



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

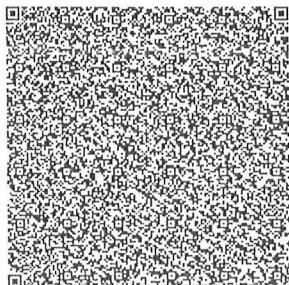
: GREATVALUE PROJECTS INDIA LTD

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 Jain

Authorised Signatory

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 user of the certificate.
3. In case of any discrepancy please inform the Government Authority.

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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

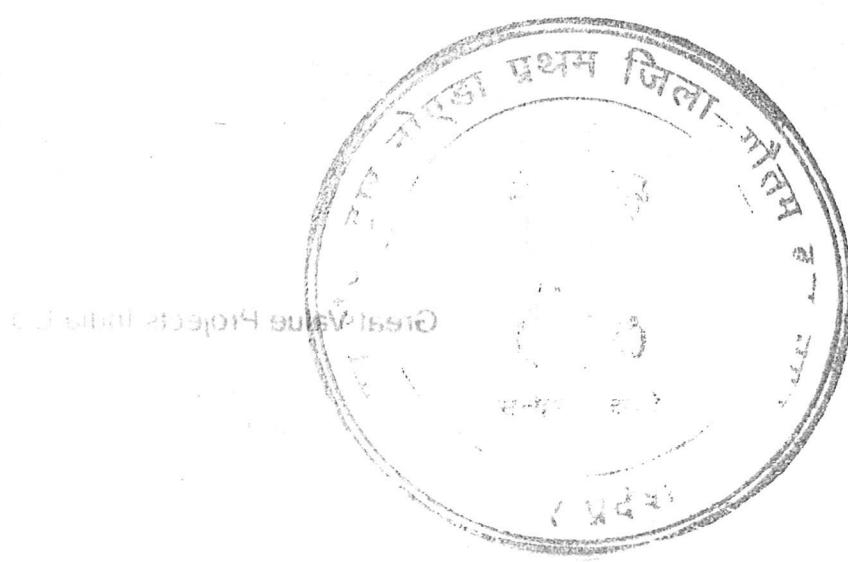
Great Value Projects India Ltd.

Anil Kumar Jain

Authorised Signatory

A handwritten signature in black ink, appearing to read "Anil Kumar Jain".





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 **8255.65 Sq.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.

 **Ashish Kumar Jain**

Authorised Signatory



पट्टा विलेख		(90 वर्ष)		
420,295,141.50	512,228,000.00	10,000.00	80	10,080.00
प्रतिफल	मालियत	ओसत वार्षिक किराया	फीस गिरिर्दी	नकल व प्रति शुल्क
श्री	मै0 GreatValue Projects India Ltd	द्वारा अनिल कुमार जैन	योग	शब्द लगभग

पुत्र श्री शुरेन्द्र कुमार जैन *Anil Kumar Jain*
व्यवसाय नौकरी

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।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

15/15/2015
के0 के0 गर्म (प्रभारी)
उप निबन्धक (प्रथम)

नोएडा

16/7/2015

निष्पादन लेखपत्र वाद सुनने व ममझने मजमून व प्राप्त धनगणि रु प्रलेखानयार उक्त
पट्टा दाता

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



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



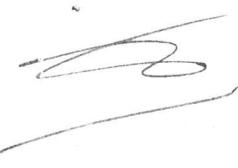
प्राप्ति का निवारण करने का लिए निवारण का लिए
प्राप्ति का निवारण करने का लिए निवारण का लिए



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.


Anant Kumar Jain

Authorised Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री नीरज अग्रवाल

पुत्र श्री वी पी अरगवाल

पेशा नौकरी

निवासी 38 आम्पाली 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 अंगृहे नियमानुसार लिये गये हैं।

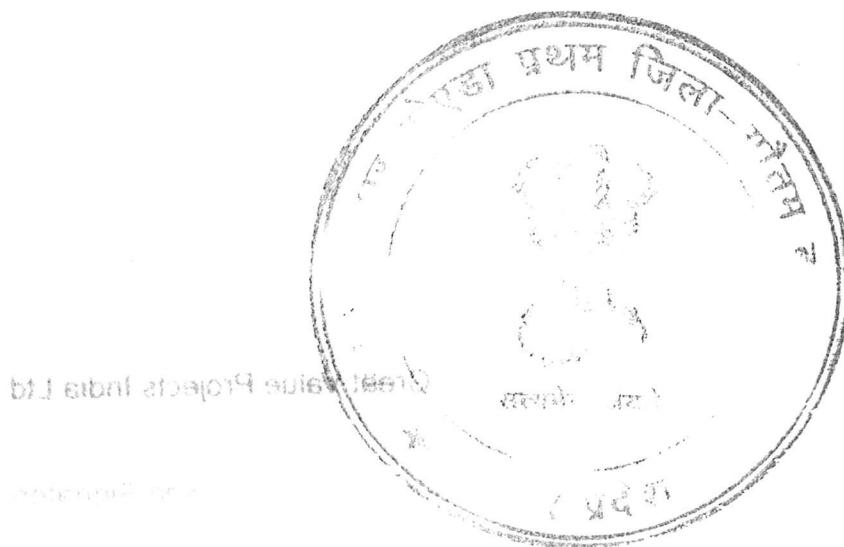


विजेन्द्र कुमार
निरोगी नोएडा-1

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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.


Anurit Ranjan Jain

Authorised Signatory



पट्टा दाता

Registration No.: 3714

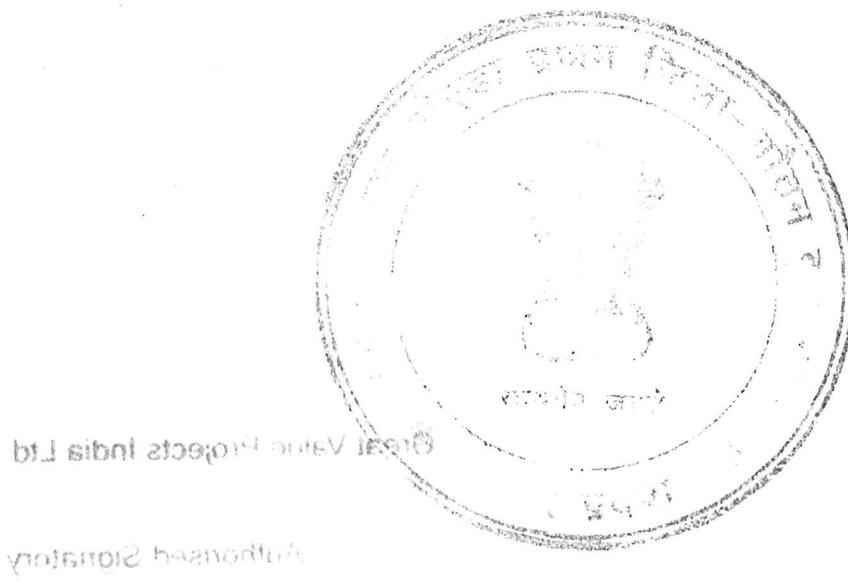
Year : 2,015

Book No. : 1

0101  उमा शुकर प्रतिनिधि नोएडा विकास प्रा० द्वारा दीप चन्द

सैक्टर 6 नोएडा

नौकरी



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.


Anil Kumar Jain

Authorised Signatory



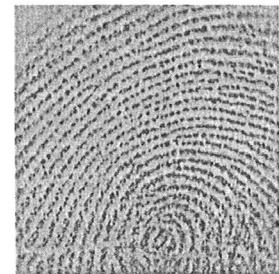
पट्टा गृहीता

Registration No. : 3714

Year : 2,015

Book No. : 1

0201 मै0 GreatValue Projects India Ltd द्वारा अनिल कुमार ९
सुरेन्द्र कुमार जैन *Anil Kumar Jain*
ऑफिस डी एस सी-319 डी एल एफ, साऊथ कोर्ट, साकेत नई दिल
नौकरी



पट्टा दिनांक : २०१५

प्राप्ति क्रमांक : १

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)

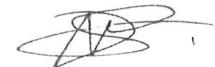
Witness

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. - 1200, Sector-33, Noida

आज दिनांक 16/07/2015 को
वर्गी सं. 1 जिल्द सं. 4734
पृष्ठ सं. 337 से 350 पर क्रमांक 3714

रजिस्ट्रीकृत किया गया।

प्राप्ति संकाय का अधिकारी का दस्तावेज़

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0 के0 सार्ग (प्रभारी)

उप निबन्धक (प्रथम)

नोएडा

16/7/2015

