

उत्तर प्रदेश UTTAR PRADESH

X 159306

Stamp duty paid in cash certificate in favour of-M/S ELEGANT INFRACON PVT.LTD.  
B-141, SEC-71, NOIDA

In pursuance of the order of the collector  
NO. ... dated 21.01.11 passed under  
Section 10-A of the stamp act. It is certified that an amount  
of Rs. 1,13,50,000-00 (In words Rs. One crore thirteen lacs fifty thousand only)  
has been paid in cash as stamp duty in respect  
of this instrument in the State bank of India/  
Treasury/Sub treasury ... NOIDA  
By Chalkan No... 161532... dated..27.01.11  
A copy of which is annexed herewith.

Dated 28/1/2011 Senior Treasury Officer  
Gautam, Budh Nagar  
28/01/11

*Aradhna*  
प्रबन्धक वित्तकर्ष  
ग्रेटर नोएडा प्राधिकरण

For Elegant Infracon Pvt. Ltd.

*Hiray Kumar*  
(Director)

### LEASE DEED

This Lease Deed made on **3rd** day of **February 2011** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s ELEGANT INFRACON PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at **88, Shanti Vihar, Delhi-110092** through its Managing Director Mr. Abhay Kumar S/o Mr. R.P. Shahi R/o 88, Shanti Vihar, Delhi-110092 duly authorized by its Board of Directors vide Resolution dated 23.12.2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.


AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

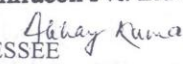
- M/s Vidhyashree Buildcon Pvt.Ltd.
- M/s Nishant Creations Pvt.Ltd.
- M/s Anjali Buildcon Private Ltd.
- M/s Agarwal Associates (Promoters) Ltd.
- M/s Elegant Infracon Private Limited
- M/s Stunning Constructions Private Limited

the plot NO. GH-06, SECTOR-TECHZONE - IV, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No.PROP/BRS-03/2010/1676 dated 23.07.2010 and Allotment Letter No.PROP./BRS-03/2010/1727 dated 18<sup>TH</sup> AUGUST 2010 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-03/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s Vidhyashree Buildcon Pvt.Ltd.	26%	Lead Member
2.	M/s Nishant Creations	19%	Relevant Member

  
प्रबन्धक विहडर्स  
ग्रेटर नोएडा प्राधिकरण  
LESSOR

1

For Elegant Infracon Pvt. Ltd.  
  
LESSEE  
(Director)



आज दिनांक 03/02/2011 को  
वही सं. 1 जिल्द सं. 7912  
पृष्ठ सं. 49 से 118 पर कमांक 1774  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राजबहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

3/2/2011

