INDIA NON JUDICIAL

IN-UP88620712241779X

Government of Uttar Pradesh

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I 19907

ARVIND KUMAR
L. No. 4593
Acc Code
UP14006904
GR. NOIDA, G.B. NAGAR

PRAVEEN KUMAR
Advocate
Gautam Budh Nagar
Mob.- 9810449222

Certificate No.	:	IN-UP88620712241779X
Certificate Issued Date	:	11-Apr-2025 04:39 PM
Account Reference	:	NEWIMPACC (SV)/ up14006904/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP1400690473652957024518X
Purchased by	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Description of Document	:	Article 35 Lease
Property Description	:	PLOT NO-GH-12,SECTOR-01 GREATER NOIDA DISTT G B NAGAR
Consideration Price (Rs.)	:	
First Party	:	GNIDA
Second Party	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Paid By	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	16,26,06,000 (Sixteen Crore Twenty Six Lakh Six Thousand only)

E-STAMP
LOCKED

Please write or type below this line

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

Atlaspur Construction & Developers Pvt. Ltd.

Director

QE 0020395181

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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

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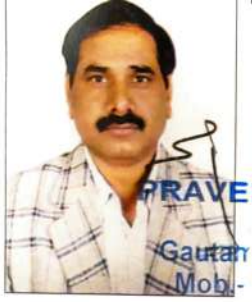
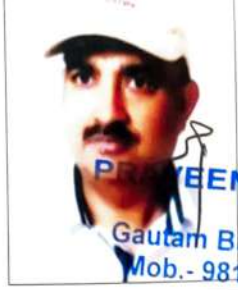


PRAVEEN KUMAR
Advocate
Gautam Budh Nagar
Mob.-

LEASE DEED



This Lease Deed made on **11th** day of **April, 2025** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 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 ATLASPUR CONSTRUCTION & DEVELOPERS (P) LTD.,** a company within the meaning of Companies Act, 1956, having its registered office at C-28/121, Teliyabagh,Varanasi - 221 002 through its Director Mr Divya Prakash S/o. Mr. C.P. Gupta R/o. C-84, Block C, Sector 44, Noida, Distt. Gautam Buddh Nagar U.P. duly authorized by its Board of Directors vide Resolution dated 04.04.2025 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators 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 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 plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

1. M/s. Asteroid Shelters Limited - Lead Member
2. M/s. Panchsheel Promoters Limited- Relevant Member
3. M/s. Whitestone Sales Private Limited - Relevant Member
4. M/s. Charms India Private Limited - Relevant Member

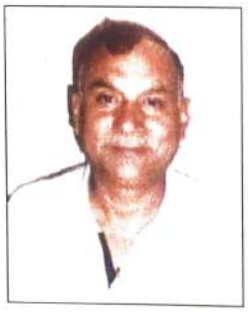
the plot NO. GH-12, SECTOR-01, GREATER NOIDA, area 70555.27 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/ 1657 dated 22.07.2010 and Allotment Letter No.PROP/BRS-03/2010/1717 dated 12TH AUGUST 2010 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-03/2010). The consortium consists of following:-

S.No.	Name of member	Shareholding	Status
1.	Asteroid Shelters Limited	65%	Lead Member
2.	Panchsheel Promoters Limited	5%	Relevant Member
3.	Whitestone Sales Private Limited	25%	Relevant Member
4.	Charms India Private Limited	5%	Relevant Member

Allaspur Construction & Developers Pvt. Ltd.

LESSOR 11/04/25 1 LESSEE Director

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण



Whereas the above consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. Its lead member M/s. Asteroid Shelters Limited has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Sub-Divided Plot No.	Sub Divided area (In Sq.mtr.)	Name of member	Status
1.	GH-12, Sector-01	47411.20	Proposed SPC of M/s. Asteroid Shelters Limited- Lead Member, M/s. Whitestone Sales Private Limited- Relevant Member, M/s. Charms India Private Limited- Relevant Member	SPC
2.	GH-12/1, Sector-01	23144.07	Panchsheel Promoters Limited	Relevant Member

Whereas the said Lead member/lessee has given an undertaking dated 15.09.2014 (Copy annexed as **Annexure-1** to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division and name and status of **M/S ATLASPUR CONSTRUCTION & DEVELOPERS (P) LTD (LESSEE)** on the request of the Consortium Member in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided **Plot No. GH-12, Sector-01, Greater Noida measuring 47411.20 square metre** is being leased through this lease deed.

AND it has been represented to the lessor, that **M/s. ATLASPUR CONSTRUCTION & DEVELOPERS (P) LTD (Lessee)** having its registered office at C-28/121, Teliyabagh, Varanasi - 221 002 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No. **GH-12, Sector-01,** Greater Noida. The Lessee/SPC will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original 'Relevant Members', including the 'Lead Member' (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding and the shareholding of the Lead Member shall remain at least 26% till the completion certificate of at least one phase or 40% construction of total FAR of the project is obtained from the Lessor.

Atlaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

आवेदन सं०: 202500742025545

पट्टा विलेख(30 वर्ष से अधिक)

बही स०: 1 रजिस्ट्रेशन स०: 19907 वर्ष: 2025

प्रतिफल- 3252113000 स्टाम्प शुल्क- 162606000 बाजारी मूल्य - 3252113000 पंजीकरण शुल्क - 32521130 प्रतिलिपिकरण शुल्क - 100
योग : 32521230

श्री में० अटलसपुर कंस्ट्रक्शन एंड डेवलपर्स प्रा० लि० द्वारा
दिव्या प्रकाश अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सी० पी० गुप्ता
व्यवसाय : अन्य
निवासी: सी-84, ब्लाक-सी,सेक्टर-44, नॉएडा

श्री, में० अटलसपुर कंस्ट्रक्शन एंड डेवलपर्स प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनाँक 15/04/2025 एवं 11:01:59 AM बजे निबंधन हेतु पेश किया।

दिव्या प्रकाश अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम
उप निबंधक :दादरी
गौतम बुद्ध नगर
15/04/2025

ओमकार वर्मा
निबंधक लिपिक
15/04/2025

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. That total premium of 47411.20 square metre vide Allotment Letter dated 12.08.2010 @ Rs. 11555/- per sqm. is **Rs. 54,78,36,416** (Rs. Fifty four crores seventy eight lacs thirty six thousand four hundred sixteen only) out of which **Rs. 74,67,89,599/-** have been paid towards premium and interest by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). The balance amount (premium and interest) i.e. **Rs. 213,03,03,831/- (Rs. Two hundred thirteen crores three lacs three thousand eight hundred thirty one only) alongwith interest** will be paid in 04 half yearly installments in the following manner :-

Head	Due date	Premium (A)	Interest (B)	Total (A+B)	Balance Premium
Instalment No.1	30.09.2025	532575958/-	Note-1	532575958/+B	159,77,27,873.00
Instalment No.2	31.03.2026	532575958/-	Note-1	532575958/+B	106,51,51,915.00
Instalment No.3	30.09.2026	532575958/-	Note-1	532575958/+B	53,25,75,957.00
Instalment No.4	31.03.2027	532575958/-	Note-1	532575958/+B	00

Note

1. **Interest will be charged as per prevailing rate of GNIDA from time to time.**

2. In Additional of amount mentioned above, The Additional Compensation Rs. 27,91,47,652/- is due as on 06.03.2025, out of which Rs. 6,89,29,922/- have been paid by the Lessee to the Lessor towards premium and interest. The balance amount Rs. 21,21,61,524/- (with interest) alongwith interest will be paid in 04 half yearly installments in the following manner:-

Head	Due date	Premium (A)	Interest (B)	Total (A+B)	Balance Premium
Instalment No.1	30.09.2025	53040381/-	Note-1	53040381/-+B	15,91,21,143.00
Instalment No.2	31.03.2026	53040381/-	Note-1	53040381/-+B	10,60,80,762.00
Instalment No.3	30.09.2026	53040381/-	Note-1	53040381/-+B	5,30,40,381.00
Instalment No.4	31.03.2027	53040381/-	Note-1	53040381/-+B	00

Note

1. **Interest will be charged as per prevailing rate of GNIDA from time to time.**

In case of default in depositing the installments or any payment, additional 3% interest as penal (i.e. rate applicable on above instalment + 3% p.a. extra)

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

LESSEE Director

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

आवेदन सं०: 202500742025545

बही स०: 1 रजिस्ट्रेशन स०: 19907 वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री ग्रे० नों० औ० वि० प्रा० के द्वारा प्रबंधक प्रमोद कुमार के द्वारा अवधेश शुक्ला , पुत्र श्री जे० पी० शुक्ला

निवासी: ग्रेटर नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1

श्री मैं० अटलसपुर कंस्ट्रक्शन एंड डेवलपर्स प्रा० लि० के द्वारा दिव्या प्रकाश , पुत्र श्री सी० पी० गुप्ता

निवासी: सी-84, ब्लाक-सी,सेक्टर-44, नोएडा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री पुष्प रंजन कुमार सिंह , पुत्र श्री युगल किशोर सिंह

निवासी: वार्ड नं०-9, बहुवार भोजपुर, बिहार

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री प्रवीण कुमार , पुत्र श्री एस० डी० सिंह

निवासी: जी-02, गामा-02, ग्रेटर नोएडा

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम .
उप निबंधक : दादरी
गौतम बुद्ध नगर
15/04/2025

ओमकार वर्मा .
निबंधक लिपिक गौतम बुद्ध नगर
15/04/2025

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

compounded half yearly shall be charged for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, additional 3% interest as penal (i.e. rate applicable on above instalment/amount + 3% p.a. extra) compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that plot of land numbered as **Group Housing Plot No. GH-12, Sector-01,** in the GREATER NOIDA, Distt. Gautam

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

सत्यमेव जयते

Budh Nagar (U.P.) contained by measurement **47411.20 mtrs.** be the same a little more or less and bounded:

On the North by	:	As per Lease Plan attached
On the South by	:	As per Lease Plan attached
On the East by	:	As per Lease Plan attached
On the West by	:	As per Lease Plan attached

And the said plot is more clearly delineated and shown in the attached plan and therein marked.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from **11th day of April, 2025** except and always reserving to the Lessor.

a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.

b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-

(i) Lessee has paid **Rs. 54,78.365/-** as annual lease rent being 1% of the plot premium for the first 10 years of lease period.

(ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.

(iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.

Atlaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

(iv) Delay in payment of the advance lease rent will be subject to additional 3% interest as penal (i.e. rate applicable on above instalment/amount + 3% p.a. extra) compounded half yearly on the defaulted amount for the defaulted period.

(v) The Lessee has to pay lease rent equivalent to 15 years of annual lease rent or according to GNIDA's prevailing policy as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an additional 3% interest as penal (i.e. rate applicable on above instalment/amount + 3% p.a. extra) compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part or its members/ sub Lessee to pay proportional charges for the allotted areas.

c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

i) Such allottee/sub Lessee should be citizen of India and competent to contract.

ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.

iii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing

Atlaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
c) The Lessee has obtained building occupancy certificate from Planning Department, Greater NOIDA.
d) The Lessee shall submit list of individual allottees of flats within 6 months form the date of obtaining occupancy certificate
e) The Lessee shall have to execute sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
f) The Sub-Lessee undertakes to put to use the premises for the residential use only.
g) The Lessee shall pay an amount of Rs. 5000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

   The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 5000/- + GST in applicable, will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE Director

i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

j) Rs. 5000/- + GST in applicable, shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	35 %
Maximum permissible FAR	2.75
Set backs	As per Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

   In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:

   - For first year the penalty shall be 4% of the total premium.

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

LESSEE

Director

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

कार्यालय सब रजिस्ट्रार [illegible] जिला गौतमबुद्धनगर

सत्यमेव जयते

उत्तर प्रदेश

- For second year the penalty shall be 6% of the total premium.
- For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.

5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.

6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE Director

सत्यमेव जयते

उत्तर प्रदेश

TRANSFER OF PLOT

1. The individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

(i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.

(ii) The lease deed has been executed.

(iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.

(iv) The sub-Lessee undertakes to put to use the premises for the residential use only.

(v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, GREATER NOIDA.

(vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.

(vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.

(viii) Rs. 5000/- + GST if applicable shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees

Atlaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE Director

सत्यमेव जयते

to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
    a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
    b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the

Allaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.

2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.

3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits

Allaspur Construction & Developers Pvt. Ltd.

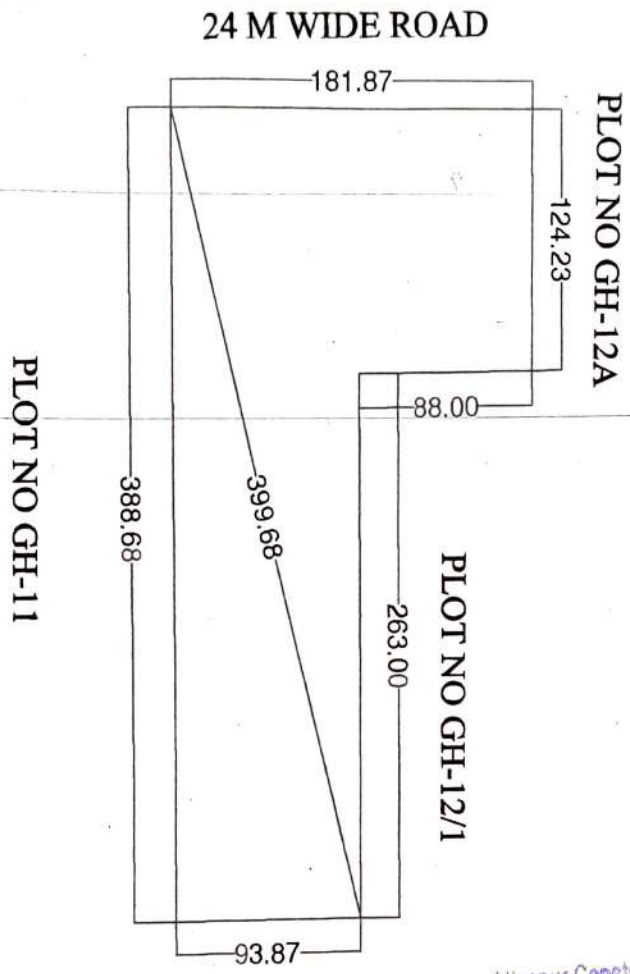
LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE

Director

PLOT NO.- GH. 12



Allaspur Construction & Developers Pvt. Ltd.
Director

AREA=47411.20 SQM

NOTE:- DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

POSSESSON TAKEN OVER ALLOTTEE	SIGN POSSESSON HANDED OVER			NORTH
LEASE PLAN OF PLOT NO.-GH. 12 SECTOR- 01 GREATER NOIDA	PROJ. DEPTT	ASST MANAGER	MANAGER	SR.MANAGER
	LAND. DEPTT	LEKHPAL	NAYAB TAHSEEL DAR	TAHSEEL DAR
	LAW. DEPTT	A.L.O		MANAGER
	PLANIG. DEPTT	SR.DRAUGHTSMAN		SR.EXECUTIVE / MGR

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

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depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.

4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.

5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad

6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.

7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.

8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time by Lessor or any other authority duly empowered by them to levy the tax/charges.

9. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.

10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.

11. All arrears due to the Lessor would be recoverable as arrears of land revenue.

12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.

14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.

Aliaspur Construction & Developers Pvt. Ltd.

LESSOR

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

LESSEE Director

15. All terms and conditions of brochure and its corrigendum's, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written.

In presence of:

Witnesses:

1. PUSHP RANJAN KUMAR SINGH
S/o YUGAL KISHOR SINGH
R/o WARD N-9 BAHUWARA
BHOJPUR BIHAR.

2. Pawan Kumar
S/o Sh. S.D. Singh
R/o G-2 SR-GAMMA II
G.R. NOIDA.

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण
for and on behalf of LESSOR

Allaspur Construction & Developers Pvt. Ltd.
Director

For and on behalf of the LESSEE

11/04/25

प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

Allaspur Construction & Developers Pvt. Ltd.
Director

आवेदन सं०: 202500742025545

बही संख्या 1 जिल्द संख्या 31075 के पृष्ठ 253 से 288 तक
क्रमांक 19907 पर दिनाँक 15/04/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम .
उप निबंधक : दादरी
गौतम बुद्ध नगर
15/04/2025

ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: **202500742025545**	Tehsil : **दादरी**
Type of Document: **पट्टा विलेख(30 वर्ष से अधिक)**	Unique Id:
Transaction No. : **NIB250321148**	Transaction Date: **11-04-2025**
Assessment Year: : **2025-2026**	Tax Period:: **A**
Name of Bank	*NA*
Depositor Name:	**श्री दिव्या प्रकाश**
Depositor Address:	**सी-84, ब्लाक-सी,सेक्टर-44, नॉएडा**

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	**18**	**32521200**
	Total of the above Heads	--	**32521200**

A SUM OF Rs. **32521200** AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON *NA* HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS **CPAFAFIZN4**,Scroll Date:-NA

Note:- **Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPAFAFIZN4 for status of the deposit.**

INDIA NON JUDICIAL

IN-UP64095611543114X

Government of Uttar Pradesh

e-Stamp

J-29326

PRAVEEN KUMAR
Advocate
Gautam Budh Nagar
Mob.- 9810449222

ARVIND KUMAR
L. No. 4021
Gr. Noida G.B. Nagar

Certificate No.	:	IN-UP64095611543114X
Certificate Issued Date	:	29-May-2025 05:21 PM
Account Reference	:	NEWIMPACC (SV)/ up14006904/ GAUTAMBUDDH NAGAR
Unique Doc. Reference	:	SUBIN-UPUP1400690425461558276314X
Purchased by	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Description of Document	:	Article 19 Certificate or other Document
Property Description	:	PLOT NO-GH-12,SECTOR-01,GREATER NOIDA DISTT G B NAGAR
Consideration Price (Rs.)	:	
First Party	:	GNIDA
Second Party	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Paid By	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	6,53,750 (Six Lakh Fifty Three Thousand Seven Hundred And Fifty only)

e-STAMP
LOCKED

Please write or type below this line

Atlaspur Construction & Developers Pvt. Ltd.
Authorised Signatory

Manager (Builders)
Greater Noida Indl. Dev. Authority

0001745834

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of SHCIL. Holder of this certificate is responsible for any discrepancy in the details on this certificate and as available on the website / Mobile App rendders 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.

INDIA NON JUDICIAL

IN-UP70757370808432X

Government of Uttar Pradesh

e-Stamp

Signature
ACC Name: Rajeev Goyal ACC Code-UP14002604
ACC Address: Sec-33, Noida, Mobile-8826504037
License No-93, Tehsil-Badri, District-G.B. Nagar

Base Certificate No.	:	IN-UP64095611543114X
Certificate No.	:	**IN-UP70757370808432X**
Certificate Issued Date	:	03-Jun-2025 11:34 AM
Account Reference	:	NEWIMPACC (SV)/ up14002604/ NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP1400260439034429472044X
Purchased by	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Description of Document	:	Article 19 Certificate or other Document
Property Description	:	PLOT NO-GH-12,SECTOR-01,GREATER NOIDA DISTT G B NAGAR
Consideration Price (Rs.)	:	
First Party	:	GNIDA
Second Party	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Paid By	:	ATLASPUR CONSTRUCTION AND DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	3,300 (Three Thousand Three Hundred only)

E-STAMP
LOCKED

Please write or type below this line

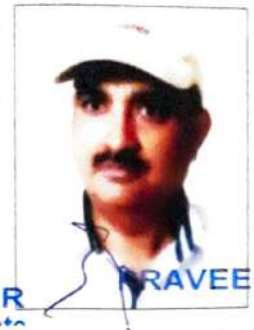
Atlaspur Construction & Developers Pvt. Ltd.

Authorised Signatory

0028327270

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



PRAVEEN KUMAR
Advocate
Gautam Budh Nagar
Mob.- 9810449222

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Advocate
Gautam Budh Nagar
Mob.- 9810449222

SUPPLEMENTARY DEED

This Supplementary deed is made on this 2nd day of June in the year Two Thousand Twenty Four between **GREATER NOIDA INDUSTIRAL DEVELOPMENT AUTHORITY,** A Body Corporate constituted under section 3 read with 2(d) of The Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) through its authorized officer (hereinafter referred to as the "LESSOR" (Which expression shall unless the context dose not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the FIRST PART.

AND

M/S ATLASPUR CONSTRUCTION & DEVELOPERS (P) LTD., a Company within the meaning of Companies Act, 1956, having the registered office at C-28/121,

Manager (Builders)
Greater Noida Indl. Dev. Authority

Atlaspur Construction & Developers Pvt. Ltd.
Authorised Signatory

Teliyabagh, Varanasi – 221 002 through its Director/Authorised signatory Mr. Divya Prakash S/o Shri Mr. C.P. Gupta R/o C-84, Block C, Sector 44, Noida, duly appointed vide Board resolution dated 23.05.2025 (hereinafter referred to as the "LESSEE") (Which expression shall unless the context dose not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the **SECOND PART.**

Whereas the Lessor is the lawful owner of Land at Plot No. GH-12, Sector-01 Greater Noida, Uttar Pradesh duly allotted by Greater Noida Authority herein referred to as the said property and the same is bounded as under:

ONE THE NORTH	:	As per Site
ONE THE SOUTH	:	As per Site
ONE THE EAST	:	As per Site
ONE THE WEST	:	As per Site

WHEREAS the LESSEE is the ACTUAL ALLOTTEE/LESSEE OF AN BUILDERS LEASE HOLD

Manager (Builders)
Greater Noida Indl. Dev. Authority

Allaspur Constructions & Developers Pvt. Ltd.
Authorised Signatory

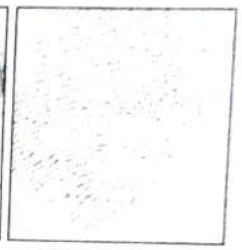
आवेदन सं०: 20250074203663 3

पूरक लेखपत्र

बही सं०: 1 रजिस्ट्रेशन सं०: 29326 वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 657050 बाजारी मूल्य - 0 पंजीकरण शुल्क - 130740 प्रतिलिपिकरण शुल्क - 60 योग : 130800

श्री एटलेसपुर कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड द्वारा
दिव्या प्रकाश अधिकृत पदाधिकारी/ प्रतिनिधि.
पुत्र श्री सी० पी० गुप्ता
व्यवसाय अन्य
निवासी सी-28/121, तेलियाबाग,वाराणसी



श्री, एटलेसपुर कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड द्वारा दिव्या प्रकाश अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय मे दिनॉक 03/06/2025 एवं 11:46:25 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओमकार वर्मा प्रभारी
उप निबंधक :दादरी
गौतम बुद्ध नगर
03/06/2025

उमेश मोहन .
निबंधक लिपिक
03/06/2025

दफ्तर सब रजिस्ट्रार दादरी जिला गौतम बुद्ध नगर
सत्यमेव जयते
उत्तरप्रदेश

PLOT No. "GH-12" measuring 47411-20" Sq. Mtrs., SITUATED IN BLOCK Nil OF SECTOR "01" GREATER NOIDA DISTT. GAUTAM BUDDHA NAGAR (U.P.). Duly allotted by the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, hereinafter referred to as the **"SAID PROPERTY".**

AND Whereas the Lease Deed in respect of the above said Builder Plot has been executed between the Lessor and Lessee and also registered in favour of the LESSEE in the office of sub registrar, Dadri of Gautam Buddha Nagar, U.P. Vide Bahi No. 01 Zild No. 31075 on page 253 to 288 Document No. 19907 Dated 15.04.2025

Whereas the additional plot area of 193.48 Sq. Mtrs. Become available on site for allotment and the same was allotted.

The additional area of 193.48 Sq. Mtrs. is allotted vide letter No. ग्रेनो/बिल्डर्स/2025/330 dated 22.05.2025 at Rs. 57218/- per sq. Mtr. Being the allotment rate at the time of allotment of additional area.

Manager (Builders)
Greater Noida Indl. Dev. Authority

Allaspur Construction & Developers Pvt. Ltd.
Authorised Signatory

आवेदन सं०: 202500742036633

बही स० 1 रजिस्ट्रेशन स० 29326 वर्ष 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री ग्रे० नों० औ० वि० प्रा० के द्वारा प्रबंधक स्नेह लता के द्वारा अवधेश शुक्ला, पुत्र श्री जे० पी० शुक्ला

निवासी: ग्रेटर नोएडा

व्यवसाय: अन्य

द्वितीय पक्ष: 1


श्री एटलेसपुर कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड के द्वारा दिव्या प्रकाश, पुत्र श्री सी० पी० गुप्ता

निवासी: सी-28/121, तेलियाबाग,वाराणसी

व्यवसाय: अन्य


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री पुष्प रंजन कुमार सिंह , पुत्र श्री युगल किशोर सिंह

निवासी: 00, वार्ड नं०-9, बहुवार, भोजपुर, बिहार

व्यवसाय: अन्य

पहचानकर्ता : 2


श्री अरविन्द कुमार , पुत्र श्री एस० डी० सिंह

निवासी: जी-2, गामा-2, ग्रेटर नोएडा

व्यवसाय: अन्य


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

ओमकार वर्मा प्रभारी
उप निबंधक : दादरी
गौतम बुद्ध नगर
03/06/2025

उमेश मोहन
निबंधक लिपिक गौतम बुद्ध नगर
03/06/2025

NOW THIS DEED SHALL WITNESS AS UNDER:

1. The Gross Area of Original allotment Plot No. GH-12, Sector-01, Greater Noida shall be read as 47604.68 sq. mtr. instead of 47411.20 sq. Mtr.
2. The premium and Additional Compensation of originally allotted land of 47411.20 sq. Mtr. will be paid as per Lease Deed dated 11/15.04.2025.
3. The premium of additional allotted land of 193.48 sq. Mtr. amounting to Rs1,10,70,539/- has been paid by the lessee vide challan No. TRN8057591389 dated 28.05.2025
4. The Lessee has paid one time lease rent of additional allotted plot area of 193.48 sq. mtr. amounting Rs. 16,60,590/- vide challan No. TRN7614590362 dated 26.05.2025.
5. The Additional Compensation Amount of additional allotted land of 193.48 sq. Mtr. amounting to Rs. 3,42,267/- has been paid by the lessee vide challan No. TRN7696590358 dated 26.05.2025

All the other terms and conditions of the Lease Deed and Allotment letter or any other subsequent order by the Lessor in regard to the terms and conditions as may be amended by

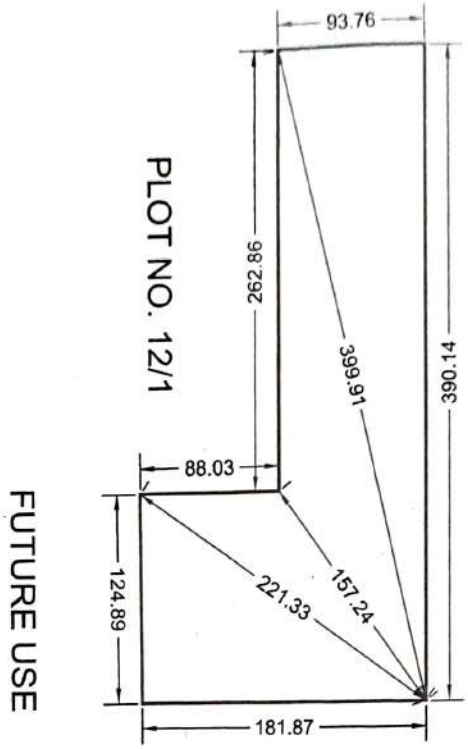
Manager (Builders)
Greater Noida Industrial Development Authority

Allaspur Construction & Developers Pvt. Ltd.
Authorised Signatory

PLOT NO. GH-12

565

60.00 M. WIDE ROAD



PLOT NO. GH-11, GH-11A

PLOT NO. 12/1

FUTURE USE

24.00 M. WIDE ROAD

AREA = 47604.68 Sqm.

SIGN POSSESSION TAKEN OVER		SIGN Manager (Builders) Greater Noida Indl. Dev. Authority POSSESSION HANDED OVER	N

REVISED LEASE PLAN FOR PLOT NO. GH-12 SECTOR-1 GREATER NOIDA	PROJ. DEPTT.	ASST.MANAGER	MANAGER	SR.MANAGER
	LAND DEPTT.	LEKHPAL		TAHSILDAR/SDM
	LAW DEPTT.	Legal Cases report-N-6 ALO		MANAGER
	PLNG. DEPTT.	DRAFTSMAN / A. Mgr.		ASST.MANAGER

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

the Authority from time to time on the allotted property type shall remain applicable and binding upon the Lessee.

Therefore this Supplementary Deed of the Lease is being executed on 2nd day of June, 2025 in the presence of following witnesses:

WITNESSES:-

1. .....
PUSHP KANJAN SINGH.
S/O YUGAL KISHOR SINGH.
ADD:- WARD No-09 VILL+POST-BAHUWARA
DIST- BHOJPUR STATE:- BIHAR

2. .....
ARVIND KUMAR
S/O S.D SINGH
H-2 GAMMA II
H NOIDA

Manager (Builders)
Greater Noida Industrial Development Authority

LESSOR

Vilaspur Construction & Developers Pvt. Ltd.
Authorised Signatory

LESSEE

आवेदन सं०: **202500742036633**

बही संख्या 1 जिल्द संख्या 31586 के पृष्ठ 225 से 244 तक क्रमांक 29326 पर दिनाँक 03/06/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओमकार वर्मा प्रभारी
उप निबंधक : दादरी
गौतम बुद्ध नगर
03/06/2025

ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: **202500742036633**	Tehsil : **दादरी**
Type of Document: **पूरक लेखपत्र**	Unique Id:
Transaction No. : **NIB250463227**	Transaction Date: **02-06-2025**
Assessment Year: : **2025-2026**	Tax Period:: **A**
Name of Bank	*NA*
Depositor Name:	**श्री दिव्या प्रकाश**
Depositor Address:	**सी-28/121, तेलियाबाग,वाराणसी**

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	**18**	**130800**
	Total of the above Heads	--	**130800**

A SUM OF Rs. **130800** AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON *NA* HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS **CPAFENZDX3**,Scroll Date:-NA

Note:- **Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPAFENZDX3 for status of the deposit.**