



उत्तर प्रदेश UTTAR PRADESH

E 664756

MIS ROSEBERRY DEVELOPERS PVT LTD Ghaziabad

In pursuance of order of Collector No.

memo dated 31/03/08 Passed under section

10-A of the Stamp Act, It is certified that an

amount of Rs.2366300/- (In Words Rs. twenty three —
lakh sixty six thousand three hundred only)

) has been Paid in Cash as Stamp duty

in respect of this instrument in the State Bank

of India/Treasury/Sab-Treasury of Ghaziabad

by Challan No. BT-15 Dated 31/03/08 a copy

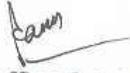
of which is annexed here with.

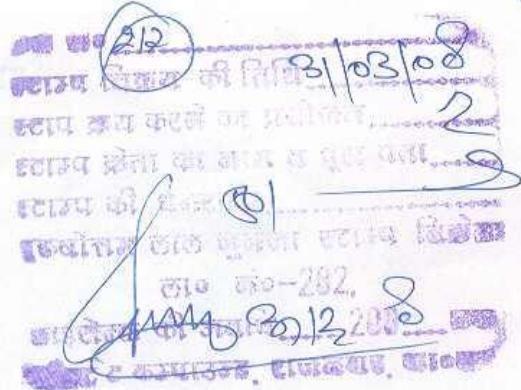
Officer in-charge
Treasury-Ghaziabad

31/03/08

For Roseberry Developers Private Limited


Authorised Signatory


विलेप नावाचिकारी (पद्धति)
गाजियाबाद विकास प्राधिकरण
गाजियाबाद



श्रीमती ३१८५८८ वा० लि०

३

पटा विलेख (90 वर्ष)

पटा विलेख	(90 वर्ष)
21,510,500.00	
23,904.00	5,000.00
	20
	5,020.00
	1,000

प्रतिफल मालियत आसत वार्षिक किया फीस रजिस्ट्री नकल व प्रति शुल्क शेयर शब्द लगभग

श्री/श्रीमती मै. रोजवैरी डब्ल प्रा लि प्रतिनिधि अशोक जैन

पुत्र/पत्नी श्री एन एल जैन

पेशा नौकरी

निवासी स्थायी डी 32 लक्ष्मी नगर दिल्ली पेन न AADCR 8184 L

अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 30/4/2008 समय 3:20PM

वजे निवन्धन हेतु पेश किया।



राजेन्द्र सिंह
उप निबंधक (चतुर्थ)
गाजियाबाद
30/4/2008

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

पटा वाता

श्री/श्रीमती वेद त्यागी लिपिक
प्रतिनिधि श्री हीरा लाल ओ एस डी
पुत्र/पत्नी श्री
पेशा नौकरी



पटा गृहीता
श्री/श्रीमती मै. रोजवैरी डब्ल प्रा लि प्रतिनिधि अशोक
जैन
पुत्र/पत्नी श्री एन एल जैन
पेशा नौकरी
निवासी डी 32 लक्ष्मी नगर दिल्ली पेन न AADCR
8184 L



For Roseberry Developers Private Limited

11232

Authorised Signatory

कोषागार प्रष्ट्र-209 (1)

चित्तीय नियम संग्रह खण्ड-5, भाग-2

प्रपत्र संख्या-४३ ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का बालान फार्म

उपकोशागार/बैंक का नाम व शाखा
 1. जिस व्यक्ति (प्रदान यांत्र आवरणक हो) या
 संस्था के नाम से धनराशि जमा की
 जा रही है उसका नाम
 2. प्रता

..... S.B.S. Raj Nagri, Ghaziabad
..... Chief Treasury Officer, Ghaziabad
..... F.O.R.
..... Roseberry Developers, PVT LTD
..... C-36, Patel Nagar, D.I.G.B

3. पंजीकरण संख्या/पक्ष का नाम व बाद संख्या
(यदि आवश्यक हो)

4. जमा की जा रही धनराशि का पूर्ण विवरण
(धनराशि किस हेतु जमा की जा रही है तथा किस विषय के पक्ष में जमा की जा रही है।)

5. चालान की सकल राशि

6. चालान की निश्चल राशि

7. लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की मुहरः

8. लेखा-शीर्षक का 13 डिजिट कोड

Recd stamp certificate
D.D. NO Date amount
257907 31/03/08 8427200 -

मुख्य लेखा-शीर्षक	उप मुख्य-शीर्षक	लघु-शीर्षक	उप-शीर्षक	व्यावरोचन-शीर्षक	धनराशि (अंकते में)
००३०	००	१०२	००	००	२३६६३००-००

धनराशि (शब्दों में) Rs twenty three lakh sixty six thousand three hundred only
योग

चालान में लेखाइरिंक की पष्टि करने वाले विभागीय अधिकारी के स्वाक्षर महर सहित

केवल उपकोषागार/बैंक के प्रयोगार्थ

1985

अंकों में ८०
पाल्सों में ८०

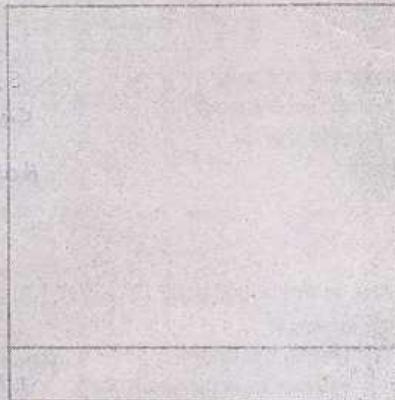
100

(2)

विवरण : दोकड़ (विवरण सहित)
तोट/सिक्का (धनराशि संपर्कों व)

1000 x
500 x
100 x
50 x
20 x
10 x
5 x
2 x
1 x
घेक (पूर्ण विवरण के साथ)

गोग : -



टिप्पणी :-

- जिन विभागों में अधिक संख्या द्याए धनराशि जमा होती है (जैसे व्यापार कर, रुपय एवं पंजीकरण, शिक्षा, लोक सेवा लायोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक लेखा खण्ड-2 के अनुसार लेखा-शीर्षक सहित करना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूजी लेखे की प्राप्तियां) व उशायि गये लेखा-शीर्षक के स्तरों के अनुरूप जिभारीय अधिकारी द्वारा प्रभागित किया जायेगा।
- जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक हृषि से प्रसारित सेवाशीघरक विभाष में धनराशि जमा करने हेतु निर्दीशित किया गया है, तो ऐसी दशा में चलान पार्ष के लेखा-शीर्षक को सलापित करना आवश्यक नहीं होगा।
- दूसि जमा की जाने वाली धनराशि में, वैसे का कोई अंश है तो ८० वैसे से कम का धनराशि को छोड़ दिया जायेगा एवं ८० वैसे और उससे अधिक की धनराशि को बाले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।
- १०००००००००० (आर०आर०)-०२, कोकाला-२५-१०-२००५- १,००,००० प्रतिया (कम्बुद/जाफरीट)।



For Roseberry Developers Private Limited


Authorised Signatory



GHAZIABAD DEVELOPMENT AUTHORITY

LEASE OF LAND FOR THE CONSTRUCTION OF RESIDENTIAL/GROUP HOUSING

This Lease Deed is executed on 31st March 2008, between **Ghaziabad Development Authority** a body created under provision of the U.P. Urban Planning and Development Act, 1973 hereinafter called as "LESSOR" (which expression shall unless the context does not admit includes its successors and assigns) through its officer on special duty.

.....Lessor

AND

M/s Roseberry Developers Pvt. Ltd., D-32, Main Vikas Marg, Laxmi Nagar, Delhi-92 through its Authorised Signatory **Mr. Ashok Jain S/o Late Sh. N.L. Jain R/o KM-19, Kavi Nagar, Ghaziabad** hereinafter called as "LESSEE" which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigns of the other part-

..... Lessee


गिरिज काम्पनिका ली (एल) ०
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

For Roseberry Developers Private Limited


Authorised Signatory



ने निपादन स्वीकार किया ।

जिनकी पहचान थी नरेन्द्र सेमवाल
पुत्र श्री बी पी सेमवाल
पेशा नौकरी

निवासी एस आर ए 37 सी शिंग्रा इन्ड्रापुरम

व श्री रवेन्द्र पाल सिंह

पुत्र श्री महेन्द्र सिंह

पेशा नौकरी

निवासी जी 261 गोविन्द पुरम

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



राजेन्द्र सिंह
उप निबंधक (चतुर्थ)
गाजियाबाद
30/4/2008

For Nonresident Delegated Finance Function

Nonresident Finance

WHEREAS the Lessor is the owner and in possession of the land measuring area 7822 Sq.Mtrs. of Plot No. 10/2, at 10, Vaibhav Khand, Indiarapuram, Ghaziabad, boundaries mentioned in the schedule and area also shown in the attached site plan. The lessor agreed to lease out the land and for 90 years on the terms and condition mentioned below :

Lease Deed is witnesseth as under:

1. That both the parties area agree to transfer the above said land measuring area 7822 Sq.Mtrs. for 90 years, lease period of which started from the execution of this lease deed against the premium Rs. 2,15,10,500/- and lease rent Rs. 21,51,050/- to the lessee.
2. The lessor acknowledge the receipt of premium Rs. 2,15,10,500/- and Lease Rent Rs. 21,51,050/- total amount Rs. 2,36,61,550/- (Rupees Two Crores Thirty Six Lacs Sixty One Thousand Five Hundred Fifty Only) through this deed for the lease of 90 years.
3. The peaceful vacant physical possession of the plot in question will be given after the execution of this lease deed separately.
4. If the compensation of the land in question is increased by the decision of the court of law, the lessee or its allottee agree to pay the proportionate amount of compensation to the Lessor.
5. The Lessee has paid Stamp duty on the total premium including lease rent as per the rules.
6. The above mentioned land was the part and partial of the joint venture of Ghaziabad Development Authority and M/s. Shipra Estate Ltd. under the terms and condition of the joint venture. M/s. Shipra Estate Ltd. submitted the construction plan/lay-out plan of entire plot no 10, Vaibhav Khand, Indirapuram, Ghaziabad u/s 15 of the Urban Planning & Development Act 1973 which has been considered and shall be approved as per the terms and condition, FAR & Ground Coverage as permissible under law. Lessee is the nominee of the Shipra Estate Ltd. and have right to construct the building according to the map/lay-out sanction in favour of M/s. Shipra Estate Ltd from time to time. Lessee will use the land for residential/group housing development.
7. The Lessee shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot in question or any part thereof before or after the erection of

For Roseberry Developers Private Limited

राष्ट्रीय नामांकितकारी (एच०)
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

Authorised Signatory

पट्टा दाता

Registration No 11232

Year : 2008

Book No. 1

0101 वेद त्यागी लिपिक प्रतिनिधि हीरा लाल ओ एस ली

जी डी ए

गोकरी



For Non-Resident Indians

the building without the previous permission in writing of the Lessor except as provided in clause 8 of this deed.

8. The lessee is entitled to lease out and sale the structure constructed unit thereon as per the sanctioned plan and lessee is not entitled to construct the building against the sanction plan, if construction is made against the sanctioned plan, Authority have right to take action according the provisions of the U.P. Urban Planning and Development Act 1973 if there is need to modify the sanction plan that will be consider under the provision of the Urban Planning and Development Act. The decision of the Vice Chairman will be final.
9. The Lessee or his allottee shall be liable to pay rates, taxes, charges and assessment of every description in respect of apportioned plot/building whether assessed, charged or imposed on that plot or on the building construction.
10. Any unauthorized construction by the lessee or his allottee, is liable to be demolished in acceptance with the rules/laws in force.
11. The lessee will permit the officers/employee/lessor for the inspection for the site as per the sanction map and other necessary inspection as provided under the Urban Planning and Development Act 1973.
12. The lessee and the purchaser of the lessee are not entitled to change the architectural design of the building and they will not used the land for other than the residential use which is not permissible under the residential zone.
13. The lessee will complete the construction within the prescribed period as provided under section 18 of Urban Planning and Development Act 1973 and got the completion certificate from the lessor, if lessee fail to complete the construction in the prescribed period or in the extended period, the lease deed will be cancelled on this ground alone and the lessor have right to reenter on the plot in question after the termination of this lease deed.
14. That the lessor have right to cancelled the lease for the sub-lease executed by the lessee according to the provision of Urban Planning and Development Act, if there is violation of the terms and condition of this lease deed, violation of sanction map, transfer, surrender, assign, mortgage of the land in question and part thereof without the previous permission of the lessor and re-enter in the land in question.

For Roseberry Developers Private Limited



राष्ट्रीय कार्यालय (एस०)
प्राज्ञानिक विकास विभाग
राष्ट्रीयवाकाय



Authorised Signatory

पट्टा गृहीता

Registration No. 11232

Year : 2008

Book No. 1

0201 मै. रोजवैरी डब्ल प्रा लि प्रतिनिधि अशोक जैन
एन एल जैन
डी 32 लक्ष्मी नगर दिल्ली पेन न AADCR 8184 L
नौकरी



ना गोप्य दर्शक नाम लिखें

प्रकाशित दर्शक



At the time of re-entry on the land in question, the lessee undertake to remove the construction thereon and return the peaceful possession to the lessor, if the lessee is fail to deliver the peaceful possession than lessor have right to take the possession of the land in question.

15. That the Lessor have right to cancellation, termination, forfeiture or re-entry on aforesaid grounds after the Lessee has service on the lessee, a notice in writing and the violation has not been corrected by the Second Party within reasonable time.

SCHEDULE

North : 120 Ft. Wide Road

South : Road

East : Road

West : 80 Ft. Wide Road

In witness the parties name above have signed this LEASE DEED on 31st March 2008 at Ghaziabad, U.P.



Lessee No. 1
Navender Singh
S/o. S. B. P. Singh
SHA-37 C
Ghaziabad
Ghaziabad.



Lessee No. 2
Ravinder Pal Singh
S/o S. L. Mahender Singh
G-261, Govind Puram
Ghaziabad.

Ghaziabad Development Authority


(LESSOR)

गाझियाबाद कार्यालय कार्यालय (एका)
गाझियाबाद विकास प्रशिक्षण
वाधिकारालय
गाझियाबाद

For Roseberry Developers Pvt. Ltd.

(LESSEE)

For Roseberry Developers Private Limited


Authorised Signatory

आज दिनांक 30/04/2008 को
बही सं 1 जिल्द सं 10236
पृष्ठ सं 391 से 404 पर क्रमांक 11232
रजिस्ट्रीकृत किया गया ।

राजेन्द्र सिंह

उप निवंधक (चतुर्थ)

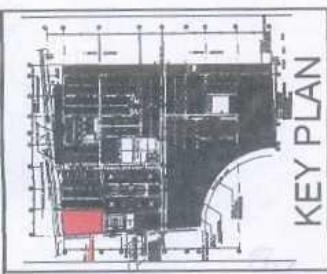
गाजियाबाद

30/4/2008



For Government Document File No. 11232

गाजियाबाद



KEY PLAN

NAME:— PLS. ROSEBERRY
DEVELOPERS RT. LTD.
Plot No:— 1012
Road.

PLOT AREA = 7822 Sq.m.

16

विद्युत कार्यशिकायी (एवं)
विद्युतावाह विभाग प्रबिधाय
विद्युतावाह

80' wide Roof

PLAN OF SITE -2
(SMALL PLOT)

SHIPRA SUNCITY PHASE - 2

For Roseberry Developers Private Limited

21.

Authorised Signatory

② 10m

2

5 Dec 2015 11232100

28



Hot Rongpella Development Project Timeline

ગુજરાતી લાંબાદીસ