

T 3935



उत्तर प्रदेश UTTAR PRADESH

P 192242

Stamp Duty Paid in Cash by M/s. Anandesh Developers & Promoters Pvt. Ltd.  
74/5-8, Sector-78, Rohini, Delhi  
In Presence of Collector  
No. 10000 dated 24.1.10 issued under  
section 21A of the Stamp Act. It is certified that  
the amount of Rs. 567,02,000 was  
received by State Chancery Saty Seven Lacs two thousand only  
and has been paid in Cash as Stamp Duty in respect  
of Registration in the State Bank of India  
by Cheque No. 34 dated 02-6-10  
a Copy of which is enclosed herewith.

Date 4.6.2010 64.6.2010  
Signature in Charge  
Inventory  
Gautam Budhi Nagar



ATTACHED WITH THE LEASE DEED OF GROUP  
HOUSING PLOT NO.GII-05/A SECTOR-78, NOIDA, DISTT.  
GAUTAM BUDHI NAGAR (U.P.)

LESSOR



M/s. Anandesh Developers & Promoters Pvt. Ltd.  
LESSEE

Inspector

## LEASE DEED

This Lease Deed made on 4<sup>th</sup> day of June, 2010 (Two thousand and ten) between the **NEW OKHLA 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 ANTRIKSH DEVELOPERS & PROMOTERS PRIVATE LIMITED**, a Special Purpose Company, within the meaning of Companies Act, 1956, having its registered office at 34/C-8, Sector-8, Rohini, New Delhi-110085, through its Authorized Signatory **SH. RAKESH KUMAR YADAV S/O SHRI KANWAR SINGH YADAV (DIRECTOR), R/o S3, AMBA ENCLAVE, SEC-9, ROHINI, NEW DELHI** duly authorized by the Board of Directors vide Resolution dated 03.05.2010 hereinafter called the Lessee (which expression shall unless the context does not so admit, include Society 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 No GH-05/A, Sector-78 NOIDA (Sub Divided Plot of Plot No. GH-05 Sector-78) on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats 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 ANTRIKSH ENGINEERS CONSTRUCTION CORPORATION.(LEAD MEMBER), M/s ATS INFRASTRUCTURE LTD. (RELEVANT MEMBER), M/s VYOM INFRASTRUCTURES & PROJECTS PRIVATE LIMITED (RELEVANT MEMBER), M/s OCEAN REALCON PRIVATE LIMITED (RELEVANT MEMBER), M/s SUNSHINE INFRA TECH PRIVATE LIMITED (RELEVANT MEMBER) & M/s PARAM DAIRY LTD (RELEVANT MEMBER) the plot NO. GH-05, SECTOR-78, NOIDA, after fulfilling the terms and conditions prescribed in the brochure of Group

LESSOR



LESSOR  
For Authorized Developers Private Limited

2010

121,543,461.00

10,000.00

(90 वर्ष)

60 10,060.00

3,000

प्रतिफल मासिक \* ओला खनिज निगम लिमिटेड नकल व प्रती मुक्त चेक शब्द प्रमाण

श्री/श्रीमती नोएडा प्राधिकरण द्वारा आनन्द कुमार कार्यालय अधीक्षक

पुत्र / पत्नी श्री

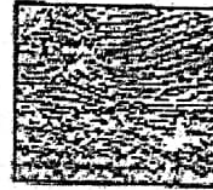
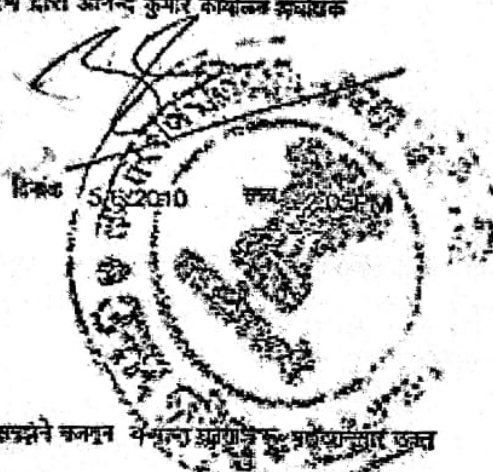
पेसा नोकरा

निवासी संख्या सी-6 नोएडा

आवासीय भाग

सर्वेक्षण एवं कार्यालय में

कने निम्नवत हेतु प्रेषित किया।



आर०के०/प्रो०  
उप-निबंधक द्वितीय  
नोएडा  
5/6/2010

निष्पादन लेखाध्यक्ष बाबू सुनने व संप्रदाने कजान के माध्यम से प्रमाणित किया गया।

श्री/श्रीमती नोएडा प्राधिकरण द्वारा आनन्द कुमार  
कार्यालय अधीक्षक  
पुत्र/पत्नी श्री  
पेसा नोकरा  
निवासी सी-6 नोएडा



श्री/श्रीमती M/s Anriksh Developers &  
Promoters Pvt Ltd द्वारा राकेश कुमार यादव  
पुत्र/पत्नी श्री पुत्र कंवर सिंह यादव  
पेसा व्यापार  
निवासी 93, अन्ना इन्डो, सी-9, रोड नं० 1 नूतन दिल्ली



*(Signature)*

ने निष्पादन स्वीकार किया।

निम्नीकृत श्री विपिन कुमार  
पुत्र श्री पुत्र कैप्टन सी०वी०एस०यादव  
पेश व्यापार

निवासी 433सी, से०-29, नोएडा

व श्री रंजेश यादव

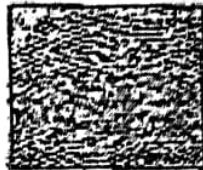
पुत्र श्री पुत्र स्व० सी०वी०एस०यादव

पेश व्यापार

निवासी 40/ए शिव मंदिर मली 30-3 नौजपुर दिल्ली

ने श्री।

प्रत्यक्ष नद सबियों के भिन्न अंगरे विष्णुआर लिये गले हैं।



आर० सी० प्रतम  
उप-निबन्धक द्वितीय  
नोएडा  
5/5/2010



occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

**II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total premium of Rs 102,16,43,460.74 (Rupees One Hundred Two Crore Sixteen Lac Forty Three Thousand Four Hundred Sixty & paise Seventy Four only) out of which 10% of i.e. Rs. 10,21,64,346.00 (Rupees Ten Crore Twenty One Lac Sixty Four Thousand Three Hundred Forty Six only) which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e. Rs. 91,94,79,114.74 (Rupees Ninety One Crore Ninety Four Lac Seventy Nine Thousand One Hundred Fourteen & Paise Seventy Four only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

SL NO	DUE DATE	INSTALMENT (in Rs.)	INTEREST (in Rs)	TOTAL (in Rs.)
1	15.09.2010	-	50571353	50571353
2	15.03.2011	-	50571353	50571353
3	15.09.2011	-	50571353	50571353
4	15.03.2012	-	50571353	50571353
5	15.09.2012	57467446	50571360	108038806
6	15.03.2013	57467446	47410650	104878096
7	15.09.2013	57467446	44249940	101717386
8	15.03.2014	57467446	41089230	98556676
9	15.09.2014	57467446	37928520	95395966
10	15.03.2015	57467446	34767810	92235256
11	15.09.2015	57467446	31607100	89074546
12	15.03.2016	57467446	28446390	85913836
13	15.09.2016	57467446	25285680	82753126
14	15.03.2017	57467446	22124970	79592416
15	15.09.2017	57467446	18964260	76431706
16	15.03.2018	57467446	15803550	73270996
17	15.09.2018	57467446	12642840	70110286
18	15.03.2019	57467446	9482130	66949576
19	15.09.2019	57467446	6321420	63788866
20	15.03.2020	57467446	3160710	60628156

LESSOR



For Aniruddh Newlop...

Direct

option may be exercised at any time during the lease period, provided the allottee has paid the earlier lease rent due and lease rent already paid will not be adjusted in the "One Time Lease Rent" option

- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the lessor. But in such case of extension of time an interest @ 14% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case lessee fails to pay the above charges it would be obligatory on the part of its members/ sub lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing. However, the lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms & conditions to the lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.
- i) Such allottee/sub lessee should be citizen of India and competent to contract
  - ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity
  - iii) The permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However after making payment of premium of the plot to the lessor as per schedule specified in the lease deed

175502

11/11/11  
For Artistic Handwritten Signature

Director



आज दिनांक 05/06/2010 को

बैली सं. 1 जिल्द सं. 2790

पृष्ठ सं. 31 से 72 पर कमांक 3935

रजिस्ट्रीकृत किया गया।

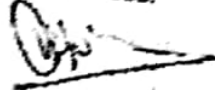
आर० के० शर्मा  
SUB-REGISTRAR  
NOIDA

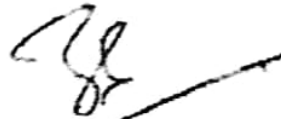
5/6/2010



IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written in presence of.


Witnesses:

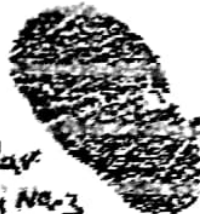




Signed and delivered  
for and on behalf of LESSOR

1. VIPIN KUMAR YADAV  
S/O L.S. YADAV  
H/o 433 D Sector 29  
NOIDA

  
2. Rajesh Yadav  
Sh. D.V.S. Yadav  
H/o A Shiv Bhadur Gali No-3  
Munirpur Delhi-110053



For and on behalf of the LESSEE

For Anshika Developers Pvt Ltd

  
Director

Certified that this true and exact copy of the original in all respect.



For Anshika Developers Pvt Ltd



11/04/2019