

P-12804/15



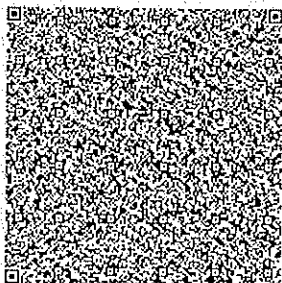
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp
CERTIFICATE LOCKED

सत्यमेव जयते

Certificate No. : IN-UP01135215226502N
Certificate Issued Date : 08-Jun-2015 05:26 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0101364647816345N
Purchased by : ROYAL GOLF LINK CITY PROJECTS PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO-REP-2, AREA-836 SQM, SECTOR-27, GREATER NOIDA
Consideration Price (Rs.) : 68,55,200
(Sixty Eight Lakh Fifty Five Thousand Two Hundred only)
First Party : G N I D A
Second Party : ROYAL GOLF LINK CITY PROJECTS PVT LTD
Stamp Duty Paid By : ROYAL GOLF LINK CITY PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 3,80,500
(Three Lakh Eighty Thousand Five Hundred only)



Please write or type below this line

Manager (Com.)
Greater Noida Ind. Dev. Authority
Greater Noida

Royalgolf Link City Projects Pvt. Ltd.
Authorised Signatory



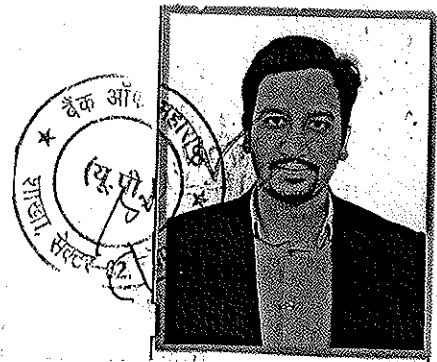
XM 0002950212

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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SUPPLEMENTARY LEASE DEED


Stamp Duty Rs. 3,80,500/-

THIS DEED made on 8th Day of June 2015 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 assigns) of the One Part and M/S ROYALGOLF LINK CITY PROJECTS PRIVATE LIMITED, 307, 3RD FLOOR, NIPUN TOWERS, COMMUNITY CENTRE, KARKARDOOMA through its authorised representative Mr. Pankaj Mehta, S/o Sh. Surjan Singh Mehta, R/o B- 94, Shiv Park, Khanpur, New Delhi-110062 Vide Board of Resolution letter dated 05-06-2015, of the Other Part (hereinafter called the "Lessee")

Royalgolf Link City Projects Private Limited


Authorised Signatory




Manager (Comm.)
Greater Noida Ind. Dev. Authority
Greater Noida

पूरक लेखपत्र

10,000.00

50 * 10,050.00

2,500

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

मै0 रॉयलगोल्फ लिंक सिटी प्रोजेक्ट्स प्रा0लि0द्वारा पंकज मेहता

पुत्र श्री

सुरजन सिंह मेहता

व्यवसाय

निवासी स्थायी 307 थर्ड फ्लोर निपुन टावर्स कम्युनिटी सेन्टर कडकडडूमा दिल्ली-92

अस्थायी पता 307 थर्ड फ्लोर निपुन टावर्स कम्युनिटी सेन्टर कडकडडूमा दिल्ली-92

ने यह लेखपत्र इस कार्यालय में दिनांक 9/6/2015 समय 3:26PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

9/6/2015

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

प्रथम पक्ष

द्वितीय पक्ष

श्री संजीव कुमार शर्मा
प्रतिनिधि ग्रै0नौ0औ0वि0प्रा0द्वारा स्नेहलता
(प्र0कॉमर्शियल)

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



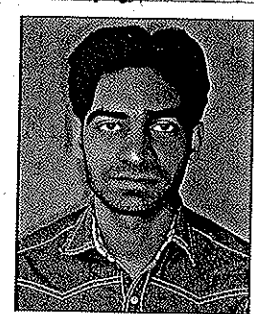
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पंकज मेहता

पुत्र श्री सुरजन सिंह मेहता

पेशा


निवासी 307 थर्ड फ्लोर निपुन टावर्स कम्युनिटी सेन्टर
कडकडडूमा दिल्ली-92




Through this Supplementary Lease Deed the parties hereto agree to modify original Lease Deed dated 09-12-2014 Registered in the Office of Sub-Registrar Office, Greater Noida, Gautam Budh Nagar on Bahi No. 1, Jild No. 17284, Pages 48, Document No. 36254, executing and registering the Recreational Entertainment Park Plot No. – REP 2, Sector 27, Greater Noida by adding the remaining area of 836 Sq. Mtr.

That the GNIDA has Allotted Recreational Entertainment Park Plot admeasure area of 5,26,110@8,200/- Per Sq. Mtrs to M/s Royalgolf Link City Projects Private Limited vide Allotment Letter No. – Prop. /Commercial/2014/2912, Dated 17-07-2014, out of which the above said plot – Lease Deed was executed for 363449 Sq. Mtr. As the title of the remaining area of the said land was not clear at that time, as per direction of GNIDA.

Royalgolf Link City Projects Pvt. Ltd.


Authorised Signatory




Manager (Com.)
Greater Noida Ind. Dev. Authority
Greater Noida

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री मोहित शर्मा

पुत्र श्री एस0आर0शर्मा

पेशा नौकरी

निवासी जी-841 गाम्मा-2 ग्रेटर नोएडा

व श्री लोकेश

पुत्र श्री लच्छीमल

पेशा

निवासी जी-841 गाम्मा-2 ग्रेटर नोएडा

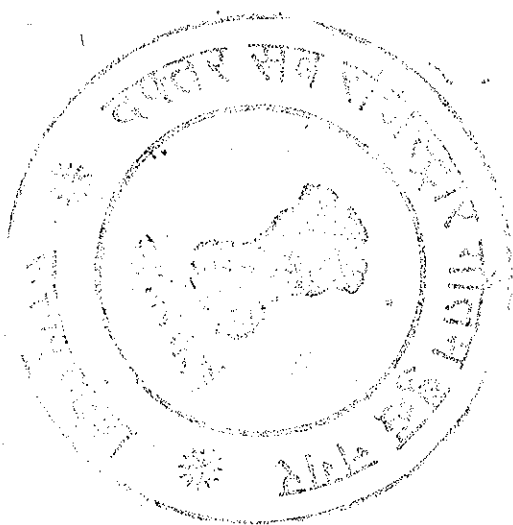
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
9/6/2015




And now GNIDA issued an offering Letter to the Lessee about the cleared title Land Area of 836 Sq. Mtr., vide offering Letter No. – Greno/Commercial/2015/2988, Dated 04-06-2015, (Annexure-'A') along with this letter GNIDA issued a fresh Revised Lease Plan Area of 364285 Sq. Mtr. to M/s Royalgolf Link City Projects Private Limited & also directed to execute a Supplementary Lease Deed area of Offered Cleared Title of 836 Sq. Mtr., So now the Lessor & Lessee is executing this Supplementary Lease Deed of area of the 836 Sq. Mtr. & Stamp Duty is paying as per allotment rate @8200/- Per Sq. Mtr. along with Lease rent and the Premium Amount Rs. 68,55,200 (Rs. Sixty Eight Lacs Fifty Five Thousand Two Hundred Only) and it will be paid to GNIDA as per Allotment. Neither Possession has been given nor the Possession Letter has been issued of the said Area 836 Sq. Mtr. till date to the Lessee

Royalgolf Link City Projects Pvt. Ltd.


Authorized Signatory




Manager (Com.)
Greater Noida Ind. Dev. Authority
Greater Noida

प्रथम पक्ष

Registration No.: 12304

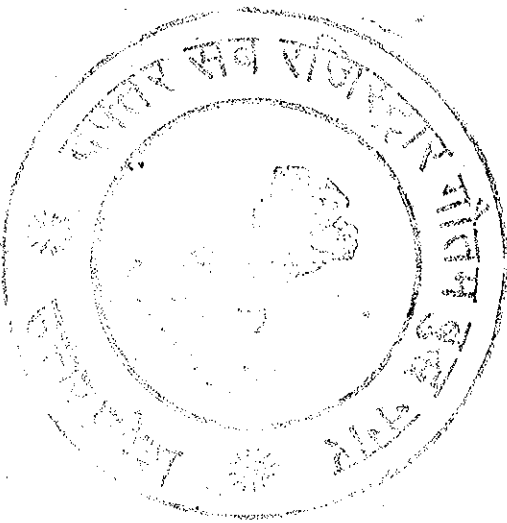
Year : 2,015

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेटर नोएडा नौकरी

ग्रेटर नोएडा

नौकरी



This Supplementary Lease Deed is hereby executed for the remaining cleared Area 836 Sq. Mtr.

North East: As
South East: PER
North West: LEASE
South West: PLAN


And which said plot as clearly delineated and shown in the attached plan.

Except as hereinafter varied/modified the original lease deed shall continue to have full force and effect nature of property is not changed.

Royalgolf Link City Projects Pvt. Ltd.


Authorized Signatory




Manager (Com.)
Greater Noida Ind. Dev. Authority
Greater Noida

द्वितीय पक्ष

Registration No. : 12304

Year : 2,015

Book No. : 1

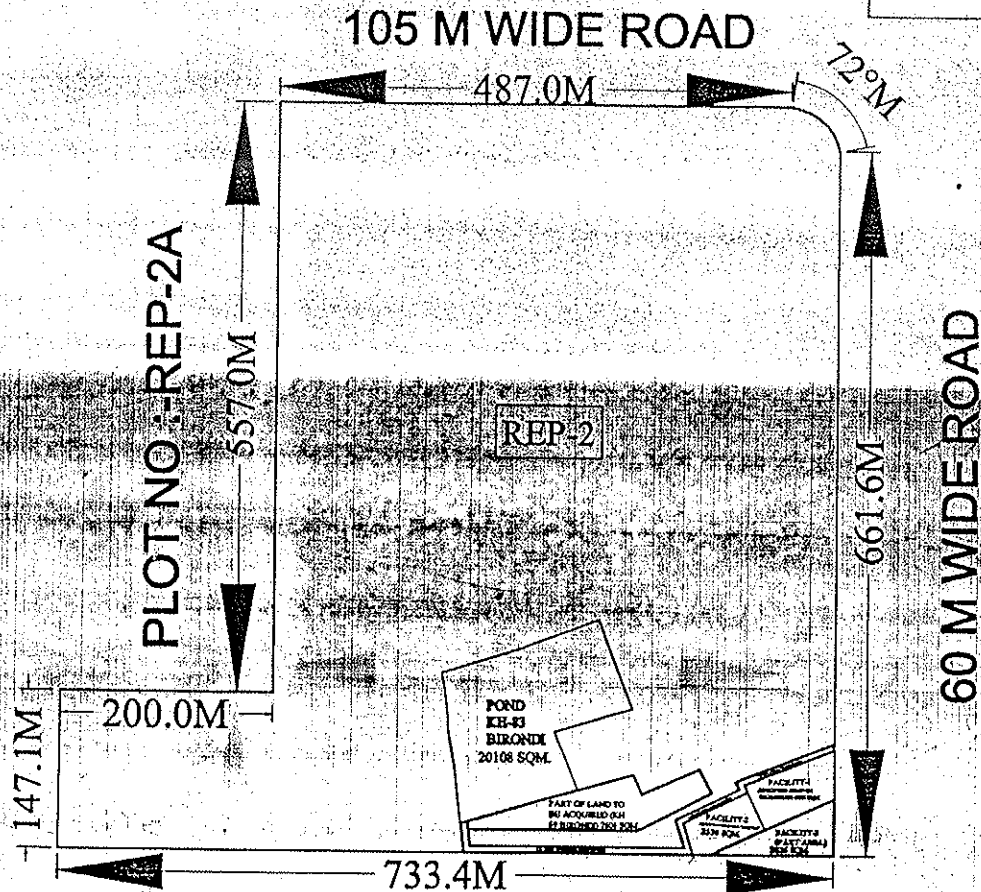
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• सुरजन सिंह मेहता

307 थर्ड फ्लोर निपुन टावर्स कम्युनिटी सेन्टर कडकडडूमा दिल्ली



PLOT NO. :- REP-2



PLOT NO. :- REP-1

AREA UNDER KH-69 TO BE ACQUIRED = 7606.00 SQM
 BIRONDI POND AREA (KH-83) = 20108.00 SQM
 AREA UNDER 6.M WIDE ROAD = 2556.00 SQM
 AREA UNDER FACILITY 1,2,3 = (3541.00+2530.00+3026.00) SQM=9097.00 SQM
 NET AREA = 364285.00 SQM

Royalgolf Link City Projects Pvt. Ltd.

SIGN

POSSESSION TAKEN OVER

Authorised Signatory

SIGN

POSSESSION HANDED OVER

REVISED LEASE PLAN FOR

PLOT NO: REP-2

SECTOR-27

GREATER NOIDA

PROJ. DEPTT.

ASST. MANAGER

MANAGER

SR. MANAGER

LAND DEPTT.

LEKHPAL

N. TEHSILDAR

TEHSILDAR

LAW DEPTT.

AL.O.

MANAGER

MANAGER

PLNG. DEPTT.

SR. DRAFTMAN

SR. EXECUTIVE/MGR.

SR. EXECUTIVE/MGR.



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Manager (P.m.)

Greater Noida Ind. Dev. Authority

Greater Noida

SIGN


POSSESSION

OVER




In Witness whereof, the parties hereto, have signed this Supplementary Lease Deed on the day year first mentioned above.

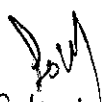
Witness


MOHIT S. S. R. SHARMA
R/o - G-841 Ganga-II
G. Noida

Lessor

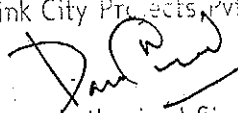

Manager (Com.)
Greater Noida Ind. Dev. Authority
Greater Noida

Witness


LOKESH S. S. H. LACCHIMAR
R/o - G-841 Ganga-II
G. Noida

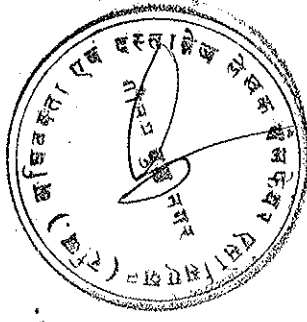
Lessee

Royalgolf Link City Projects Pvt. Ltd.


Authorised Signatory

DRAFTED BY ARUN KUMAR JAIN, ADVOCATE, DISTT - G.B. NAGAR





आज दिनांक 09/06/2015 को
वही सं. 1 जिल्द सं. 18230
पृष्ठ सं. 67 से 82 पर क्रमांक 12304
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

9/6/2015

