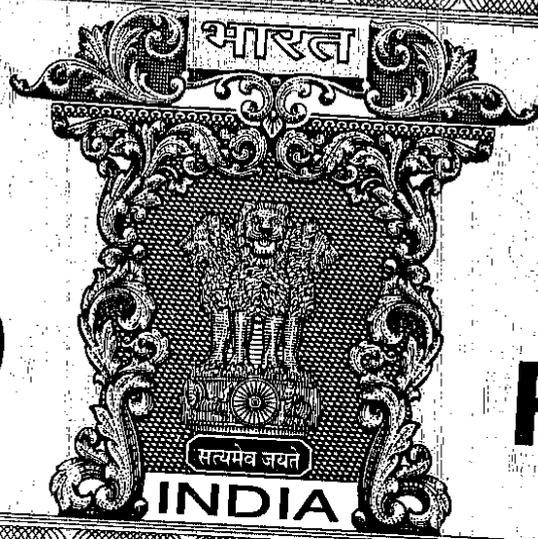


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Regd. *gargi*
D.S.R. *Chhabra W&R*



Under the provisions of the Orissa Industrial Infrastructure Development Corporation Act, 1980 (Orissa Act 1 of 1981) Schedule III Additional Authority of D. A. A. B. B. D.

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Imp. Officer D.S.R. Khurda

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Handwritten signature and stamp with text: d.T. 4 Ranjan Mohapatra is attested B. Jena A.P.V. B.B.D.

AGREEMENT FOR LEASE OF SPACE IN FORTUNE TOWERS ON OUTRIGHT PAYMENT

THIS AGREEMENT is made at Bhubaneswar this 17th day of April 2003 BETWEEN ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (IDCO) Incorporated under OIIDC Act, 1980 (Orissa Act 1 of 1981) having its Head Office at IDCO Towers, Janpath, Bhubaneswar - 751 022, Orissa, and hereinafter referred to as the "CORPORATION" represented by Shri B.C.Mazumdar, aged about 50 years, S/O Late Haladhat Mazumdar, now working as the Manager - HRD & Marketing, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the ONE PART

AND

For and on behalf of the Corporation Ltd. Anshakaraha 17/04/03 Authorised Signatory

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Present Partners

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Deputy Registrar
D.S.R. KHURDA

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RELIANCE INFOCOMM LIMITED, a Company Incorporated under the Companies Act, 1956 and having its Registered Office at Avdesh House, 2nd Floor, 1st Slope, Ellisbridge, Ahmedabad-380 006, and hereinafter called "THE LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) represented by Shri. Ranjan Mohapatra, aged about 41 years, S/O Shri. Rajkishore Mohapatra, the authorized signatory of the OTHER PART

WHEREAS :

1 By a Lease Agreement Dated 20-11-1997 executed between General Administration Department, Bhubaneswar, Government of Orissa State and the Corporation and Registered at the office of the Sub-Registrar of Assurances at Bhubaneswar under serial No. 581 dated 20-11-1997, the Government of Orissa State as Lessor demised unto IDCO being the Corporation herein as Lessee, for a period of 80 years, all that piece or parcel of land admeasuring 3.058 Acres or thereabouts situated,

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For Reliance Infocomm Ltd.
Chakrabarti
Authorized Signatory

Prasant P. Patil

[Signature]
Manager (Admn.)
IDCO, Bhubaneswar.



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lying and being at revenue mouza Jaydev Vihar, Unit-XVI, Bhubaneswar, in Khurda District of Orissa, India (being a portion of the property more particularly described in the First Schedule hereunder written (hereinafter called "the said Property").

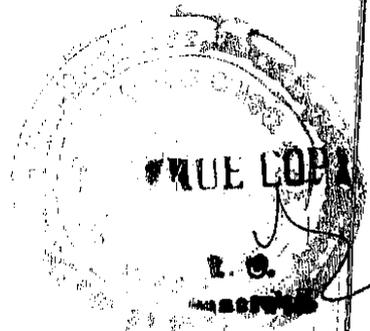
2 The Corporation is fully entitled to develop the said Property and has constructed Building thereon in accordance with the plans sanctioned by the Bhubaneswar Development Authority. The Corporation has got approved from concerned Local Authority the plans, specifications, elevations, sections and details of the building constructed on the said property.

3 In accordance with the plans sanctioned by Bhubaneswar Development Authority the Corporation has developed the said Property described in the First Schedule hereunder written and has constructed thereon a multi-storied building for industrial purpose known as Fortune Towers consisting inter-alia of basement, ground and seven (7) upper floors to be leased on Outright Payment Basis.

For Reliance Infrastructure Ltd.
 Anshu Kumar
 Authorized Signatory

[Signature]
 Managing Director
 IDCO, Bhubaneswar

[Signature]
 Prakash Mishra



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7 The Lessee has demanded from the Corporation and the Corporation has given Inspection to the Lessee of all the documents of title relating to the said property, the relevant Orders, the Agreements, the approved Plans, designs and specifications prepared by the Architects for the Corporation.

8 The Corporation has also annexed hereto copies of the following documents :

No.	Document	Annexure
1	Title to the said Property	A
2	The appropriate Order of the Urban Land (Ceiling & Regulation) Act, 1976	B
3	Approved Layout Plan	C



9 While sanctioning the said plans in respect of construction on the said Property, the concerned local authority and /or Govt. has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Corporation while developing the said Property and the

For Reliance Infocomm Ltd.

Anshu Kishore
Authorized-Signatory

Prakash Mishra

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Manager (Admin.)
IDCO, Bhubaneswar.

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said Building thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned authority.

10 The Corporation is entering into similar separate Agreements with several other persons and parties for lease of office premises/shops/ car parking spaces in the said building.

11 The Corporation has agreed to lease to the Lessee and the Lessee has agreed to acquire on what is popularly known as "On Outright Payment Basis", office premises bearing module No. A-6, B-6, and C-6, collectively admeasuring 36,948 square feet (super built-up area) equivalent to 3432.58 square meters or thereabouts situated on the sixth floor of the said Building known as "FORTUNE TOWERS" TOGETHER WITH premises bearing No. BS-1 admeasuring 1000 square feet equivalent to 92.903 square meters or thereabouts in the basement and 30 no.s Parking spaces bearing No. S P.S.-2 in the basement alongwith 30 open car parking spaces in the compound of the said



R. C.
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For Residence Information Ltd.
[Signature]
Authorized Signatory

[Signature]
M. S. S. (Admin)
1000, Bhoban, Chennai

Prasant Kumar

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[Signature]

building and hereinafter collectively referred to as "the said premises" and all the aforesaid comprising 12.5% proportionate undivided share, right, title and interest in the leasehold rights of the Corporation in the land and other appurtenant spaces, facilities on which the said building "Fortune Towers" stands, and hereinafter collectively referred to as the "Said Premises" and subject to the terms and conditions hereinafter contained.

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

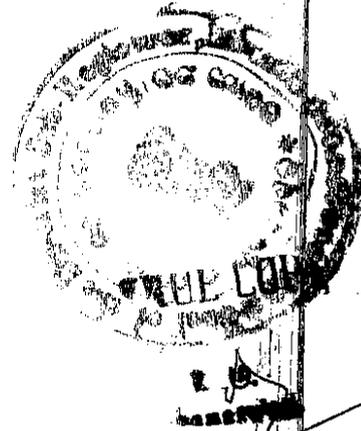
The Corporation has constructed a Multistoried Building known as "Fortune Towers" consisting of basement, ground and seven (7) upper floors on the said property more particularly described in the First Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority and has obtained Certificate of Building Completion from Bhubaneswar

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For Reliance Infocomm Ltd.
Chakrabarti
Authorized Signatory

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IDCO

Prakash Mishra



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Development Authority (BDA). The Lessee has seen such Plans/Certificates. The Corporation agrees to obtain prior consent of the Lessee in respect of any future variations or modifications, which may adversely affect the office premises agreed to be sold hereunder. The Corporation, subject to the aforesaid right of the Lessee has the right to amend and /or modify the said plans for smooth and better development of the said property without reference to the Lessee.

2

(a)The Lessee hereby agrees to take on lease from the Corporation and the Corporation agrees to lease to the Lessee on what is popularly known as "On Outright Payment Basis" office premises bearing module Nos. A-6, B-6, and C-6 collectively admeasuring 36,948 square feet (built-up area) equivalent to 3432.58 square meters or thereabouts situated on the 6th floor of the said Building known as "FORTUNE TOWERS", and hereinafter referred to as the 'said building' TOGETHER WITH premises bearing No.BS-1 admeasuring 1000 square feet equivalent to 92.903 square meters or thereabouts (super built up

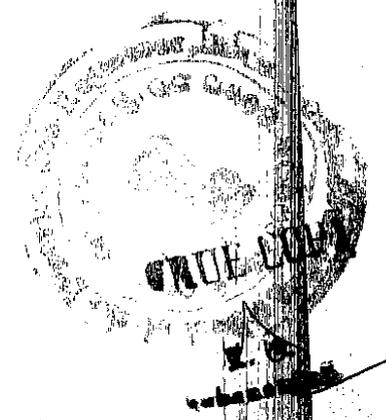
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For Reliance Infocomm Ltd
Chahababie
Authorized Signatory

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Manager (Admin.)
ILCO, Chhubaneswar.

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area) in the basement and 30 no.s of parking slots bearing No.s P.S.-2 in the basement alongwith 30 open car parking spaces in the compound of the said building all the aforesaid comprising 12.5% proportionate undivided share, right, title and interest in the leasehold rights of the Corporation in the said land and other appurtenant spaces, facilities on which the said "Fortune Towers" stands, and hereinafter collectively referred to as the "SAID PREMISES", as shown on the floor plans thereof, hereto annexed and marked as Annexure-C, and more particularly described in the Second Schedule hereunder written for the consideration of Rs.6,18,87,900/- (Rupees Six Crores Eighteen Lakhs Eighty Seven Thousand Nine Hundred only) paid by the Lessee to the Corporation vide banker's cheque no. 107455 dated 17/04/2003, drawn on HDFC Bank Ltd., Bhubaneswar (the payment and receipt whereof the Corporation doth hereby admits and acknowledges vide IDCO money receipt no.89, dated 17-Apr-2003 and of and from the same and every part thereof, doth hereby acquit, release and discharge the Lessee absolutely).

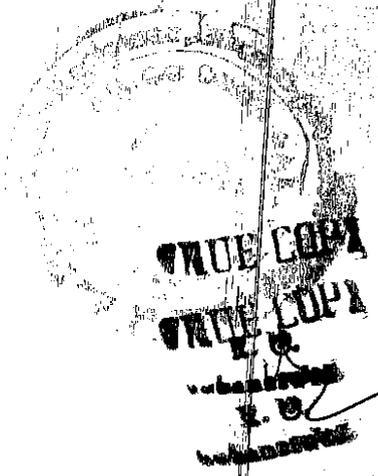
For Reliance InfoComm Ltd.
Anshu Kumar
 Authorized Signatory

Prakash Tripathy

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For
 IDCO, Bhubaneswar

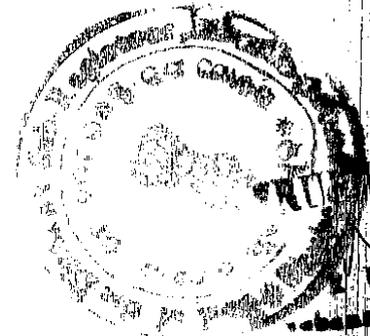
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(b) On the expiry of the term hereby granted and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on its part to be observed and performed, the Lessee shall have the option to renew the Lease of the demised proportionate Land for a further period of consistent with the renewal period granted by the Head Lessor i.e. Govt of Orissa in favour of the corporation, provided that the Lessee gives notice to the Lessor to that effect in writing by Registered Post at the address of the Lessor mentioned in the agreement, of its intention so to do at least six calendar months before termination of the present lease hereby granted at the same rent as is hereby reserved and payable by the Lessee to the Lessor SAVE AND EXCEPT that the Lessee shall be liable to pay to the Lessor its proportionate share of the outgoings on account of increase in consideration amount for proportionate share of land and ground rent payable by the Lessor herein, to its Head Lessor viz. The Government of Orissa State.



For Reliance Infocomm Ltd.

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Authorized Signatory

[Signature]
Manager (Admin)
IDCO, Bhubaneswar.

Prasanna Prakash

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3 The Corporation confirms that it has observed, performed and complied with all the terms, conditions, stipulations and restrictions, imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and has obtained from the concerned local authority Building completion certificates in respect of the said Building.

4 The fixtures, fittings, amenities, common amenities, common areas, common facilities to be provided by the Corporation in the said Building and the said Premises are those that are set out in the Third Schedule hereunder written

5 The Corporation hereby agrees that it shall, before handing over possession of the premises to the Lessee shall make full and true disclosure of the nature of their title to the said property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall, as far as practicable ensure that the said property is free from all encumbrances and that the

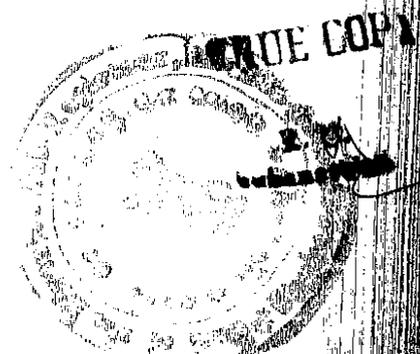
For Reliance Infrastructure Ltd.

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Authorized Signatory

Prakash Tripathi

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Manager (Admin.)
IDCO, Bhubaneswar.

[Signature]



corporation has clear and marketable title to the said property in conformity with the lease sanctioned by the Govt. of Orissa referred hereinbefore.

6 On the Lessee committing default in payment on due date of any amount due and payable by the Lessee to the Corporation under this Agreement (including its proportionate share of rates, taxes, cesses etc levied by the concerned local authority and/ or any other outgoings) as are intimated by the Corporation to be paid by the Lessee and on the Lessee committing default in payment, the Corporation shall be entitled to recover the same by legal remedies available to the Corporation, provided that the power of legal remedy for recovery of the dues hereinbefore contained shall not be exercised by the Corporation unless and until the Corporation shall have given to the Lessee fifteen days' prior notice in writing of its intention to resort to legal remedy and default shall have been made by the Lessee in paying the dues within a reasonable time (but not exceeding ten days) after the Corporation issues such notice.



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For Reliance Informm Ltd.

Prakash Chandra
Authorized Signatory

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Manager (Admin.)
IDCO, Bhubaneswar.

Prasanna Tripathy

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- 7 . The Lessee agrees to pay to the Corporation interest at the rate of 14% per annum on all the amounts which become due and payable by the Lessee to the Corporation under the above term of this agreement from the date any such amount is payable by the Lessee to the Corporation.
- 8 The Corporation shall give possession of the said premises to the Lessee after the corporation received the full amount of the consideration and on the execution hereof.
- 9 The Lessee shall take possession of the premises on the execution hereof. Provided that if within a period of three years from the date of occupation, the Lessee brings to the notice of the Corporation any defect in the said premises or in the building in which the said premises are situated or the material used therein or any unauthorized change in the construction of the said premises or in the said building to the detriment of the Lessee, then wherever possible such defects or unauthorized changes shall be rectified by the Corporation at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the



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For Reliance Infocomm Ltd.

Anshu Kishore
 Authorized Signatory

Prakash Kumar

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Lessee shall be entitled to receive from the Corporation reasonable compensation for such defect or change at a mutually agreed rate.

At the time of taking possession of the said premises, the Lessee shall fully satisfy itself with regard to the completion of the said premises in all respects as being in accordance with the terms and conditions of this Agreement and shall pass a writing to that effect to the Corporation and the Lessee shall not thereafter have any claim whatsoever against the Corporation.

- 10 The Lessee shall use the premises or any part thereof or permit the same to be used for purpose of its Infrastructure Projects in the field of Telecommunication, and Broad Band sectors, IT enabled services and allied activities and shall observe and perform the rules and regulations set out below and in the case of car parking spaces, the same shall be used for the purpose of car parking by the Lessee or its visitors only.



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For Release in ... Ltd.

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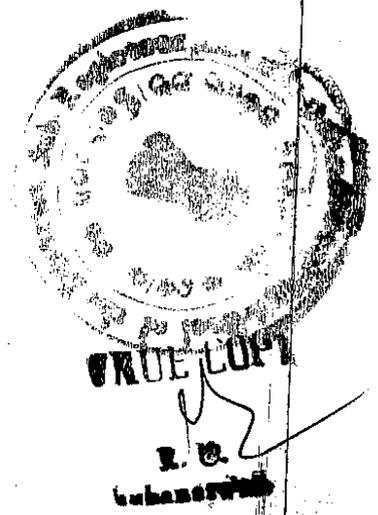
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- 11 (a) The Lessee shall not act in any manner so as to cause nuisance or annoyance to the occupants of the other premises in the said building.
- (b) The Lessee shall be entitled to use the common areas and facilities in the property in accordance with the purpose for which they are intended, without hindrance or encroaching upon the lawful rights of the other occupants of the property.
- (c) The Lessee shall not do or cause to be done, anything in or to the property including the lifts, staircases, common passages, landing lobbies or common amenities, which may be against the Rules and Bye-Laws of the Corporation, the concerned Municipal Corporation or the Government or any other authorities or Bye-Laws of the Condominium and it alone shall be responsible and liable for any negligence or default on its part or on the part of its visitors, guests, employees, agents or contractors for the consequences.



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 For Reliance Infrastructure Ltd.
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(d) The Lessee shall not do any work or cause such work to be done, which would jeopardize the soundness or safety or aesthetics of the property. The Lessee shall not cause any damage to the lifts, staircases, common passages or any other part of the said property, including the said premises nor deface the exterior of Fortune Towers in any manner by raising/ installing hoarding/ billboard or the like.

(e) The Lessee shall not store in its premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the property or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the said property, including entrances of the said property and in case any damage is caused to the said property or its premises on account of negligence or default on its part or on the



For Reliance Inform Ltd.

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Authorized Signatory

Prasanna Dasgupta

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part of its visitors, guests, employees, agents or contractors, the Lessee shall be responsible and liable for the consequences.

(f) The Lessee shall use the lifts in the property for the period and under the Rules, as may from time to time be framed by the Corporation or Association/ Society/ Condominium of owners or as per the applicable laws, rules, regulations and directions of any concerned authority. All persons using the lifts shall do so at their own risk.

(g) The terrace above the seventh floor forms part of common areas and facilities and the same shall be used for such purposes and activities as mutually agreed. In carrying out any activity or work on the terrace, as far as possible and circumstances permit, regard shall be had to convenience of the tenants / occupants of the seventh floor of the said property and the least nuisance or annoyance shall be caused to them and so as not to cause any damage to those Offices.



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For Reliance Infocomm Ltd.

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Manager (Admn.)
IDCO, Bhubaneswar.

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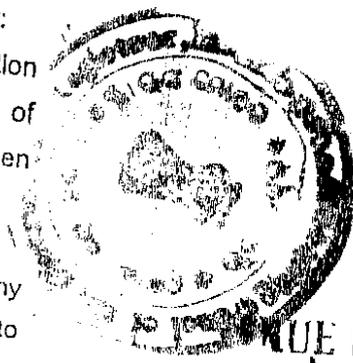
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(h) The Corporation shall be entitled to allow the Lessee and also other Lessees of other Office premises to put up Optical Fibre Cable, T. V. Antenna Dish / V-SAT / Microwave Towers etc. on the terrace of the said building on mutual agreement over terms and conditions thereof. Further, in the event the holders of other premises in the said Building requiring the use of the said terrace for any purpose other than for the normal maintenance of such water tanks, cooling towers, A/C Plants, Chilliers, etc. the same shall be permitted only:

- i) On written permission from the Corporation and after formation of the Condominium of owners as stated herein on the written permission of such Condominium
- AND
- ii) After giving 48 hours notice (except in any emergency) in respect of such intended use to the Owners of the 7th Floor.



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12 The Corporation shall submit the said land and the said building and structures thereon under the provisions of the

18 For Reliance Infocomm Ltd.

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 Authorized Signatory

Prakash Gupta

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 Director
 IDCO, Bhulana

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Orissa Apartment Ownership Act, 1982 by executing and registering a Declaration as therein provided.

13 The Lessee shall pay Ground Rent and Cess of Rupees Three Hundred Sixty Six (Rent Rs. 209/- and Cess Rs. 157/-) per annum or as would be prescribed on revision from time to time by the competent authorities.

14 The Lessee and its successors in title shall be entitled to let, sub-let, assign, transfer or deal with or dispose of or part with possession of the demised premises (that is the allocated space) being the said Premises subject to prior written permission from the Corporation.

15 The Lessee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoings in respect of the said land and building and structures, namely local rates, taxes, cesses, assessments, impositions, betterment charges or such other levies charged by the concerned local or public body or authority and/or Government.



K. S. Subansari

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For Reliance Infocomm Ltd.

Authorised Signatory
Authorised Signatory

Prasanna Kumar

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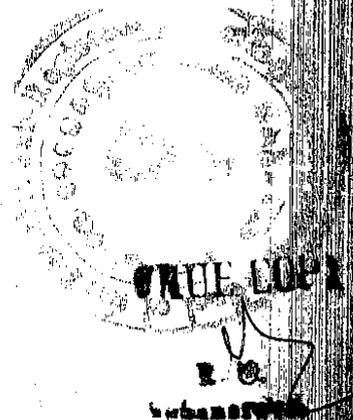
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16 For the purpose of managing the said building, the Corporation shall be entitled in its absolute discretion to nominate or appoint any person, firm or Corporate body who shall perform such functions. The Lessee shall pay to such nominee or appointee of the Corporation all outgoings payable by the Lessee under this Agreement or by virtue of any law for the time being in force or by virtue of any notification, order, rule or notice of any Competent Authority.

17 The Lessee shall pay to the Corporation, a monthly 'Operation and Maintenance Fee' of Rs.92370/- (Rupees Ninetytwo Thousand Three Hundred Seventy only) @ Rs.2.50 (Rs. Two and paise fifty only) per square foot of super built-up area per month (inclusive service tax if any) for the total area of 36948 square feet. The Operation and maintenance Fee shall increase from time to time subject to hike in actual maintenance cost, such as water charges, Insurance charges & other connected matters herewith.



For Reliance In. Comm Ltd.

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Authorised Signatory

[Signature]
Manager (Admn.)
IDCO, Bhubaneswar.

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- 18 The Lessee shall have to pay to the Corporation or to the authorities as per the direction of the Corporation, charges for their internal consumption of electricity as per actual for which separate metering arrangement shall be done. Besides, the Lessee shall pay on demand to the Corporation the electricity charges for running of AC system on prorate basis.
- 19 The Lessee shall pay to the Corporation the Operation and Maintenance fee for a given calendar month in advance on or before 5th day of the concerned month.
- 20 At the time of registration of this Lease Agreement, the Lessee shall bear full expenses relating to stamp duty and registration charges and related incidentals.
- 21 The Lessee with intention to bind all persons into whosever's hands the said premises may come, doth hereby covenant with the Corporation as follows



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 For Release Infocomm Ltd.
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 Authorized Signatory

[Signature]
 IDCO, Bangalore

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- (a) To maintain the said premises at the Lessee's own cost in good tenable repair and order condition from the date hereof and shall not do or cause to be done anything in or to the said building, staircase or any passages which may be against the rules, regulations or byo-laws of concerned local or public body or authority or change/alter or make addition or alterations in or to the said building (internally or externally) or any part thereof. However, the Lessee shall be at liberty to make Internal alterations or additions in the premises without damaging any column beam or other structural member of the said building and shall only use lightweight materials such as dry wall, gypsum board or other equivalent substitute after obtaining at its own cost the prior written approval of the Corporation and Municipal and other competent authorities, if so required and in accordance with the rules regulations and byelaws for the time being in force.
- (b) The Lessee shall not put up any decorations in or make any alterations additions or improvements to the exterior.



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 10/10/2014

For Rel. n. Infocomm Ltd. ²²
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 Authorized Signatory

Prasanna Prapala

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 10/10/2014

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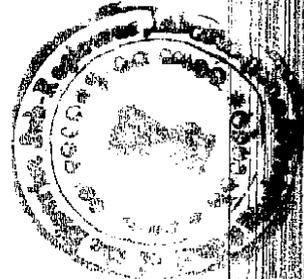


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(c) Not to store in the premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or is likely to damage the staircase, common passages or any other structure of the said building, including entrances of the said building in which the premises are situated and in case any damage is caused to the building or the premises on account of negligence or default of the Lessee or his/her/its/their agents or invitees in this behalf, the Lessee shall be responsible and liable for the consequences of the breach.

(d) To carry out at the Lessee's own cost all internal repairs to the said premises and maintain the same in the same condition, state and order in which the same were delivered by the Corporation to the Lessee and shall not do or cause to be done anything in or to the said



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[Signature]
 Suburban

23

For Reliance Infocomm Ltd.

[Signature]
 Authorized Signatory.

[Signature]
 Manager (Admn.)
 IDCO, Ehubaneswar.

Prasanna Tripathi

[Signature]

[Signature]

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building or the premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Lessee committing any act in contravention of the above provision, the Lessee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(e) Not to make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the sewers, drains pipes in the premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Patis or other structural members in the premises without the prior written permission of the Corporation and/ or the Condominium (as the case may be).



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R. S. Chhabra

24
For Reliance Infocomm Ltd

R. Chhabra
Authorized Signatory

[Signature]
Head of (Admin)
IDCO, Bangalore

Prakash Datta

[Signature]



[Signature]

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- (f) Not to do or permit to be done/cause to be done any act or thing which may render void or voidable any insurance of the said land and the said building or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the premises in the compound or any portion of the said land and the said building.
- (h) Pay to the Corporation within seven days of demand by the Corporation, the Lessee's share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the said building.
- (i) To bear and pay increase in local rates taxes, cesses, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority on



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[Handwritten signature]
 Urban Corporation

25
 For Reliance Infocomm Ltd.
[Handwritten signature]
 Authorized Signatory

[Handwritten signature]
 Permanent Proprietor

[Handwritten signature]
 Director

[Handwritten signature]

[Handwritten signature]



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account of change of purpose use of the premises by the Lessee viz. use for any purpose other than for the purpose this lease is granted of the said premises.

- (j) The Lessee shall not let, sub-let, transfer, assign or part with the Lessee's interest or benefit factor of this Agreement or part with the possession of the premises until all the dues payable by the Lessee to the Corporation under this Agreement are fully paid and only if the Lessee had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Lessee has intimated in writing to the Corporation and obtained its written permission in that behalf.
- (k) The Lessee shall observe and perform all the rules and regulations which the Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and



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[Handwritten signature]
B. U.
Bhubaneswar

26

For Reliance Insurance Co. Ltd.

[Handwritten signature]
Authorized Signatory

[Handwritten signature]

[Handwritten signature]
Manager (Admn.)
IDCO, Bhubaneswar

[Handwritten signature]

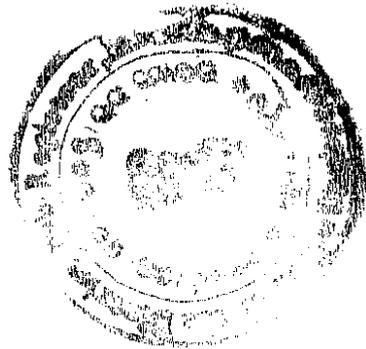
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performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned local authority and of Government and other public bodies. The Lessee shall also observe and perform all the stipulations and conditions laid down by the Condominium regarding occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards the rates taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- 22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said land and the said building or any part thereof in favour of the Lessee. The Lessee shall have no claim save and except in respect of the premises hereby agreed to be sold to the Lessee and all open spaces, parking sapaces, lobbies, stair cases, terraces, recreation spaces, etc. will remain the property of the Corporation until the said land and building are demised to the Condominium.



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27
For Reliance Infocomm Ltd.

[Handwritten signature]
Authorized Signatory

[Handwritten signature]
Member (Admin.)
IDCO, Bhamburda Road,

[Handwritten signature]

[Handwritten signature]



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- 23. Any delay tolerated or indulgence shown by the Corporation in enforcing the terms and conditions of this Agreement or any forbearance or giving of time to the Lessee by the Corporation shall not be construed as a waiver on the part of the Corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Lessee nor shall the same in any manner prejudice the rights of the Corporation.
- 24. This Agreement contains the whole agreement between the parties in respect of the subject matter of this Agreement. The Lessee/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained/given in any advertisement or brochure, by the Promoter and/or its their agents to the Lessee and/or its agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Lessee/s to enter into this Agreement.



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 28/05/2011

For Reliance Infocomm Ltd. ²⁸
Anshu Khatke
 Authorized Signatory

Prasant Toppal

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 28/05/2011

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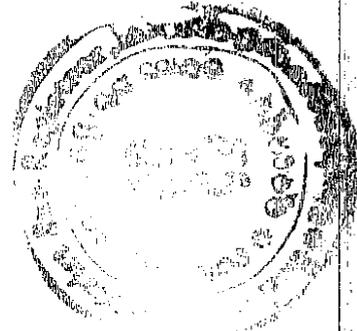
25. All notices to be served on the Lessee as contemplated by this Agreement shall be deemed to have been duly served if sent to the Lessee, by Registered Post A.D/Under Certificate of posting at its address specified below :

Avdesh House, 2nd Floor,
1st Slope, Ellisbridge,
Ahmedabad - 380 006

26 This Agreement shall always be subject to the provisions of the Orissa Apartment Ownership Act, 1982 (Orissa Act of 1984) and the Rules made thereunder.

The Lessee shall also abide by the provisions of all related Orissa Local Acts Rules, Regulations and Bye-Laws in general and the following Acts in particular, including the rules and regulations framed there under.

- Orissa Industrial Infrastructure Development Corporation Act, 1980 (OIIDC Act, 1980)
- Orissa Public Demand Recovery Act, 1962 (OPDR Act, 1962)
- Orissa Public Premises Eviction Act, 1972 (OPPE Act, 1972)



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R. O.
Subansari

29

For Reliance Infocomm Ltd.

Chahakhi
Authorized Signatory

Prasanna Tripathy

[Signature]
Manager (Admn.)
IDCO, Bhubaneswar.

[Signature]

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THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of the land admeasuring 3.058 Acres situated in Revenue Mouza: Jaydev Vihar – Unit XVI, bearing Revenue Plot No. 18/4282, Khata No. 1426/1052 under Bhubaneswar Tehsil of Khurda District in the State of Orissa, India, relating to Govt. of Orissa, General Administration Department Plot No. S/4 in Drawing No. B/836 of Bhubaneswar City, AND shown in the plan annexed hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO :

PREMISES bearing module Nos. A-6, B-6, and C-6 collectively admeasuring 36948 square feet equivalent to 3432.58 square meters or thereabouts (super built up) area situated on the 6th floor of the Building known as FORTUNE TOWERS TOGETHER WITH premises bearing No.BS-1 admeasuring 1000 square feet equivalent to 92.903 Square Meters or thereabouts (super built up area)



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R. O.
Bhubaneswar

For Reliance Infocomm Ltd.

Anahata
Authorized Signatory

Prasanna Dey

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- c) Electrical Common board wiring/switches and all common wiring.
- d) Common lighting in staircase, lobbies and basements.
- e) Cooling Tower.
- f) Fire Fighting system with wet risers.
- g) Automatic Fire Alarm & Detection System with provision for Fire Extinguishers.
- h) Central Air-conditioning System with Air-conditioning Plant Equipment
- i) Atrium with Polycarbonate Sheet Roofing
- j) Power back up system to take care of 100% power supply .



3) Common facilities in the layout include :

- a. Driveway with lights.
- b. Rain water pipes and hydro pneumatic water supply system.
- c. Landscaping and Gardens.

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R. G. Subramanian

For Reliance Infocomm Ltd.

Anshu Kishor
Authorized Signatory

Prasanna Kumar

[Signature]
Manager (Admn.)
IDCO, Bhubaneswar.

[Signature]



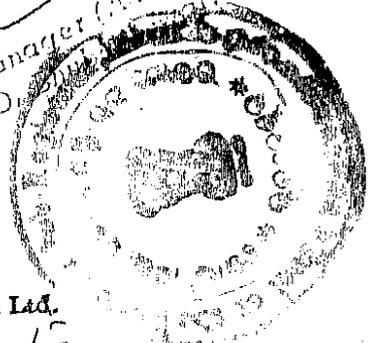
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals executed these presents (In quadruplicate) the day and year first hereinafove written

SIGNED SEALED AND DELIVERED by)
Shri Bankim Chandra Mazumdar)
Manager (HRD & Mktg))
Authorised Signatory of ORISSA)
INDUSTRIAL INFRASTRUCTURE)
DEVELOPMENT CORPORATION)
(IDCO) In presence of Shri Ashok Kumar)
Sahoo, Sr. Steno, IDCO.

[Signature]
Manager (HRD & Mktg)
IDCO


SIGNED SEALED AND DELIVERED by)
Shri. Ranjan Mohapatra)
Authorised Signatory of the within named)
Lessee RELIANCE INFOCOMM)
LIMITED In presence of :)
Shri Prasant Tripathy, representative of)
RELIANCE INFOCOMM LTD.

For Reliance Infocomm Ltd.
[Signature]
Authorised Signatory

Prasant Tripathy
TRUE COPY
[Signature]

Accepted and
Signed by me: - 33
Prasant Tripathy
PRASANT TRIPATHY

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of the Original document.



For Reliance Infocomm Ltd.
[Signature]

[Signature]
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Manager
Bhubaneswar