

T-6334/12



उत्तर प्रदेश UTTAR PR

16AA 137956



02

Stamp Duty Paid in Cash Certificate in favour of *M/s Greenbay Infrastructure P.Ltd*  
*RZ-D-5, Mahavir Enclave, New Delhi*  
 In Pursuance of the order of the Collector  
 No. *16AA* Dated *03/03/12* Passed under  
 section 10-A of the Stamp Act. It is certified that  
 an amount of Rs. *10,65,89,049.00* Ten Crore Sixty Five Lakh Eighty  
 (in words Rs. *Nine Thousand forty nine only*)  
 has been Paid in Cash as stamp Duty in Respect  
 of this instrument in the State Bank of India/  
 Treasury/Sub-Treasury of *No 16AA*  
 by Challan No. *No 7000* Dated *03/03/12*  
 a Copy of Which is annexed herewith.

09/3/2012

*[Signature]*  
 Officer-in-Charge  
 Treasury  
 Gautam Budh Nagar  
 09/03/12



GREEN BAY INFRASTRUCTURE PRIVATE LIMITED

*[Signature]*  
 AUTHORIZED SIGNATORY

नं. 253 रु. में शामिल  
किया गया।  
- 5 MAR 2012  
रोकड़िया  
★ कोषागार/गौतम बुद्ध नगर ★

M/s Green Bay Infrastructure

Pr Ltd

R-2, D-5 Mahavir N, Delhi  
Enclave

GREEN BAY INFRASTRUCTURE PRIVATE LIMITED

AUTHORIZED SIGNATORY





## LEASE DEED

This lease deed is made on this 27<sup>th</sup> day of March 2012, between the **Yamuna Expressway Industrial Development Authority**, an Authority constituted under the provisions of the U.P. Industrial Area Development Act, 1976 and having its Office at A-1, First Floor Commercial Complex, Sector-Beta-II, Greater Noida, Distt Gautam Budhnagar, Uttar Pradesh (**hereinafter referred to as "Lessor"** which expression shall, unless repugnant to the context mean and include its successors)

And

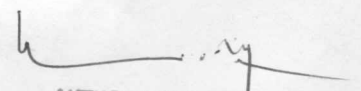
**M/s Greenbay Infrastructure Pvt. Ltd., Special Purpose Company (SPC)** of **M/s. Orris Infrastructure Pvt. Ltd., M/s. Haldiram Manufacturing Co. Pvt. Ltd., M/s. Silverglades Holding Pvt. Ltd. and M/s. Lusture Infrastructure Pvt. Ltd.**, a company incorporated under the Indian Companies Act 1956, having their **Registered Office : RZ-D-5, Mahavir Enclave, New Delhi – 110045**, through its **Authorized Signatory Mr. Man Mohan Vij S/o Shri Krishan Lal Vij R/o C-318, Sushant Lok I, Gurgaon** duly authorized by the **Board of Directors vide resolution dated 14.02.2012 hereinafter called the Lessee**, which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns of the other part;

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and externally developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot of land, on the terms and conditions hereinafter appearing for the purpose of constructing residential, commercial and institutional buildings as



GREEN BAY INFRASTRUCTURE PRIVATE LIMITED

  
AUTHORISED SIGNATORY

2131,780,974.00 पट्टा विलेख (90 वर्ष ) 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
मै0 ग्रीनबे इन्फ्रा0 प्रा0लि0द्वारा मनमोहन विज  
पुत्र श्री कृष्ण लाल विज  
व्यवसाय व्यापार  
निवासी स्थायी आर जैड-डी-5 महावीर एन्कलेव नई दिल्ली-45  
अस्थायी पता आर जैड-डी-5 महावीर एन्कलेव नई दिल्ली-45  
ने यह लेखपत्र इस कार्यालय में दिनांक 28/3/2012 समय 11:33AM  
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर

गौतमबुद्धनगर  
28/3/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त  
पट्टा दाता पट्टा गृहीता

यमुना एक्सप्रेस-वे औ0वि0प्रा0द्वारा संदीप कुमार  
(प्र0स0)

पेशा नौकरी  
निवासी ग्रेटर नौएडा



मै0 ग्रीनबे इन्फ्रा0 प्रा0लि0द्वारा मनमोहन विज  
पुत्र श्री कृष्ण लाल विज,  
पेशा व्यापार  
निवासी आर जैड-डी-5 महावीर एन्कलेव नई  
दिल्ली-45



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री मुकेश कुमार शर्मा (अधिवक्ता)

पेशा वकालत

निवासी एच-168/4 गामा-2 ग्रेटर नौएडा

व श्री रणवीर  
पुत्र श्री चन्दर

पेशा  
निवासी एच-168/4 गामा-2 ग्रेटर नौएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर  
गौतमबुद्धनगर



fixed in the brochure / tender document of **YEA-RT-02** scheme according to building plan approved by the Lessor.

**I. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the premium of **Rs. 192,05,23,400/- (Rupees One Hundred Ninety Two Crore Five Lacs Twenty Three Thousand and Four Hundred only)** out of which **Rs. 57,61,57,020/- (Rs. Fifty Eight Crore Seventy Nine Lac Eighty One Thousand Seven Hundred and Seventy only)** has been paid by the Lessee, the receipt whereof the Lessor do hereby acknowledge and the balance amount to be paid as per payment plan below:-

Installment No.	Installment Date	Beginning Principal	Principal	Interest	Closing Balance	Installment
1	17-Aug-11	1,344,366,380.00	84,022,899.00	80,661,983.00	1,260,343,481.00	164,684,882.00
2	17-Feb-12	1,260,343,481.00	84,022,899.00	75,620,609.00	1,176,320,582.00	159,643,508.00
3	17-Aug-12	1,176,320,582.00	84,022,899.00	70,579,235.00	1,092,297,683.00	154,602,134.00
4	17-Feb-13	1,092,297,683.00	84,022,899.00	65,537,861.00	1,008,274,784.00	149,560,760.00
5	17-Aug-13	1,008,274,784.00	84,022,899.00	60,496,487.00	924,251,885.00	144,519,386.00
6	17-Feb-14	924,251,885.00	84,022,899.00	55,455,113.00	840,228,986.00	139,478,012.00
7	17-Aug-14	840,228,986.00	84,022,899.00	50,413,739.00	756,206,087.00	134,436,638.00
8	17-Feb-15	756,206,087.00	84,022,899.00	45,372,365.00	672,183,188.00	129,395,264.00
9	17-Aug-15	672,183,188.00	84,022,899.00	40,330,991.00	588,160,289.00	124,353,890.00
10	17-Feb-16	588,160,289.00	84,022,899.00	35,289,617.00	504,137,390.00	119,312,516.00
11	17-Aug-16	504,137,390.00	84,022,899.00	30,248,243.00	420,114,491.00	114,271,142.00
12	17-Feb-17	420,114,491.00	84,022,899.00	25,206,869.00	336,091,592.00	109,229,768.00
13	17-Aug-17	336,091,592.00	84,022,899.00	20,165,496.00	252,068,693.00	104,188,395.00
14	17-Feb-18	252,068,693.00	84,022,899.00	15,124,122.00	168,045,794.00	99,147,021.00
15	17-Aug-18	168,045,794.00	84,022,899.00	10,082,748.00	84,022,895.00	94,105,647.00
16	17-Feb-19	84,022,895.00	84,022,895.00	5,041,374.00	-	89,064,269.00
			<b>1,344,366,380.00</b>	<b>685,626,852.00</b>		<b>2,029,993,232.00</b>

Lessee has opted to pay annual lease rent (till start for execution of sub-lease deed) and accordingly paid one year lease rent in advance i.e. **Rs. 1,92,05,234/- (Rupees One Crore Ninety Two Lacs Five Thousands Two Hundred and Twenty Four Only)** at the rate of 1% of the total premium of the plot. In case of default he/they shall have to pay interest @ 14% p.a. compoundable six monthly.

The Lessor doth hereby demise and lease to the lessee, all that plot of land numbered as Plot No. TS-06, Sector- 22D, allotted under the Scheme Code LESSOR-

**GREEN BAY INFRASTRUCTURE PRIVATE LIMITED**



**AUTHORISED SIGNATORY**

पट्टा दाता

Registration No.: 6334

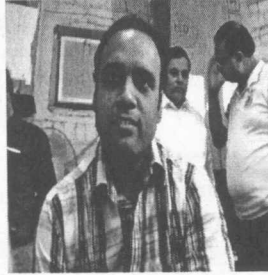
Year : 2,012

Book No. : 1

0101 यमुना एक्सप्रेस-वे औ0वि0प्रा0द्वारा संदीप कुमार (प्र0स0)

ग्रेटर नोएडा

नौकरी



RT-02 situated in Yamuna Expressway Industrial Development Area, District Gautam Budh Nagar, (UP) contained by admeasurements 408622 sq.mt. (As Per Lease Plan 408622 Sqm,) be the same, a little more or less, and bounded: -

ON THE NORTH BY  
ON THE SOUTH BY  
ON THE EAST BY  
ON THE WEST BY

AS PER LEASE PLAN ATTACHED

and which said plot is more clearly-delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the lessee for a term of 90 (Ninety) years commencing from - **27-03-2012** (the date of execution of the lease deed) except and always reserving to the Lessor on the terms and conditions mentioned below:-

#### A. NORMS OF DEVELOPMENT

The land use breakup for the demised premises shall be as follows:

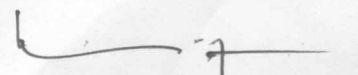
PERMISSIBLE LAND USAGE	
Institutional & Facilities	Minimum 05%
Roads, Parks & Open spaces	Minimum 35%
Commercial	05% Maximum
Residential(Plotted and Flatted)	55% Maximum

The maximum permissible FAR, Ground coverage on each permissible land use and other planning norms shall be as provided in the Building Byelaws of the YEA on the date of issue of reservation letter. The maximum permissible density shall be 1650 PPHa for the Residential area only.

NOTE: FAR & Density may further be purchased by the lessee as per norms of LESSOR.



GREEN BAY INFRASTRUCTURE PRIVATE LIMITED

  
AUTHORISED SIGNATORY

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Registration No. : 6334

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कृष्ण लाल विज  
आर जैड-डी-5 महावीर एन्कलेव नई दिल्ली-45  
व्यापार

