

11232



उत्तर प्रदेश UTTAR PRADESH

E 664756

M/S 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 copy of which is annexed here with.

Officer in-charge  
Treasury-Ghaziabad  
31/03/08

*[Signature]*  
For ROSEBERRY DEVELOPERS PVT LTD

For Roseberry Developers Private Limited

*[Signature]*  
Authorised Signatory

*[Signature]*  
विकास कार्यालय (एच०)  
राजिवाजीपथ विकास कार्यालय  
राजिवाजीपथ

212  
 3/03/08  
 2  
 3  
 3/12/08

रोजबेरी डेवेलपर्स प्राइवेट लिमिटेड

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

श्री/श्रीमती श्री राजेश्वरी कल शा हि प्रतिनिधि अशोक जैन  
 पुत्र/पत्नी श्री एन एल जैन  
 पेशा नौकरी  
 निवासी श्री 32 लक्ष्मी नगर दिल्ली फोन नं- AADCR 8184 L  
 आध्यात्मिक सेवा  
 नं यह लेखना इन कार्यालय दिनांक 30/4/2008 समय 3:20PM  
 वजे निश्चय को पेश किया।

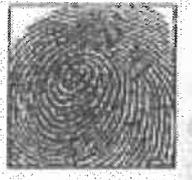


राजेश्वरी सिंह  
 उप निबंधक (चतुर्थ)  
 गाजियाबाद  
 30/4/2008

निष्पादन लेखपत्र वाद मसन व मसलने मतापुन व प्राप्ता धनगर्हित न पनेमानुसार अस्त  
 परदा बादा  
 श्री/श्रीमती वेद लक्ष्मी हि प्रतिनिधि  
 प्रतिनिधि श्री हीरा लाल श्री एस डी  
 पुत्र/पत्नी श्री  
 पेशा नौकरी



परदा मूलेता  
 श्री/श्रीमती श्री राजेश्वरी कल शा हि प्रतिनिधि अशोक जैन  
 पुत्र/पत्नी श्री एन एल जैन  
 पेशा नौकरी  
 निवासी श्री 32 लक्ष्मी नगर दिल्ली फोन नं AADCR 8184 L



FOR ROSEBERRY DEVELOPERS PVT. LTD.

Authorized Signatory



For Roseberry Developers Private Limited

11232

Authorised Signatory

कोबागार प्रपत्र-209 (1)

वित्तीय नियम संग्रह खण्ड-5, भाग-2

प्रपत्र संख्या-43 ए (1)

(प्रपत्र 417 एवं 478 के अधीन)

धनराशि जमा करने का चालान फॉर्म

- उपकोषागार/बैंक का नाम व शाखा  
जिस व्यक्ति (यदि आवश्यक हो) या संस्था के नाम से धनराशि जमा की जा रही है उसका नाम  
पता  
.....S.B.I. Raj Nagar, Ghaziabad  
..... Chief. Treasury officer Ghaziabad  
..... Far  
..... Roseberry Developers Pvt Ltd  
..... C-36, Patel Nagar, D.D. G.B.
- पंजीकरण संख्या/पक्ष का नाम व चाद संख्या (यदि आवश्यक हो)  
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।)  
चालान की सकल राशि  
चालान की निवल राशि  
लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की मुहर:  
लेखा-शीर्षक का 13 डिजिट कोड

Purchase of stamp certificate  
DD NO 257907 Date 31/03/08 amount 8427200-

CANCELLED

मुख्य लेखा-शीर्षक	उप-मुख्य-शीर्षक	वर्ष-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 मुहर करने वाले विभागीय अधिकारी के हस्ताक्षर मुहर सहित

जमाकर्ता का नाम व हस्ताक्षर

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या

REIS

For ROSEBERRY DEVELOPERS PVT. LTD.

अंकों में रु०

शब्दों में रु०


CASH RECEIPT AUTHORIZED SIGNATORY

C.T.O. G.B. 31/03/08

वित्तीय कार्याधिकारी (एच.ए.)  
व्यक्तिगत/प्राधिकृत प्राधिकारी  
व्यक्तिगत

राष्ट्रीय स्टैम्प कोड (07873)  
प्रमाणित, जारी किया  
31 MAR 2008  
प्रमाणित के हस्ताक्षर उपकोषागार/  
NUMBER ID: 260220 (S.B.I.)  
CHITRA  
बैंक की मुहर सहित



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-1<sup>st</sup>, 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

For Roseberry Developers Private Limited

Authorised Signatory



Handwritten signature and stamp in Hindi:  
विशेष कार्यवाहीकारी (दफ्तर)  
वाणिज्यिक विकास निगम रायिबहादुर  
रायिबहादुर  
For ROSEBERRY DEVELOPERS PVT. LTD.  
Authorised Signatory



ने निष्पादन स्वीकार किया।

सिगकी पहचान को भरेन्द्र सेगवाल

पुत्र श्री बी पी सेगवाल

पेशा नोकरी

निवासी एस आर ए 37 सी शिवा द्वन्द्वपुरम

य श्री रवेन्द्र पाल सिंह

पुत्र श्री महेन्द्र सिंह

पेशा नोकरी

निवासी जी 261 गोविन्द पुरम

ने की।

पत्रबद्धा मद्र साक्षियों के निधान अंगूठे नियमानुसार लिये गये हैं।



राजेन्द्र सिंह  
उप निबंधक (चतुर्थ)  
गाजियाबाद  
20/4/2008

Shree  
For ROSEBERRY DEVELOPERS PVT LTD

Authorized Signatory

For Roseberry Developers 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 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 Laes 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, Indrapuram, 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

निवेश कार्यालयारी (गवर्नर)  
परिषदाबाब विकास' हाणिगएव  
बाणिदाबाब

ROSEBERRY DEVELOPERS PVT. LTD.  
Shirafur

For Roseberry Developers Private Limited

Authorized Signatory

पट्टा संख्या

Registration No. 11232

Year: 2008

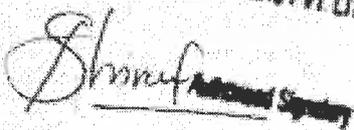
Block No. 1

0101 मेट्रॉ लिफ्ट प्रविनिधि हीरा लाल अं एस् डी

  
जी.डी.ए.  
नं. 101



For ROSEBERRY DEVELOPERS PVT LTD.

  
Shree Anand Singh



मेट्रॉ लिफ्ट प्रविनिधि हीरा लाल अं एस् डी

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

  
विशेष कार्यकारी (एच०)  
राजिवाजीय विकास प्राधिकरण  
राजिवाजीय

For ROSEBERRY DEVELOPERS PVT. LTD.  
  
Authorized Signatory

  
Authorized Signatory

पट्टा गृहीता

Registration No. 11232

Year: 2008

Book No. 1

G201 मै. रोजवैरी डबल प्रा लि प्रतिनिधी अशोक जैन  
एन एल जैन  
डी 32 व्यक्ती नगर दिल्ली पिन न. AADCR 8184 L  
नीकरी



*Ashok Jain*  
For ROSEBERRY DEVELOPERS PVT LTD



For Roseberry Developers Pvt Ltd

आपका अधिकारी

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 Sanyal*  
 Navender Sanyal  
 s/o. M. B. Sanyal  
 s/o. A. Sanyal  
 s/o. A. Sanyal, Indraprastha  
 Ghaziabad.



es No. 2 *Ravinderpal Singh*  
 Ravinderpal Singh  
 s/o. S. B. Mahender Singh  
 G-261, Govind Puram  
 Ghaziabad

Ghaziabad Development Authority

*[Signature]*  
 (LESSOR)

मिस्टर काव्यनिर्वाही (पुस्तक)  
 गणितशास्त्र विभाग, दिल्ली विश्वविद्यालय  
 नवी दिल्ली

For Roseberry Developers Pvt. Ltd.

(LESSEE)

For Roseberry Developers Private Limited

*[Signature]*  
 Authorised Signatory

FOR ROSEBERRY DEVELOPERS PVT. LTD.  
*[Signature]*  
 Authorised Signatory

आज दिनांक 30/04/2008 को

वही सं 1 जिल्द सं 10236

पृष्ठ सं 391 से 404 पर क्रमांक 11232

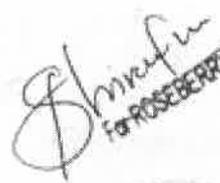
रजिस्ट्रीकृत किया गया ।

  
राजेन्द्र सिंह

उप निबंधक (चतुर्थ)

गाजियाबाद

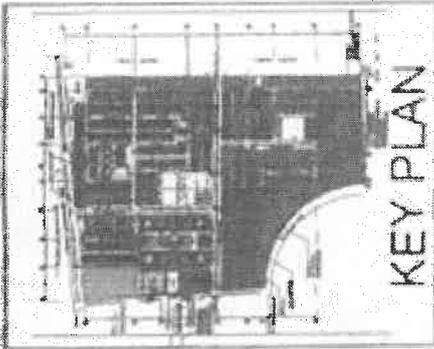
30/4/2008

  
For ROSEBERRY DEVELOPERS PVT. LTD.  
Authorized Signatory



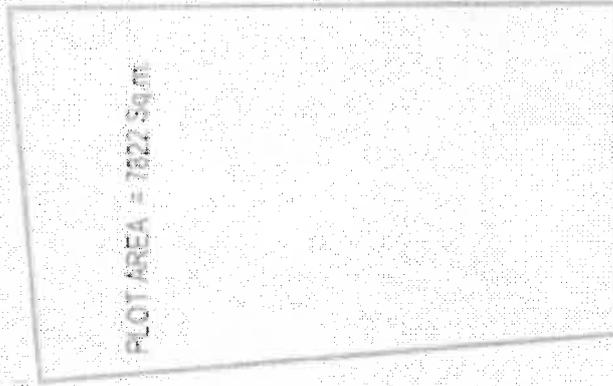
For Roseberry Developers Private Limited

Authorized Signatory



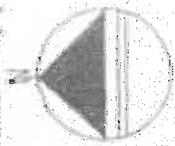
NAME :- P/S ROSEBERRY  
 DEVELOPERS AH. UD  
 Plot No: - 2 of 2  
 Road.

120'-0" WIDE INDARABURAM



Road.  
 PLAN OF SITE - 2  
 (SMALL PLOT)

SHIPRA SUNCITY PHASE - 2



Plan

विश्व कर्मिकारी (पुनः)  
 कर्मिकारी कर्मिकारी  
 कर्मिकारी

80' wide Road.

For ROSEBERRY DEVELOPERS PVT LTD

*Shipra*

For Roseberry Developers Private Limited

*Shipra*

Authorized Signatory

Page

6.000 2019/2020 (10-11-2019)

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१२

FOR ROSEBERRY DEVELOPERS PVT. LTD.

*Shree*  
Authorized Signatory

