

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

विशेष कार्याधिकारी (एच०)  
राजिवाबाद विकास अधिकरण  
राजिवाबाद

शेखर डवलपर्व जो लि

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

प्रतिफल मालियत ओसत वार्षिक क्रियया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
श्री / श्रीमती मै. रोजवैरी डब्लू 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 वह लेखपत्र इस कार्यालय दिनांक 30/4/2008 समय 3:20PM  
वजे निबन्धन हेतु पेश किया।



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

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

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

पट्टा गृहीता  
श्री/श्रीमती मै. रोजवैरी डब्लू प्रा लि प्रतिनिधि अशोक  
जैन  
पुत्र/पत्नी श्री एन एल जैन  
पेशा नीकर  
निवासी डी 32 लक्ष्मी नगर दिल्ली पैन न AADCR  
8184 L





For Roseberry Developers Private Limited

Authorised Signatory

कोषागार प्रपत्र-209 (1)

वित्तीय नियम संग्रह खण्ड-5, भाग-2

प्रपत्र संख्या-43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फार्म

1. उपकोषागार/बैंक का नाम व शाखा  
जिस व्यक्ति (पदनाम यदि आवश्यक हो) या संस्था के नाम से धनराशि जमा की जा रही है उसका नाम
2. पता
3. पंजीकरण संख्या/पक्ष का नाम व वाद संख्या  
(यदि आवश्यक हो)
4. जमा की जा रही धनराशि का पूर्ण विवरण  
(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है।)
5. चालान की सकल राशि
6. चालान की निवल राशि
7. लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की मुहर:
8. लेखा-शीर्षक का 13 डिजिट कोड

S.B.I. Raj Nagar, Ghaziabad  
Chief Treasury Officer, Ghaziabad  
For  
Roseberry Developers Pvt Ltd  
C-36, Patel Nagar-II, GZB

Roseberry stamp certificate  
D.P. No. 257907 Date 31/03/08 Amount 8427200-

23.66.300-00  
23.66.300-49

aa3a Stamp & registration

मुख्य लेखा-शीर्षक	उप मुख्य-शीर्षक	लघु-शीर्षक	उप-शीर्षक	व्यवहार-शीर्षक	धनराशि (अंकों में)
0030	00	102	00	00	2366300-00

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

योग 2366300-00

चालान में लेखाशीर्षक की पुष्टि करने वाले  
वित्तीय अधिकारी के हस्ताक्षर मुहर सहित

जमाकर्ता का नाम व हस्ताक्षर

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या: B.T.15

अंकों में रु०

शब्दों में रु०

दिनांक:

CASH CERTIFICATE ISSUED

C.T.O. Gzb.

31/03/08

वित्तीय कार्याधिकारी (एच०)

वित्तीय अधिकारी द्वारा जारी किया गया

वित्तीय अधिकारी

भारतीय स्टेट बैंक (07873)  
राजपुर, गाजियाबाद

31 MAR 2008

प्रोत्तकर्ता के हस्ताक्षर उपकोषागार/  
बैंक की मुहर सहित

CHECKER

पी०एस०यू०पी० (आर०आर०)-०२, कोणार-२५-१०-२००५-१५०,००० प्रतिमां (कम्प्यूटर/ज्वाफरीट)।



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 31<sup>st</sup> 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



विशेष कार्यवाहीकारी (एच०)  
ग़ाज़िआबाद विकास प्राधिकरण  
ग़ाज़िआबाद

For Roseberry Developers Private Limited

Authorised Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री नरेन्द्र सेमवाल

पुत्र श्री बी पी सेमवाल

पेशा नीकरी

निवासी एस आर ए 37 सी शिप्रा इन्दिरापुरम

व श्री रवेन्द्र पाल सिंह

पुत्र श्री महेन्द्र सिंह

पेशा नीकरी

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 Security Development Private Limited

Authorized Signatory


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**

  
Authorised Signatory

  
विशेष कार्यकारी (एच०)  
वाजिदाद विकास प्राधिकरण  
वाजिदाद



पट्टा दाता

Registration No 11232

Year : 2008

Book No. 1

0101 वेद त्यागी लिपिक प्रतिनिधि हीरा लाल ओ एस डी

जी डी ए  
नौकरी



For Registrar, Pudukkottai District, Tamil Nadu

Digitized by eGangotri

(संख्या) दि ११/११/२००८  
११/११/२००८  
११/११/२००८




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

  
Authorised Signatory

  
विकास कार्याधिकारी (एच०)  
वाणिज्यालय विकास आसिद्धि  
वाणिज्यालय

पट्टा गृहीता

Registration No. 11232

Year : 2008

Book No. 1

G201 मै. रोजवैरी डबल प्रा लि प्रतिनिधी अशोक जैन  
एन एल जैन  
डी 32 लक्ष्मी नगर दिल्ली पेन नं. ADCR 8184 L  
नौकरी



For Roachery Developer Private Limited

Authorized Signatory

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 31<sup>st</sup> March 2008 at Ghaziabad, U.P.



es No. 1   
Navender Semmal  
S/o. Sh. B. P. Semmal  
SRA-37  
Shipra Riveria, Indirapuram  
Ghaziabad.

Ghaziabad Development Authority

  
(LESSOR)

विविध कार्यकारी (एक\*)  
ग़ाज़िआबाद विकास प्राधिकरण  
ग़ाज़िआबाद


For Roseberry Developers Pvt. Ltd.

(LESSEE)

For Roseberry Developers Private Limited

  
Authorized Signatory



es No. 2   
Ravinderpal Singh  
S/o Sh. Mahender Singh  
G-261, Gaurind Puram  
GZB.



आज दिनांक 30/04/2008 को

बही सं 1 जिल्द सं 10236

पृष्ठ सं. 391 से 404 पर क्रमांक 11232

रजिस्ट्रीकृत किया गया ।

  
राजेंद्र सिंह

उप निबंधक (चतुर्थ)

गाजियाबाद

30/4/2008



Digitized by eGangotri

Digitized by eGangotri



चान  
विश्व कान्तिकारी (एच०)  
राजिवाजी विकास प्राधिकरण  
राजिवाजी

80' wide Road.

Road.  
PLAN OF SITE - 2  
(SMALL PLOT)

SHIPRA SUNCITY PHASE - 2

For Roseberry Developers Private Limited

*[Signature]*

Authorised Signatory

Page 2

REPRODUCED BY THE AUTHOR FROM HIS OWN WORK

KEY PLAN

WATER, 2/17-1/17  
WATER, 2/17-1/17

5/17-1/17

5/17-1/17  
5/17-1/17  
5/17-1/17

5/17-1/17



For Secretary, Government of India

Secretary, Government of India