



उत्तर प्रदेश UTTAR PRADESH

65AC 381578

कार्यालय
उप निबंधक, गौतमबुद्धनगर
जनपद-गौतमबुद्धनगर (उ०प्र०)

नकल संख्या:- 7022/2015
नकल जारी करने की तिथि:-
विलेख पर अदा स्टाम्प:- 1887350

विलेख की सत्यापित छायाप्रति इस
प्रत्य-पत्र के साथ संलग्न है।



क्रम संख्या.....
 स्टाम्प क्रय करने का कार्यालय.....
 स्टाम्प क्रय करने का कार्यालय.....
 स्टाम्प क्रय करने का कार्यालय.....
 मोहित नारायण शर्मा स्टाम्प विक्रेता
 लाहौर नगर उपायुक्त कार्यालय 29-10-20
 लाहौर की नगर निगम की अदालत 29-10-20
 भावकत विक्रय करने का कार्यालय निगम कार्यालय
 मोहित

26-10-15

साभरुत शिपाही ए/सठ के शिपाही

मि. वई गिफ्टी





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

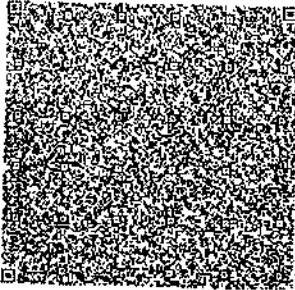
CERTIFICATE LOCKED



Certificate No. : IN-UP01095627887874N
 Certificate Issued Date : 22 May 2015 12:25 PM
 Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101317973721036N
 Purchased by : A R LANDCRAFT PVT LTD
 Description of Document : Article 35 Lease
 Property Description : PLOT NO-REP-01, SECTOR-27, GREATER NOIDA, G.B.NAGAR, U.P.
 Consideration Price (Rs.) : 34,00,54,200
 (Thirty Four Crore Fifty Four Thousand Two Hundred only)
 First Party : G N I D A
 Second Party : A R LANDCRAFT PVT LTD
 Stamp Duty Paid By : A R LANDCRAFT PVT LTD
 Stamp Duty Amount(Rs.) : 1,88,73,500
 (One Crore Eighty Eight Lakh Seventy Three Thousand Five Hundred only)

For AR LANDCRAFT PVT LTD

Director



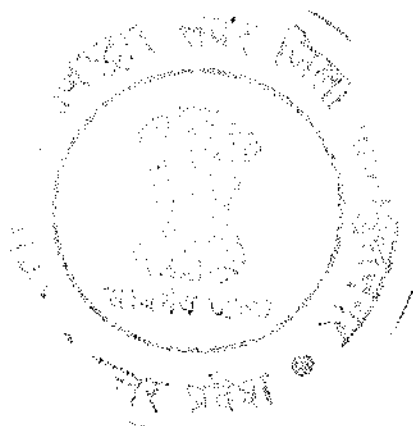
Please write or type below this line

Signature

0000042954

Statutory Alert:

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.





SHARMA
B.Com., LL.B., Advocate
Sub Registrar Campus
Greater Noida



MUKESH KUMAR
B.Com., LL.B., Advocate
Sub Registrar Campus
Greater Noida



MUKESH KUMAR
B.Com., LL.B., Advocate
Sub Registrar Campus
Greater Noida

SUPPLEMENTARY LEASE DEED

Stamp Duty Rs. 1,88,73,500/-

THIS DEED made on this 27th Day of May 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 AR LANDCRAFT PVT. LTD., A-66, SECTOR-63, NOIDA, DISTT. G.B. NAGAR, U.P., THROUGH DIRECTOR MR. MUKESH KHURANA S/O MR. R.P. KHURANA R/O B-7/EXTN.-100, S.J. ENCLAVE, DELHI-110029, Vide Board of Resolution letter dated-21-05-2015, of the Other Part (hereinafter called the "Lessee")


Lessor

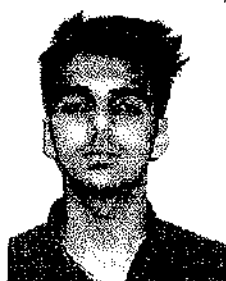
For AR LANDCRAFT PVT LTD


Lessee

Director

2000 100000

[Handwritten signature]




Through this Supplementary Lease Deed the parties hereto agree to modify original Lease Deed dated-12-11-2014 Registered in the Office of Sub-Registrar Office, Greater Noida, Gautam Budh Nagar on Bahi No.-1, Jild No.-1, 116 Pages-50, Document No.-34217, executing and registering the Recreational Entertainment Park Plot No.-REP-1, Sector-27, Greater Noida by adding the remaining area of 41982 Sq.Mtr.

That the GNIDA has Allotted Recreational Entertainment Park Plot admeasure area of 404700@Rs. 8100/- Per Sq.Mtrs to M/s AR Landcraft Pvt. Ltd., vide ~~Letter No. Prop./Commercial/2014/2911~~, Dated 17-07-2014, out of which the above said plot- Lease Deed was executed for 361593 Sq.Mtr. as the title of the remaining area of the said land was not clear at that time, as per direction of GNIDA.


Lessor

For AR LANDCRAFT PVT LTD


Director
Lessee

पूरक लेखपत्र

10,000.00

50

10,050.00

2,500

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री मै0ए0आर0लेण्डक्राफ्ट प्रा0लि0द्वारा मुकेश खुराना
पुत्र श्री आर पी खुराना

व्यवसाय

निवासी स्थायी बी-7/एक्स0-100 एस जे इंकलेव दिल्ली-29
अस्थायी पता बी-7/एक्स0-100 एस जे इंकलेव दिल्ली-29

ने यह लेखपत्र इस कार्यालय में दिनांक 27/5/2015 समय 3:20PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ता

(तेज सिंह यादव)
उपनिबन्धक सदर

गौतमबुद्धनगर

27/5/2015

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

प्रथम पक्ष

द्वितीय पक्ष

श्री संजीव शर्मा
प्रतिनिधि ग्रे0नो0ओ0वि0प्रा0द्वारा स्नेहलता प्र0स0
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



श्री मै0ए0आर0लेण्डक्राफ्ट प्रा0लि0द्वारा मुकेश
खुराना
पुत्र श्री आर पी खुराना
पेशा
निवासी बी-7/एक्स0-100 एस जे इंकलेव दिल्ली-29

ने निष्पादन स्वीकार किया

जिनकी पहचान श्री रुद्र खुराना

पुत्र श्री मुकेश खुराना

पेशा

निवासी बी-7/एक्स0-100 एस जे इंकलेव दिल्ली-29

व श्री मनोज शर्मा

पुत्र श्री ए एन शर्मा

पेशा

निवासी एच-168/4 गामा-02 ग्रेटर नोएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ता

(तेज सिंह यादव)
उपनिबन्धक सदर

गौतमबुद्धनगर

27/5/2015

And now GNIDA issued an offering Letter to the Lessee about the cleared title Land Area of 41982 Sq.Mtr., vide offering Letter No.-Greno/Commercial/2015/2466, Dated 15-05-2015, (Annexure-'A') along with this letter GNIDA issued a fresh Revised Lease Plan Area of 403575 Sq.Mtr. to M/s AR Landcraft Pvt. Ltd & also directed to execute a Supplementary Lease Deed area of Offered Cleared Title Land of 41982 Sq.Mtr., So now the Lessor & Lessee is executing this Supplementary Lease Deed of area of the 41982 Sq.Mtr. & Stamp Duty is paying herewith as per allotment rate @8100/- Per Sq.Mtr. along with Lease rent and the Premium Amount Rs. 34,00,54,200/- (Rs. Thirty Four Crores Fifty Four 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 issue of the said Area 41982 Sq.Mtr. till date to the Lessee.


Lessor

For AR LANDCRAFT PVT LTD

Director
Lessee

प्रथम पक्ष

Registration No.: 11418

Year : 2,015

Book No. : 1

0101 संजीव शर्मा प्रतिनिधि मे०नो०ओ०वि०प्रा०द्वारा स्नेहलता प्र०स

नौकरी



1980-1981

12-00000 * 50 * 768 70910

REFERENCES

7500



This Supplementary Lease Deed is hereby executed for the remaining cleared Area
41982 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.


Lessor

For AR LANDCRAFT PVT LTD


Lessee

Director

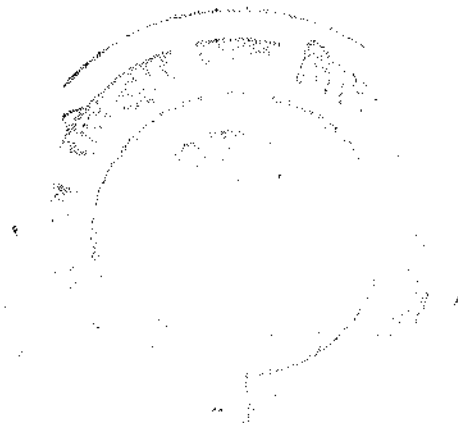
द्वितीय पक्ष

Registration No. : 11418

Year : 2,015

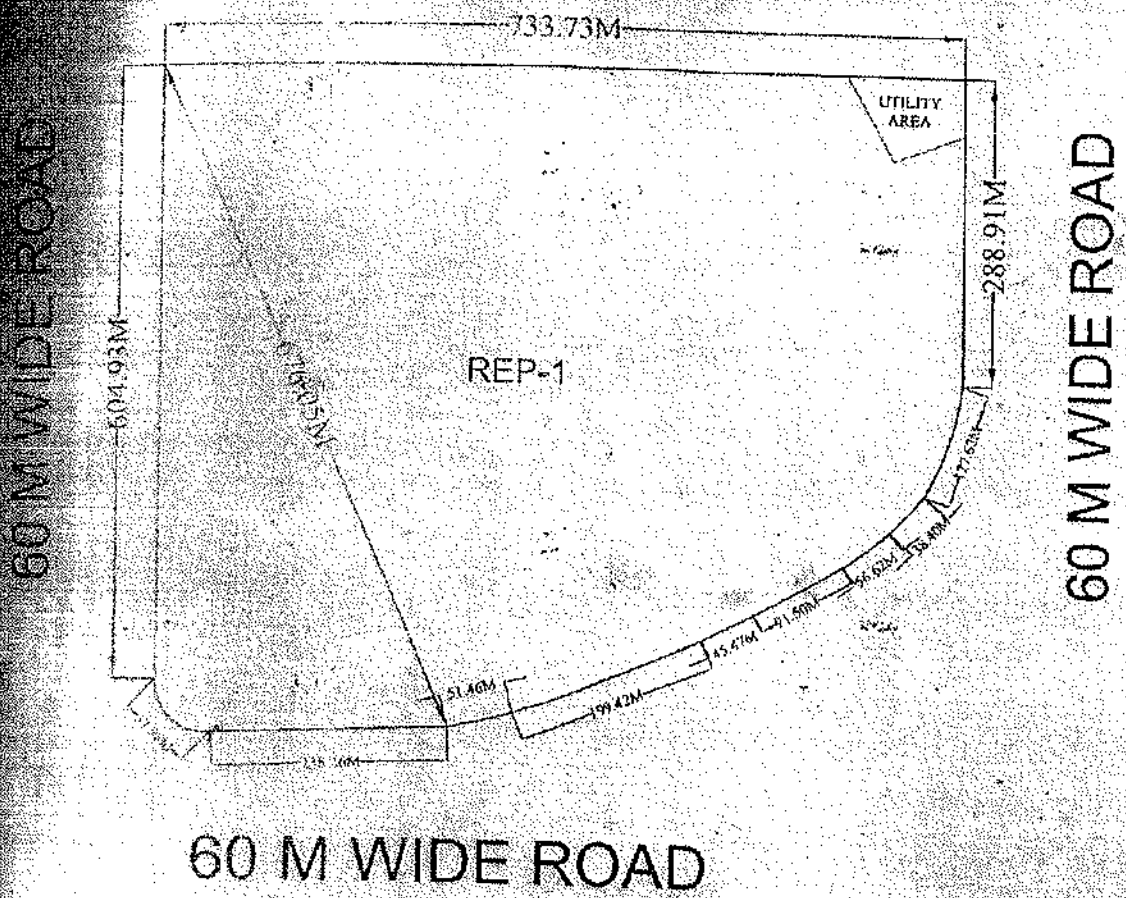
Book No. : 1

0201 मै0ए0आर0लेण्डक्राफ्ट प्रा0लि0द्वारा मुकेश खुराना
आर पी खुराना
बी-7/एक्स0-100 एस जे इंकलेव दिल्ली-29



6/13

PLOT NO. :- REP-2

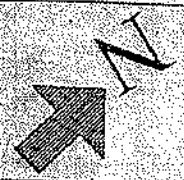


60 M WIDE ROAD

AT AREA = 409670.00 SQM
UNDER UTILITY = 6095.00 SQM
AREA = 403575.00 SQM

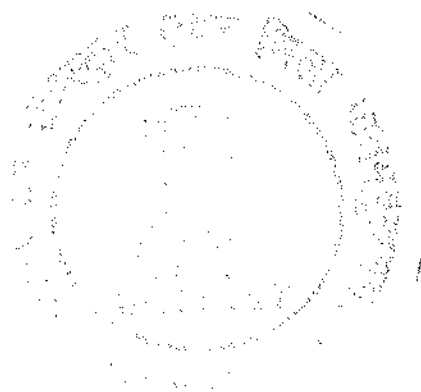
For AR LANDCRAFT PVT LTD
SIGN

POSSESSION TAKEN OVER
Director
POSSESSION HANDED OVER



LEASE PLAN FOR PLOT NO. REP-1 GATE NO. 27 GATE NOIDA	PROJ. DEPTT.	ASST. MANAGER	MANAGER	SR. MANAGER
	LAND DEPTT.	LEKHPAL	N. TEHSILDAR	TEHSILDAR
	LAW DEPTT.			MANAGER
	PLNG. DEPTT.		SR. DRAFTMAN	SR. EXECUTIVE/MGR

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY





BOARD RESOLUTION

CERTIFIED TRUE COPY OF AN EXTRACT FROM THE MINUTES OF THE MEETING, OF THE BOARD OF DIRECTORS OF AR LANDCRAFT PRIVATE LIMITED DULY CONVENED AT ITS REGISTERED OFFICE OF THE COMPANY AT A-66, SECTOR-63, NOIDA-201301 ON 21ST DAY OF MAY, 2015.

"Resolved that with the consent of Board of Directors, Mr. Mukesh Khurana, Director of the Company be and is hereby authorized to execute and sign the supplementary lease deed for the remaining 41,982 square meter area making the total clear area of 4,03,575 square meter for the Recreational Entertainment Park at Sector-27, Greater Noida and to comply with all the formalities for and incidental thereto".

Resolved further that the Company do accept the terms and conditions as contained in the lease deed and Company will ratify the lease deed executed by Mr. Mukesh Khurana."

//Certifies True Copy//
By the order of Board

[Signature]
213
Rahul Gupta
(Director)



AR Landcraft Pvt. Ltd.
CIN : U70102UP2014PTC085856
Regd. & Admin Office : A-66, Sec-63, Noida-201 301 (U.P)
Tel.: 0120-4769991 | E-mail : arl@rudrabuildwell.com



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

Witness 

Rudra Khurana S/o Sh. Mukesh Khurana
R/o B-7/100, Safdarjung Enclave, Delhi


Lessor

Witness 

Manoj Sharma S/o Sh. A.N. Sharma
R/o H-168/4, Gamma-2, Greater Noida

Lessee

For AR LANDCRAFT PVT. LTD.


Director

DRAFTED BY MUKESH KUMAR SHARMA, ADVOCATE, DISTT-G.B.NAGAR

MUKESH KUMAR SHARMA
B.Com. LL.B. Advocate
Sub Registrar Campus
Greater Noida


Lessor

For AR LANDCRAFT PVT LTD


Lessee

Director



आज दिनांक 27/05/2015 को
वही सं. 1 जिल्द सं. 18167
पृष्ठ सं. 43 से 58 पर क्रमांक 11418
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
27/5/2015

तैयारकर्ता सत्यापित
मिलानकर्ता उपनिबन्धक
गौतमबुद्धनगर

पृष्ठ 1 से 8 तक
4