



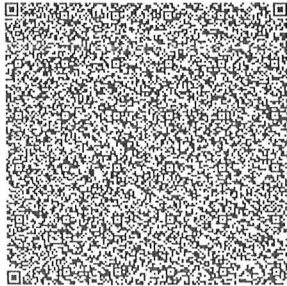
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP01211970312963N
Certificate Issued Date	: 14-Jul-2015 05:49 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101458652466820N
Purchased by	: GREATVALUE PROJECTS INDIA LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. GH-02, SECTOR-107, NOIDA
Consideration Price (Rs.)	: 42,02,95,142 (Forty Two Crore Two Lakh Ninety Five Thousand One Hundred And Forty Two only)
First Party	: NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: GREATVALUE PROJECTS INDIA LTD
Stamp Duty Paid By	: GREATVALUE PROJECTS INDIA LTD
Stamp Duty Amount(Rs.)	: 2,56,12,000 (Two Crore Fifty Six Lakh Twelve Thousand only)



-----Please write or type below this line-----

Great Value Projects India Ltd.

Anil Kumar Jaiswal

Authorised Signatory

0002952432

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.





LEASE DEED

This Lease Deed for additional land is made on this 16th Day of July
2015

BETWEEN

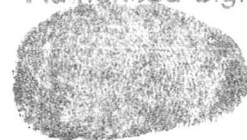
New Okhla Industrial Development Authority, the authority constituted under section 3 of the Uttar Pradesh Industrial Area Development Act 1976 (U. P. Act No. 6 of 1976), herein after called the **Lessor**, which expression shall unless to the context does not so admit include its successor assign on the One Part

AND

M/s GreatValue Projects India Ltd., a company formed and existing under the provisions of the companies act 1956, having its registered office at DSC-319, DLF South Court, Saket, New Delhi 110017, through its authorized signatory **Sh. Anil Kumar Jain S/o Shri Surendra Kumar Jain R/o 201/51, Krishna Lane, Maujpur, Delhi**, duly authorized by the

Great Value Projects India Ltd.

Anil Kumar Jain
Authorized Signatory





Graphic Value Project Page 1

Board of Directors of the Company vide Resolution dated 07th July 2015, hereinafter called the **Lessee** which expression shall unless to the context does not so admit include its successor assign on the other part.

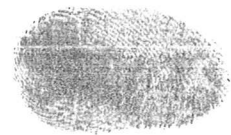
Whereas an additional area of **8255.65Sq.Mtrs.** adjacent to the original area of Plot No. GH-02, sector 107, has been allotted @ **Rs. 50910/- Per Sq.Mtr. on 25/02/2014.** The total premium of the additional land area is **Rs. 42,02,95,141.50 (Rupees Forty Two Crores Two Lacs Ninty Five Thousand One Hundred Forty one and Fifty Paise Only)** out of which 10% i.e. **Rs. 4,20,29,514.15 (Rupees Four Crores Twenty Lacs Twenty Nine Thousand Five Hundred Forteen and Fifteen Paise Only)** has been paid by the Lessee to the Lessor (the receipt of which the Lessor acknowledges). There shall be a moratorium period of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall



Great Value Projects India Ltd.

Armit Kumar Jain

Authorised Signatory



पट्टा विलेख (90 वर्ष)
420,295,141.50 512,228,000.00 10,000.00 80 10,080.00 4,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मै0 GreatValue Projects India Ltd द्वारा अनिल कुमार जैन
पुत्र श्री सुरेन्द्र कुमार जैन
व्यवसाय नौकरी

Anil Kumar Jain



निवासी स्थायी ऑफिस डी एस सी-319 डी एल एफ, साऊथ कोर्ट, साकेत नई दिल्ली
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 16/7/2015 समय 3:46PM
वजे निबन्धन हेतु पेश किया।

विजेन्द्र कुमार
गि0 लि0 नोएडा-1

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0 के0/गर्म (प्रभारी)
उप निबन्धक (प्रथम)

नोएडा

16/7/2015

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

पट्टा गृहीता

श्री उमा शंकर
प्रतिनिधि नोएडा विकास प्रा0 द्वारा दीप चन्द
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



श्री मै0 GreatValue Projects India Ltd द्वारा
अनिल कुमार जैन
पुत्र श्री सुरेन्द्र कुमार जैन
पेशा नौकरी
निवासी ऑफिस डी एस सी-319 डी एल एफ, साऊथ
कोर्ट, साकेत नई दिल्ली



be payable in equal half yearly installments. After the expiry of the moratorium period, the balance premium i.e. Rs.37,82,65,627.00

(Rupees Thirty Seven Crores Eighty Two Lacs Sixty Five Thousand Six Hundred Twenty Seven Only) of the additional land along with interest will be paid in the next 8 years in the following manner:-

Due On	Instal No.	Installment	Interest	Total
24-Aug-14	MORATM		2,08,04,609.50	2,08,04,609.50
24-Feb-15	MORATM		2,08,04,609.50	2,08,04,609.50
24-Aug-15	MORATM		2,08,04,609.50	2,08,04,609.50
24-Feb-16	MORATM		2,08,04,609.50	2,08,04,609.50
24-Aug-16	1	2,36,41,601.71	2,08,04,609.50	4,44,46,211.21
24-Feb-17	2	2,36,41,601.71	1,95,04,321.41	4,31,45,923.12
24-Aug-17	3	2,36,41,601.71	1,82,04,033.32	4,18,45,635.03
24-Feb-18	4	2,36,41,601.71	1,69,03,745.22	4,05,45,346.93
24-Aug-18	5	2,36,41,601.71	1,56,03,457.13	3,92,45,058.84
24-Feb-19	6	2,36,41,601.71	1,43,03,169.03	3,79,44,770.74
24-Aug-19	7	2,36,41,601.71	1,30,02,880.94	3,66,44,482.65
24-Feb-20	8	2,36,41,601.71	1,17,02,592.85	3,53,44,194.56
24-Aug-20	9	2,36,41,601.71	1,04,02,304.75	3,40,43,906.46
24-Feb-21	10	2,36,41,601.71	91,02,016.66	3,27,43,618.37
24-Aug-21	11	2,36,41,601.71	78,01,728.56	3,14,43,330.27
24-Feb-22	12	2,36,41,601.71	65,01,440.47	3,01,43,042.18
24-Aug-22	13	2,36,41,601.71	52,01,152.38	2,88,42,754.09
24-Feb-23	14	2,36,41,601.71	39,00,864.28	2,75,42,465.99
24-Aug-23	15	2,36,41,601.71	26,00,576.19	2,62,42,177.90
24-Feb-24	16	2,36,41,601.71	13,00,288.09	2,49,41,889.80

Great Value Projects India Ltd.

Anurag Kumar Jain

Authorised Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री नीरज अग्रवाल

पुत्र श्री वी पी अग्रवाल

पेशा नौकरी

निवासी 38 आम्रपाली अपार्ट0 56 आई पी एक्स0 दिल्ली

व श्री दिनेश कुमार

पुत्र श्री मुरारी लाल

पेशा नौकरी

निवासी चैम्बर न0 67 एस आर कम्पाऊन्ड नोएडा

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजेन्द्र कुमार
नि0 लि0 नोएडा-1

के0 के0 गर्म (प्रभारी)
उप निबन्धक (प्रथम)
नोएडा

16/7/2015



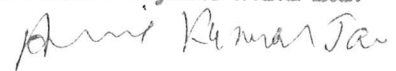
The Lessee has paid Rs. 42,02,951/- (Rupees Forty Two Lacs Two Thousand Nine Hundred Fifty One Only) as Lease rent being 1% of the additional land premium for the first year of lease period.

The Lessee has paid Rs. 4,57,00,000/- (Rupees Four Crores Fifty Seven Lacs Only) as interest accrued upto date till 31st July 2015 on the additional land premium.

Now this Lease Deed for additional land witnesseth as under

1. The Lease Deed in respect of the remaining area of Group Housing Plot No. GH-02, Sector 107, NOIDA admeasuring 72957.60 Sq.Mtrs., has already been registered between New Okhla Industrial Development Authority (NOIDA) and M/s GreatValue Projects India Ltd. on dated 12/07/2010 In the office of the Sub-Registrar, Noida, Distt. Gautam Budh Nagar, vide

Great Value Projects India Ltd.



Authorised Signatory





पट्टा दाता

Registration No.: 3714

Year : 2,015

Book No. : 1

0101 उमा शेकर प्रतिनिधि नोएडा विकास प्रा0 द्वारा दीप चन्द

सैक्टर 6 नोएडा

नौकरी



btJ sibil atceq019 anleV l2910

Authorised Signatory

Document No. 2841, dated 12/07/2010, Book No. 1, Volume No.
1883, Pages 125 to 166.

2. The additional area of 8255.65Sq.Mtrs. as mentioned in this Lease Deed is in addition to the area mentioned in the Lease Deed dated 12/07/2010
3. The Lessor confirms that neither an offer of possession nor the possession of the additional land of 8255.65Sq.Mtrs. has been given to the Lessee up to 16th July 2015 i.e. the date of execution of this Lease Deed.
4. All the other terms and conditions of the Lease Deed dated 12/07/2010 shall remain unchanged and be adhered to by the lessee.



Great Value Projects India Ltd.

Armit Kumar Jain

Authorised Signatory



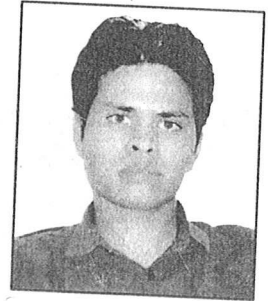
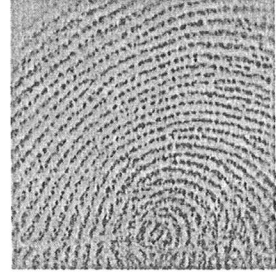
पट्टा गृहीता

Registration No. : 3714

Year : 2,015

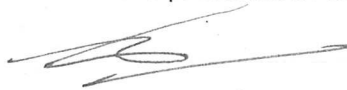
Book No. : 1

0201 मै0 GreatValue Projects India Ltd द्वारा अनिल कुमार र
सुरेन्द्र कुमार जैन *Anil Kumar Jain*
ऑफिस डी एस सी-319 डी एल एफ, साऊथ कोर्ट, साकेत नई दित
नौकरी



In witness whereof all the parties put their hands on the day and year
as mentioned above in the presence of the following witnesses.

LESSOR



For- New Okhla Industrial Development Authority



LESSEE

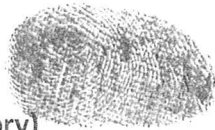
For- M/s GreatValue Projects India Ltd.

Great Value Projects India Ltd.



Authorised Signatory

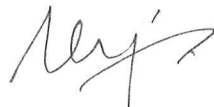
(Anil Kumar Jain)



(Authorised Signatory)

Witness

1.



NEERAJ AGARWAL

S/O SHRI V.P. AGARWAL

R/O 38 AMARPALI APTS.

S6 I.P. EXTN.

DELHI - 92

2.



DINESH KUMAR

S/O MURARI LAL

CH. 67, Sub Registrar

Off. - Comp. Sector-33, Noida

आज दिनांक 16/07/2015 को

वही सं. 1 जिल्द सं. 4734

पृष्ठ सं. 337 से 350 पर क्रमांक 3714

रजिस्ट्रीकृत किया गया ।

राज्य सरकार के अधीन

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रजिस्ट्रीकरण अधिकारी

के० के० मर्ग (प्रभारी)

उप निबन्धक (प्रथम)

नोएडा

16/7/2015

