



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

SIGNATURE VDR:
UDIT BAISOYA ACC-UP14012704
SECTOR-33, NOIDA MOB.: 9971420882
LICENSE NO. 174, G.B. NAGAR

Certificate No. : IN-UP82369951359491V
Certificate Issued Date : 11-Apr-2023 05:58 PM
Account Reference : NEWIMPACC (SV)/ up14012704/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401270458764754254932V
Purchased by : E HOMES INFRASTRUCTURE PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO. GH-02/C, SECTOR-146, NOIDA
Consideration Price (Rs.) :
First Party : NOIDA
Second Party : E HOMES INFRASTRUCTURE PVT LTD
Stamp Duty Paid By : E HOMES INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 3,44,36,000
(Three Crore Forty Four Lakh Thirty Six Thousand only)



AVINASH CHAUDHARY
ADVOCATE
SUB REG STRAR OFFICE
NOIDA/GREATER NOIDA/GHAZIABAD
Reg. No. 9320/11 U.P.



For E-Homes Infrastructure Pvt. Ltd

Managing Director/Director



JD 0020168420

VOID VOID VOID

Stationary Alert:

1. The authenticity of this Stamp certificate should be verified at www.stockholding.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

SIGNATURE.....
UDIT BANSOYA ACC-UP 14015204
SECTOR-33, NOIDA MOB.. 881450885
LICENSE NO. 174, G.B. NAGAR

ILHS

81
IEC
NUMBER
Reg. No. 1750/12

18 MAY 2012



0050188450

MR. PRAMOD KUMAR (Employee Code No.3277, S/o Mr. BABU RAM, Assistant Of Noida Authority Sector – 6, Noida Distt. G.B.Nagar (U.P), acting on behalf of New Okhla Industrial Development Authority a body corporate constituted under sector 3 of the U.P Industrial Area Development ACT 1976 (U.P ACT NO. 6 OF 1976) do hereby appoint and constitute Mr. VIKAS BANSAL (Employee Code No. 3604, S/o LATE HARI RAM Dak Messenger of Noida Authority, Sector – 6, Noida, Distt. G.B.Nagar, U.P AUTHENTICATED ATTORNEY Sub-Registrar- I Noida in book no. 6 volume no. 3 on pages 297 to 316 as document no. 6 on dated 13-07-2022.

LEASE DEED

This Lease Deed made on 4th day of May, 2023 (year two thousand and twenty three) 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 **E-Homes Infrastructure Private Limited**, within the meaning of Companies Act, 1956 having its registered office at Dasnac Annexe I, ECE House, 28A Kasturba Gandhi Marg, New Delhi 110001 through authorised signatory Sh. Jinendra Kumar Jain, Director, duly authorized by the Board of Directors vide Board Resolution dated 02.05.2023 (hereinafter called the Lessee which expression shall unless the context does not so admit, include successors, 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 development 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-02/C, Sector-146, NOIDA** on the terms and conditions hereinafter appearing for the purpose of constructing Group Housing Project/ Residential Flats according to the setbacks and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a E-Bid tender System awarded to – M/s **E-Homes Infrastructure Private Limited**, the Lessee, the Plot No. GH-02/C, Sector-146, Noida after fulfilling the terms and conditions prescribed in the brochure of group housing scheme code no. **GH-2022-23-(Group Housing-1)** and its corrigendum, vide Reservation/Allotment Letter No. NOIDA/GH/2022/023 dated 2nd January, 2023 & for the development and marketing of Group Housing Project/ Residential Flats on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

Ac



For E-Homes Infrastructure Private Limited

Managing Director

पट्टा विलेख(30 वर्ष से अधिक)

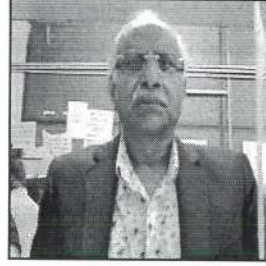
बही सं०: 1

रजिस्ट्रेशन सं०: 3787

वर्ष: 2023

प्रतिफल- 556079500 स्टाम्प शुल्क- 34436000 बाजारी मूल्य - 688720000 पंजीकरण शुल्क - 6887220 प्रतिलिपिकरण शुल्क - 100 योग : 6887320

श्री E-HOMES INFRASTRUCTURE PRIVATE LIMITED द्वारा
जिनेन्द्र कुमार जैन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आनंद कुमार जैन
व्यवसाय: अन्य
निवासी: [REDACTED]



जिनेन्द्र कुमार जैन अधिकृत
पदाधिकारी/ प्रतिनिधि

श्री, E-HOMES INFRASTRUCTURE
PRIVATE LIMITED द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक
16/05/2023 एवं 12:50:26 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी
उप निबंधक :सदर प्रथम
गौतम बुद्ध नगर
16/05/2023

...
निबंधक लिपिक
16/05/2023

प्रिंट करें



AND WHEREAS the Lessor and Lessee have agreed in so far as the present Lease Deed is concerned, that the terms of the brochure shall contain a binding effect for any present or future interpretation.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

This in consideration of the premium Rs. 58,60,79,500/- (Rupees Fifty-Eight Crores Sixty Lakhs Seventy-Nine Thousand and Five Hundred Only) out of which 100% i.e. Rs. 58,60,79,500/- (Rupees Fifty-Eight Crores Sixty Lakhs Seventy-Nine Thousand Five Hundred Only) has been paid in full by Lessee to the Lessor for the Plot (which was to be paid within 90 days from the date of issuance of allotment letter and the receipt of which the Lessor confirms and acknowledges).

"All future payment if any should be made through a RTGS/ NEFT/ demand draft/pay order drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order."

"All payments should be remitted by due date. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day."

"The payment made by the lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the due lease rent payable."

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land."

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of NOIDA on the rate as applicable on the date of allotment of Plot or Bid Price, whichever is higher. The amount calculated by NOIDA will be final and binding on the Allottee."






बही सं०: 1

रजिस्ट्रेशन सं०: 3787

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री नोएडा विकास प्राधिकरण द्वारा श्री प्रमोद कुमार के द्वारा विकास बंसल , पुत्र श्री स्व० हरी राम

निवासी: सेक्टर-6 नोएडा गौतमबुद्ध नगर उ० प्र०

व्यवसाय: नौकरी

पट्टा गृहीता: 1



श्री E-HOMES INFRASTRUCTURE PRIVATE LIMITED के द्वारा जिनेन्द्र कुमार जैन, पुत्र श्री आनंद कुमार जैन

निवासी: [REDACTED]

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री प्रतीक गुप्ता , पुत्र श्री संजय गुप्ता

निवासी: [REDACTED]

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अरिहन्त जैन , पुत्र श्री जिनेन्द्र कुमार जैन

निवासी: [REDACTED]

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

दीपक गुप्ता प्रभारी
उप निबंधक : सदर प्रथम
गौतम बुद्ध नगर
16/05/2023

निबंधक लिपिक गौतम बुद्ध नगर
16/05/2023

प्रिंट करें

And also, in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained and on the part of the Lessee to be respectively paid, observed and performed, the Lessor both hereby demise on lease to the Lessee that plot of land numbered as Group Housing **Plot No. GH-02/C, Sector-146** in the New Okhla Industrial Development Authority, Distt. Gautam Budh Nagar (U.P.) contained by measurement 7,775 Sq. Mtrs. (seven thousand seven hundred and seventy-five square meters) be the same a little more or less and bounded:

On the North by : As per Site
On the South by : As per Site
On the East by : As per Site
On the West by : As per Site

And the said Plot is more clearly delineated and shown in the attached plan and therein marked.

TO HOLD the said Plot (hereinafter referred to as the Demised Premises/ Plot with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from the date of this Lease Deed except and always reserving to the Lessor:

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) A right to all mine and minerals, metals, washing goods, earth oil, quarries, in over & under the allotted Plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon.

Provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final binding on the Lessee.



For E-Homes Infrastructure Pvt. Ltd.


Managing Director/Director



AND THE LESSEE BOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

LEASE RENT

- a) Yielding and paying therefore yearly in advance in the month of March during the said term unto 10 years. The yearly lease rent indicated below:
- (i) Lessee has paid Rs. 58,60,795 /-(Rupees Fifty-Eight Lakhs Sixty Thousand Seven Hundred Ninety-Five only) as lease rent being 1% of the Plot premium for the first 10 years of lease period.
 - (ii) The lease rent shall be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
 - (iv) In case of failure to deposit the due Lease Rent by the due date, penal interest of 3% p.a. in addition to the prevailing interest rate of the Lessor, from time to time (current rate shall be 9%+ 3% p.a. as of 1st of January 2023 = 12% p.a.) compounded every half yearly for the entire default period, on the defaulted amount shall be payable. This rate will change as per interest rate revision as per SBI MCLR applicable every year in months of January & July.
 - (v) The Lessee has the option to pay lease rent equivalent to 15 years @1% of the premium of the plot per year as "One Time Lease Rent" unless the Authority decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

NORMS OF DEVELOPMENT

The Lessee shall be allowed to construct the flats subject to overall maximum permissible density as per the master plan. The







maximum permissible ground cover and maximum permissible FAR is as follows:

Maximum permissible Ground Coverage	35% For Plots Upto 40000 Sq Mtr 40% For Plots above 40000 Sq Mtr
Maximum permissible FAR	3.50 for Developing & Underdeveloped Sectors (Sector 146)
Set backs	As per Building Bye-laws
Maximum Height	No Limit
Density (net of the pocket) (PPHA)	1650

CONSTRUCTION

1. The Lessee shall be required to complete the construction on allotted Plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the NOIDA in maximum 5 phases within a period of 7 years from the date of execution of Lease Deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted Plot as per approved layout plan and get temporary occupancy/ completion certificate of the first phase accordingly issued from the building cell of the NOIDA within a period of 3 years from the date of execution of Lease Deed. In case the Lessee does not complete the 1st phase of the project within the specified period of 3 years, extension charges on the pro-rata land shall be applicable as per the prevailing policy, at the time of grant of such extension.
2. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ Lease Deed as the case may be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
3. All the peripheral/external development works as may be required to be carried out up to the allotted Plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these





services with the internal system of services of Plot shall be incurred by the Lessee.

4. (i) Without prejudice to the Authority's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another thirteen years only with penalty as under:

Time Extension Charges for 1st Phase of Construction on Proportionate Area	
For 1 st Year	0%
For 2 nd Year	0%
For 3 rd Year	0%
For 4 th Year (first year after the specified period of three years)	1%
For 5 th Year	2%
For 6 th Year	3%
For 7 th Year	4%

Therefore, total time period for 1st phase of construction including time extension charges shall be 7 years. In case the Lessee does not complete the construction of 1st phase in 7 years, it shall be assumed that the Lessee cannot complete the project, hence, the allotment/Lease Deed as the case may be, shall be liable to be cancelled and Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.

- (ii) If the allottee completes the 1st phase construction but does not complete entire construction in seven years, he shall be provided an opportunity of maximum 6 more years to complete the project after payment of prevailing time extension charges so that the project gets completed in maximum 13 years from the date of lease deed. Extension for completion may be granted by the authority as per the Prevailing Policy of NOIDA at the time of submission of extension request letter by the allottee and after payment of prescribed fees/charges. The current extension charges applicable for full construction as per office order

AC



For E-Homes Infrastructure Pvt. Ltd.

Managing Director/Director



Noida/GH/2022/10475 dated 30.08.2022 for reference of the applicant are as follows:

Number of Years	Time Extension Charges (in Percentage Terms of Allotment Rate) on Proportionate Area
For 7 years	0%
For First year (8 th year after lease deed)	1%
For Second year (9 th year after lease deed)	2%
For Third year (10 th year after lease deed)	3%
For Fourth Year (11 th year after lease deed)	4%
For Fifth Year (12 th year after lease deed)	5%
For Sixth year (13 th year after lease deed)	6%

5. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant there to.

The Lessee shall be required to complete the construction of Group Housing Project/ Residential Flats on the Plot as per schedule from the date of execution of Lease Deed as per the approved layout plan and get the occupancy certificate from the office of Building Cell of the Lessor, as per building rules and regulations prevailing at that time.

MORTGAGE

The mortgage permission shall be granted (where the Plot is not cancelled or any show cause notice is not served) in favour of a Scheduled Bank/Govt. Organization/Financial Institution approved by the Reserve Bank of India/ Government of India for the purpose



For E-Homes Infrastructure Pvt. Ltd.


Managing Director/Director



of raising resources, for construction on the allotted Plot. The Lessee/Sub-Lessee(s) should have valid time period for construction as per terms of the Lease Deed/ Sub-Lease Deed or have obtained valid extension of time for construction and should have cleared up-to-date dues of the plot premium and lease rent.

The Lessee/Sub-Lessee(s) will submit the following documents:

- (a) Sanction letter of the Scheduled Bank/Govt. Organization/ Financial Institution approved by Reserve Bank of India /Government of India.
- (b) An affidavit on non-judicial stamp paper of Rs. 10/- duly notarized stating that there is no unauthorised construction and commercial activities in the Residential Flats.
- (c) Clearance of upto date dues of the Lessor.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the Authority shall be entitled to claim and recover such percentage, as decided by the Authority, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Authority in respect of the market value of the said land shall be final and binding on all the parties concerned.

The Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

Any change in the above shall be binding on the lessee/sub lessee.

TRANSFER OF PLOTS

The allottee/Lessee can transfer the whole plot and the buildings constructed thereon with the prior permission of NOIDA, after payment of transfer charges as per the prevailing policy of NOIDA. However, the Lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.



For E-Homes Infrastructure Pvt. Ltd.




Managing Director/Director



In addition to the transfer charges as per prevailing policy of NOIDA, the allottee/Lessee shall also pay an amount of Rs, 1000/- towards the processing fees.

All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, Lease Deed etc. shall be binding on the allottee/Lessee, as well as the Sub-Lessee/transferees.

No transfer charges shall be applicable if built-up space of Group Housing plot is transferred within two years from the date of issuing of the completion certificate by NOIDA. Thereafter, the transfer shall be payable on a pro-rata basis as applicable. In addition to the transfer charges, an amount of Rs. 1000/- shall also be payable against the processing fee. The allottee/Lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions: -

- (ii) The dues of Lessor towards the cost of land and on time lease rent has been paid before executing of Sub-Lease Deed of built-up premises.
- (iii) The sub-lease of flats will be permissible equivalent to premium paid after deduction 10% of the premium.
- (iv) The Lease Deed/ Sub-Lease Deed as per rules has been executed.
- (v) The allottee/ Lessee/ Sub-Lessee has obtained part occupancy/ building completion certificate for the respective phase from the Lessor.
- (vi) The Sub-Lessee/ transferees undertake to put to use the premises for the original permissible use only and the premises being transferred shall be as per temporary/ part occupancy/ completion certificate and are not part of any common areas.
- (vii) The Lessee, shall also execute a sub-lease between Lessor, and proposed Sub-Lessee. The Lessee/Sub-Lessee shall also ensure adherence to the building regulations and directions of the NOIDA. All the terms and conditions of the allotment and Lease Deed shall be applicable and binding on Sub-Lessee as well.



For E-Homes Infrastructure Pvt. Ltd.

Managing Director/Director



- (viii) All terms and conditions of the brochure, allotment, permission for grant of transfer, Lease Deed etc. shall be applicable on the allottee, Lessee and Sub-Lessee.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee/Sub-Lessee shall not use Residential Flats for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises/ flat along with structure thereon, if any, shall be resumed by the Authority.

The Lessee/Sub-Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without building plan approval/ the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee/Sub-Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee/Sub-Lessee who hereby agrees to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

LIABILITY TO PAY TAXES

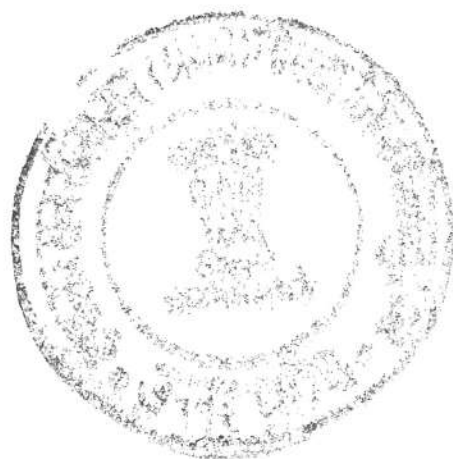
The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any authority empowered in this behalf, in respect of the Plot, whether such charges are imposed on the Plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES



For E-Homes Infrastructure Pvt. Ltd.

Managing Director/Director



The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the Plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the Plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/Authority on the amount of such compensation shall be final and binding on the Lessee/Sub-Lessee.

MAINTENANCE

- a) The Lessee/ Sub-Lessee at their own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
- b) That the Lessee/ Sub-Lessee/ Association of Apartment Owners shall have to plan a maintenance programme whereby the entire Demised Premises and buildings shall be kept:
 - In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
- c) That the Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8,9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
- d) In case of non-compliance of terms and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
- e) The Lessee/Sub-Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, the Chief Executive Officer or any officer authorized by Chief Executive





Officer, Noida will have power to get the maintenance done through the Authority and recover the amount so spent from the Lessee/Sub-Lessee. The Lessee/Sub-Lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 as amended from time to time shall be applicable on the Lessee/Sub-Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained, decision of the Chief Executive Officer, Noida in this regard shall be final.

- f) The residential units in the project shall be sold only after the project is registered in UP RERA. The rules/regulation of the Real Estate (Regulation and Development) Act, 2016 as amended from time to time shall be applicable on the Lessee/Sub-Lessee.

CANCELLATION OF LEASE DEED

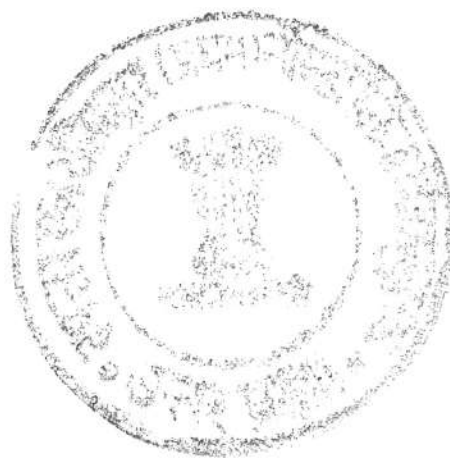
In addition to the other specific clauses relating to cancellation, the Authority/Lessor, as the case may be, will be free to exercise its right of cancellation of lease/allotment in the case of:

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any authority or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the Plot is occupied by the Lessee thereon, the amount equivalent to 30% of the total premium of the Plot shall be forfeited and possession of the Plot will be resumed by the Authority with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard. Deposited lease rent (yearly/one-time) will not be refunded.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the



For E-Homes Infrastructure Pvt. Ltd.

Managing Director/Director



date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

6. After forfeiture of the amount as stated above, possession of the Plot will be resumed by NOIDA, along with the structure thereupon, if any, and the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee will have no right to claim any compensation thereon.
7. In all cases of cancellation, a proper notice to the Lessee will be sent by the Lessor.

OTHER CLAUSES

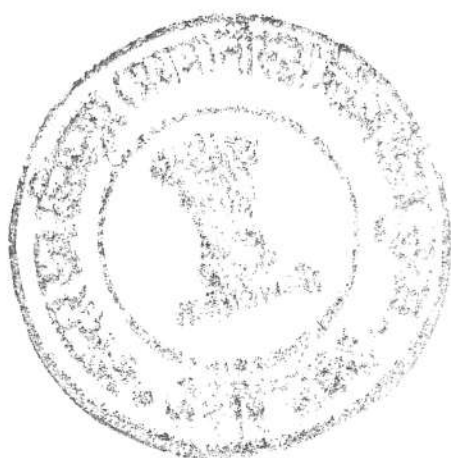
1. The Authority/ Lessor reserves the right to make such additions /alternations or modifications in the terms and conditions of allotment/Lease Deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed Lease Deed, the deposits depending on the stages of payments will be refunded along with simple interest @4% per annum compounded half yearly, if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Authority and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District. Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease agreement/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.



For E-Homes Infrastructure Pvt. Ltd.



Managing Director/Director



7. The Authority will monitor the implementation of the project. Lessee who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/Sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time by NOIDA or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. Default, if any, renders the Lease/Sub-Lease liable to cancellation and the Lessee/Sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities cannot be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue from the Lessee/ Sub-Lessee as applicable.
12. The Lessee shall not be allowed to assign or change his role, except with permission, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Authority in larger public interest may take back the possession of the land/building by making payment at the prevailing market rate.
14. The Lessee shall be bound to adhere to all the terms and conditions of the Lease Deed. In case of breach of all/any terms and conditions of the allotment, lease hold rights of the demised premises are found or have been accrued by way of misrepresentation/concealment/fraud suppression of material facts or misstatements, cancellation/ determination of the lease may be exercised and the entire money shall be forfeited and the possession of the demised premises may be resumed by the Lessor. In the event of the waiver/restoration being allowed by the Lessor on account by any exceptional circumstances, restoration charges will be recovered in lump sum as applicable at the time of restoration. In the event of determination of the lease deed the following consequences shall follows: -
 - a. If at the time of re-entry, the demised premises are not occupied by way of any building construction by the lessee thereon the lessor may re-allot the demised premises and refund the payment already made by the lessee after deduction of 25% of the amount deposited.



For E-Homes Infrastructure Pvt. Ltd.



Managing Director/Director



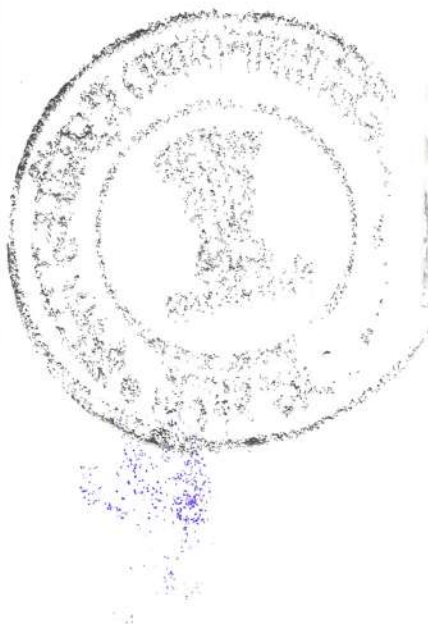
- b. If at the time of re-entry, the demised premises are occupied by any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry remove the same from the demised premises all erection or building fixture charges and things which at any time and during the said terms shall have affixed or set up within or upon the said premises and leave the said premises in as good condition as it was on the date of demise. In default of the lessee doing so all such building and fixtures shall become the property of the lessor without the erections buildings fixtures and thing within a period herein before specified, the demised premises shall be re-allotted and the lessor shall refund such amounts as may work out in accordance with the principle given in clause (a) above purchase the said erection building and fixtures upon payment to the premises as may be mutually agreed upon. Any loss suffered by the lessor on a fresh grant of the demised premises for breaches of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor on a fresh grant of the demised premises for breaches of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor from the lessee.
15. All notices, order and other documents required under terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act of 1976) and or any rules or regulations made or directions issued there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act 1973, as re-enacted and modification by the Uttar Pradesh President's Act (re-enactment with modification Act U.P. Act 30 of 1974)
16. All power exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the power exercisable by it under this lease provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of the Chief Executive officer.



For E-Homes Infrastructure Pvt. Ltd.



Managing Director/Director



SITE PLAN OF PLOT

63

PLOT NO:

GH-2/C

SECTOR :

146 NOIDA

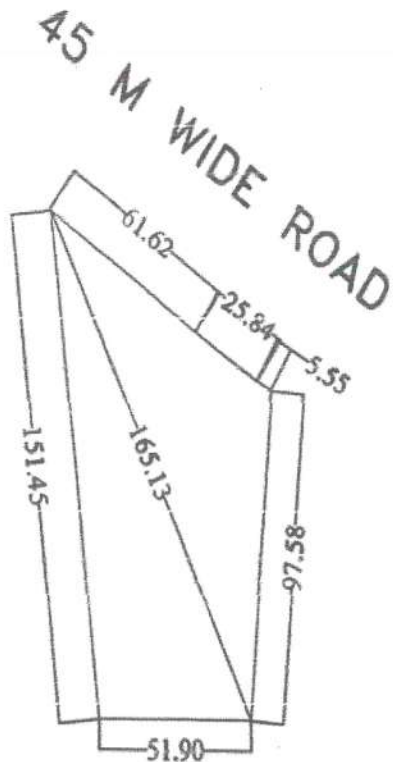
AREA :

7775.00 SqM.

SCALE :

NOT TO SCALE

PLOT NO-GH-02



45 M WIDE ROAD

Note: Area & Dimensions may be change after final execution of road and drainage work.

For E-Homes Infrastructure Pvt. Ltd.

29/8/22
JE

W.C-10
NOIDA



Managing Director/Director

APE
W.C-10
NOIDA



17. The cost of stamp duty and registration charges and all other incidental expenses of this Lease Deed shall be borne by the Lessee.
18. Any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal rights of the Lessor.
19. All terms and conditions of brochure and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.
20. In case the Authority is not able to give possession of the land in any circumstances, deposited money will be refunded to the Lessee with simple Bank interest.

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

In presence of:

Witnesses:

1. ARINANT JAIN
S/o MR JINENDRA KUMAR JAIN

For and on behalf of LESSOR



2. PRATEEK GUPTA
S/o MR SANJAY GUPTA

For E-Homes Infrastructure Pvt. Ltd.



Managing Director/Director

For and on behalf of the LESSEE



AVINASH CHOUDHARY
ADVOCATE
SUB REGISTERAR OFFICE
NOIDA/GREATER NOIDA/GHAZIABAD
Reg. No. 9320/11 U.P.

आवेदन सं०: 202300743028603

बही संख्या 1 जिल्द संख्या 11910 के पृष्ठ 135 से 166 तक
क्रमांक 3787 पर दिनांक 16/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

16/05/2023



WINDASH CHODI
REGI
WINDASH