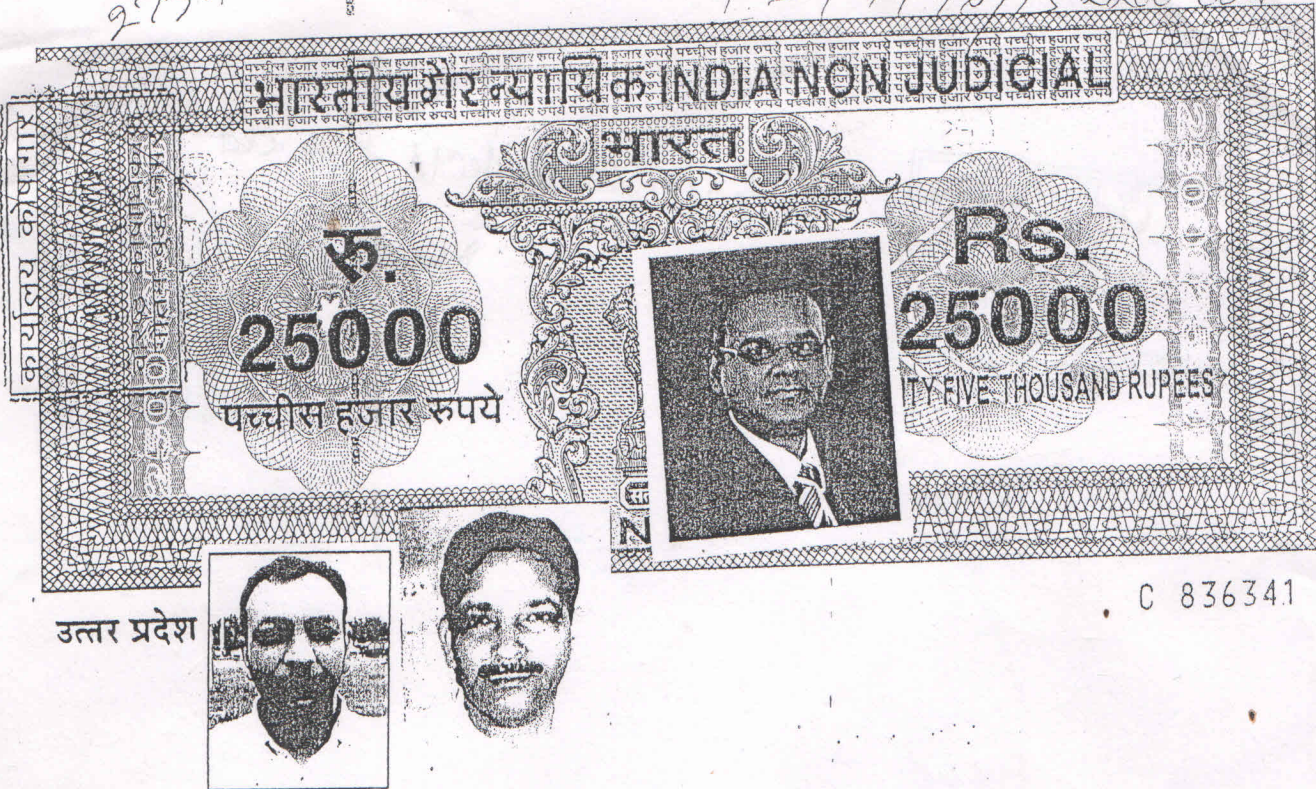


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उत्तर प्रदेश

THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)
Greater Noida Authority

Director
Express Projects (P) Ltd.

LESSOR

LESSEE

Stamp duty

245,000

15,000

3,000

200

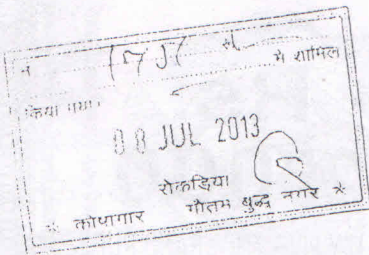
25000 X 98

15000 X 1

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100 X 2

24,68,200/-

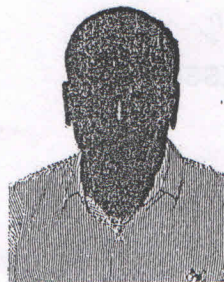


MS EXPRESS Projects Pvt Ltd.

New Delhi.



THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEAF DEED FOR PLOT NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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C 836341

उत्तर प्रदेश



THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)
Greater Noida Authority

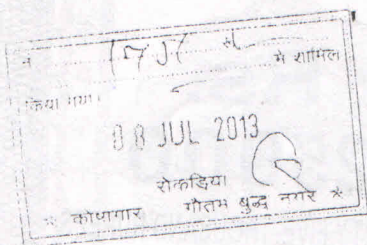
Director
Express Projects (P) Ltd.

LESSOR

LESSEE

Stamp duty

2450000	
15000	25000 X 98
3000	15000 X 1
200	10000 X 3
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24,68,200/-	



MS EXPRESS PROJECTS Pvt Ltd.

New Delhi

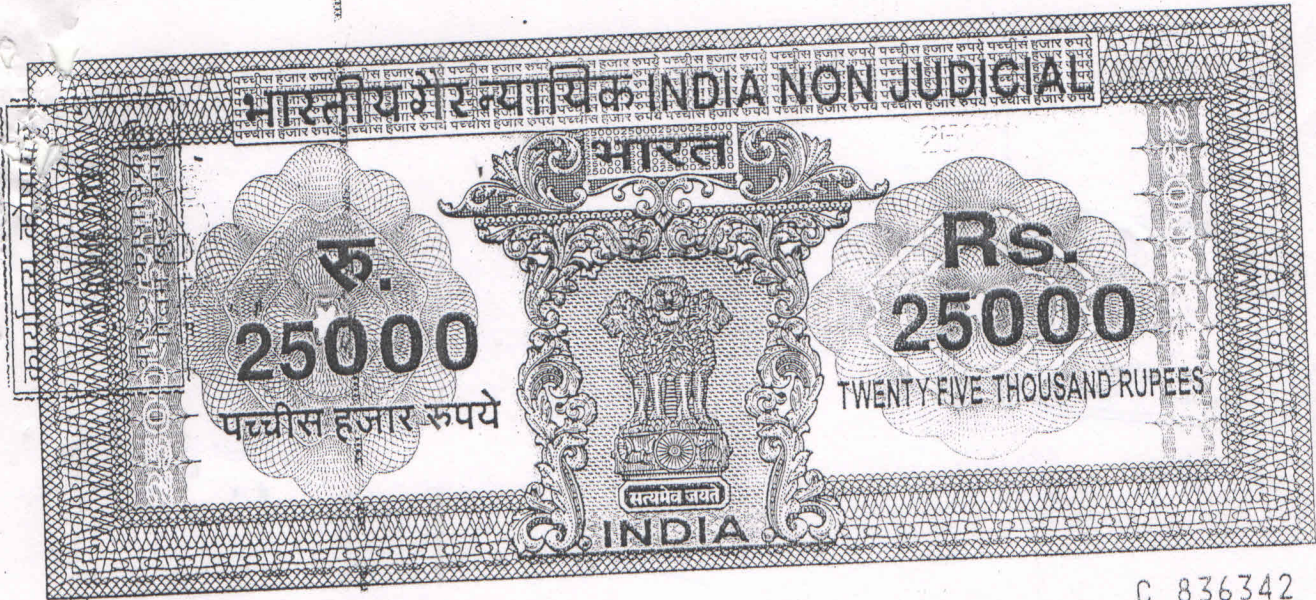


THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEASE DEED FOR PLOT NO. GH-08A, SECTOR-01, GREATER
NOIDA DIST. G. B. NAGAR, U.P.

Director
Express Projects (P) Ltd.

Manager (Business)
Greater Noida Authority





उत्तर प्रदेश UTTAR PRADESH

THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)
Greater Noida Authority

Director
Express Projects (P) Ltd.

LESSOR

LESSEE



पट्टा विलेख (90 वर्ष)
49,364,000.00 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत आयत वार्षिक किराया फीस रजिस्ट्री
मै0एक्सप्रेस प्रोजेक्ट्स प्रा0लि0द्वारा पंकज गोयल
पुत्र श्री स्व0 जे0बी0गोयल

निवासी पत्नी 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली
अथवा पत्नी 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली

ने यह लेखपत्र इस कार्यालय में दिनांक 11/7/2013 समय 3:50PM
वजे नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गोतमबुद्धनगर

11/7/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता

श्री संजीव कुमार शर्मा
प्रतिनिधि मे0नौ0औ0वि0प्रा0द्वारा विवेक गोयल
(प्र0स0)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

पट्टा गृहीता

मै0एक्सप्रेस प्रोजेक्ट्स प्रा0लि0द्वारा पंकज गोयल ।
पुत्र श्री स्व0 जे0बी0गोयल
पेशा नौकरी
निवासी 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली

ने निष्पादन स्वीकार किया।

श्री शैलेष कुमार जैन

पुत्र श्री के0के0जायसवाल

पेशा

निवासी ए-19 से0-15 नौएडा जी0बी0नगर

व श्री अजय कुमार

पुत्र श्री कृष्ण कुमार

पेशा

निवासी सी-94 ईस्ट आफ केलाश नई दिल्ली-65

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



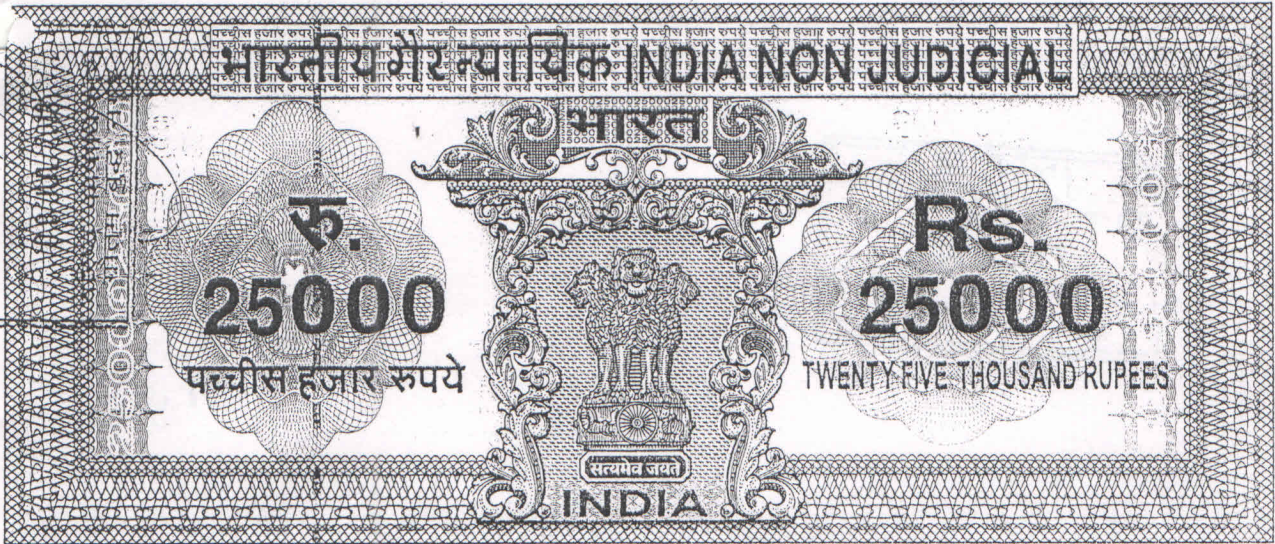
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गोतमबुद्धनगर

कार्यालय कापगाव



उत्तर प्रदेश UTTAR PRADESH

C 836343

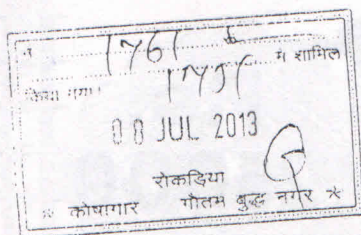
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LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)
Greater Noida Authority.

Director
Express Projects (P) Ltd.

LESSOR

LESSEE



पट्टा दाता

Registration No.: 17196

Year: 2,013

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेड 0 नौ 0 औ 0 वि 0 प्रा 0 द्वारा विवेक गा

ग्रेटर नौएडा

नौकरी



कार्यालय कोषागार



उत्तर प्रदेश UTTAR PRADESH

C 836344

THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY
LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)
Greater Noida Authority

Director
Express Projects (P) Ltd.

LESSOR

LESSEE



पट्टा गृहीता

Registration No. : 17196

Year : 2,013

Book No. : 1

0201 मै0एक्सप्रेस प्रोजेक्टस प्रा0लि0द्वारा पंकज गोयल
स्व0 जे0बी0गोयल
810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली
नौकरी




SUPPLEMENTARY LEASE DEED

This Supplementary Lease Deed is made on this 11TH day of JULY, 2013 at Greater Noida between;

Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 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 and assigns) of the
One Part

AND

M/s. EXPRESS PROJECTS (P) LIMITED, a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 810, Surya Kiran Building, 19, K.G. Marg, Connaught Place, New Delhi-110001 through its Director/ Authorised Signatory Sh. Pankaj Goel S/o. Late Sh. J.B. Goel R/o. B-177, Greater Kailash-I, New Delhi-110048 duly authorized in this behalf by its Board of Directors vide Resolution dated 04.07.2013 (hereinafter called the 'Lessee') which expression shall unless the context does not so admit, include its


Manager (Builders)

Greater Noida Authority

LESSOR



Director


Express Projects (P) Ltd.

LESSEE

executors, successors in office, administrators, representatives and permitted assigns) of the **Other Part**.

Through this Supplementary Lease Deed the parties hereto agree to completing the original Lease Deed dated 27.05.2011 registered with Sub-Registrar, Gautam Budh Nagar, Greater Noida vide Bahi No.1 Jild No. 8610 Page No. 141 to 192 Sr.No. 9405 executing and registering the Group Housing/Builders Residential Sub Divided Plot No. GH-06A, Sector-01, Greater Noida by adding the remaining area of 2193.94 sq.mtr

In page 2 (typed portion) on the main Lease Deed dated 27.05.2011 it is mentioned that "the total area of the plot as per lease plan is 23912.50 sq. mtr. out of which 2193.94 sq.m. are not in the possession of the Authority, hence its possession would be given later after execution of supplementary lease deed. Presently lease deed of clear area 21718.56 sq.mtr is being executed and consideration is determined through this lease deed".


Manager (Builders)

Greater Noida Authority

LESSOR


Director

Express Projects (P) Ltd.

LESSEE

This in consideration of the total proportionate premium of the 2193.94 sq.m. is Rs. 2,24,22,067.00 out of which approx 10% premium of allotted area (2081.44 sqm.) and entire amount Rs. 11,49,750.00 of excess area (112.50 sqm.) have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 90% premium of the allotted area of plot along with interest will be paid in 16 half yearly installments as per intimated payment plan.

Now the Lessor has got the possession of affected area i.e. 2193.94 sq.m.. Lessee has requested the Lessor to hand over of this clear area i.e. 2193.94 sq.m., after execution of this Supplementary Lease Deed. Hence, through this Supplementary Lease Deed, the parties hereby execute lease deed of 2193.94 sq.m. area on the terms and conditions mentioned in the main Lease Deed dated 27.05.2011. Lessee further commits that they would pay the installments as per intimated payment plan. They further commits that they would pay the annual or one time lease rent as per entire leased plot area. Copy of lease plan earlier attached with main Lease Deed dated 27.05.2011 is annexed herewith as **Annexure-1**. Now revised lease plan showing the clear plot area i.e. 23912.50 sq.m. is annexed herewith as **Annexure-2**.

Manager (Builders)
Greater Noida Authority
LESSOR

Director
Express Projects (P) Ltd.
LESSEE

24.0M WIDE ROAD

PLOT NO:-GH-6A

Annexure 4

202.49

24.0M WIDE ROAD

145.94

244.22

136.00

PLOT NO-GH-6C

1.56
16.68 43.67

AREA-4504 SQM

ROOM SIZE-3.5X5.20

12.51

93.84

149.44

PLOT NO-GH-6B

59.95

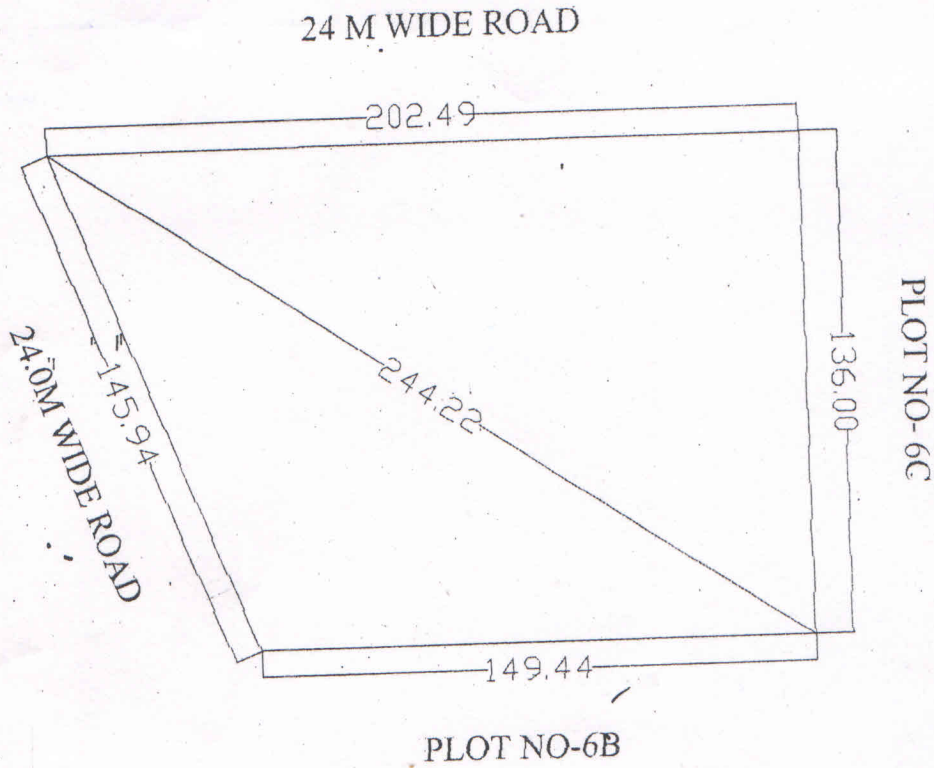
TOTAL AREA
Manager (Builders)
Greater Noida Ind. Dev. Authority

For EXPRESS PROJECTS PVT. LTD.

AREA HANDED OVER LATER=2193.94 SQM

AREA HANDED OVER(23912.50-2193.94)=21718.56 SQM

SIGN-		SIGN-		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO-GH-6A OF SECTOR-01 GREATER NOIDA	PROJ. DEPTT.	18/01/11 ASST. MANAGER	18/01/11 MANAGER	SR. MANAGER
	LAND DEPTT.	LEKHPAL	N. TEHSILDAR	TEHSILDAR
	LAW DEPTT.	ALO.		MANAGER
	PLNG. DEPTT.	SR. DRAFTSMAN		SR. EXECUTIVE
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY				



TOTAL AREA-23912.50

NOTE: DEVELOPMENT WORK IS IN PROGRESS. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND. AREA OF PLOT MAY BE INCREASE & DECREASE AFTER COMPLETION OF SITE DEVELOPMENT


SIGN POSSESSION TAKEN OVER ALLOTTEE Greater Noida Indl. Dev. Authority Revised Lease Plan for PLOT NO.6A FOR SECTOR-1 GREATER NOIDA	SIGN POSSESSION HANDLED OVER			
	PROJ. DEPTT. ASST. MANAGER	MANAGER		SR. MANAGER
	LAND. DEPTT. LEKH PAL	NAYAB TAHSEEL DAR		TAHSEEL DAR
	LAW. DEPTT. ALO	MANAGER		SR. EXECUTIVE
	PLNG. DEPTT. SR. DRAFTSMAN	SR. EXECUTIVE		SR. EXECUTIVE

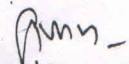



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY


Except as hereinafter varied/modified the original Lease Deed dated 27.05.2011 registered with Sub-Registrar, Gautam Budh Nagar, Greater Noida vide Bahi No.1 Jild No. 8610 Page No. 141 to 192 Sr.No. 9405 shall continue to have full force and effect.


In witness whereof, the parties hereto have signed this Supplementary Lease Deed on this 11th day of JULY, 2013.

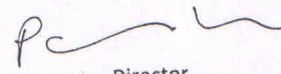

Manager (Builders)
Greater Noida Indl. Dev. Authority
For and on behalf of Lessor

Witness : 
SHALES KUMAR JAIN
A-19, Sector 15,
Noida (U.P.) - 201301


For and on behalf of Lessee

Witness : 
ATAY KUMAR
C-94
East of Kailash
N.P.O. - 65


Manager (Builders)
Greater Noida Authority
" " LESSOR


Director
Express Projects (P) Ltd.
LESSEE

आज दिनांक 11/07/2013 को

वही सं. 1 जिल्द सं. 13704

पृष्ठ सं. 135 से 356 पर कमांक 17196

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यदव)

उपनिबन्धक सदर

गौतमबुद्धनगर

11/7/2013

