

NEW OKHILA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING, SECTOR-VI,
NOIDA-201301

Commercial Department

No. NOIDA/Commercial/2025/ 135
Dated: 24/01/2025

M/s Vertex Construction (Partnership Firm)
Second Floor, Shop No.2, Block-B-1A, Sector-51, Noida

Sub: Acceptance of E-Bid for allotment of Commercial Property/ Plot No. Comm-03, Sector – 50, Noida under Scheme No. 2024-25 (Builder Plot-II) Area Less than 20000 Sqm. (EVENT ID NO.-31294)

Dear Sir,

Please refer to your E-Bid dated 22.01.2025 wherein you have participated in the E-Auction for the above mentioned commercial property. We are pleased to inform you that your E-Bid has been accepted by the competent authority, therefore, you are allotted a property as per details given below:-

- | | | | |
|-----|---|---|--|
| 1. | Property No. | : | Comm-03, Sector – 50, Noida under Scheme No. 2024-25 (Builder Plot-II) |
| 2. | Allotment Mode | : | E-Auction Basis |
| 3. | Area in Sqm. | : | 812.73 Sqm. |
| 4. | Highest E-Bid auctioned amount against property | : | Rs. 189827430.00 |
| 5. | Reserve Price (Per Sqmt) | : | Rs. 2,31,106.80 |
| 6. | Auction Price (Per Sqmt) | : | Rs. 2,33,567.64 |
| 7. | Total premium of the property | : | Rs. 18,98,27,430.00 |
| 8. | 40% of total premium | : | Rs. 7,59,30,972.00 |
| 9. | 10% Earnest Money Deposited | : | Rs. 1,87,82,743.00 |
| 10. | After adjusting 10% EMD, remaining 30% amount to be deposited | : | Rs. 5,71,48,229.00 |
| 11. | Payment Mode for balance 60% | : | Instalment basis |
| 12. | Balance 60% premium payable in 08 equal half yearly instalments along with interest | : | Rs. 11,38,96,458.00 |
| 13. | Lease Rent Rs.1/- Per Sqm per year for the first three years from the date of execution of lease deed | : | Rs. 813.00 (per year for the first three years after that lease rent shall be charge @ 2.5% of the total premium of the plot for next 7 years) |
| 14. | Stamp Duty (to be calculated and verified from Sub-Registrar, Sector-33, NOIDA) | : | |
| 15. | Legal documents Fee | : | Rs. 50/- |

You are requested to furthermore deposit 40% of the total premium (after adjusting earnest money) i.e. Rs. 5,71,48,229.00 through challans available Jan Suvidha Kendra, Sector-6, Noida within 60 days from the date of issue of this letter i.e. by 27th March, 2025. The copy of deposited challan be submitted to Commercial Department. No extension for deposit of this money shall be granted. In case of failure to deposit the above amount within stipulated period, allotment shall automatically stand cancelled and earnest money deposited shall be forfeited as per terms and conditions of the brochure. Balance 60% of the premium has to be deposited in 08 half yearly instalments along with interest @ 10.50% p.a. or as amended by the Authority from time to time. In case of default in payment, interest @ 13.50% compounded every half yearly shall be charged on defaulted amount for defaulted period. The other terms and conditions of allotment shall remain the same as specified in the brochure of the scheme.

You are also required to execute the lease deed & take over possession within 120 days from the date of issue of this letter i.e. by 26th May, 2025 failing which action shall be taken as per terms and conditions.



For Vertex Construction

Partner

Yours faithfully,

Asstt. General Manager (Commercial)

सहायक महाप्रबन्धक (वर्गीय/व्यापारिक)
नोएडा

Copy to :

1. Sr. Finance and Accounts Officer (Commercial)
2. Sr. Manager- (Work Circle -3...) for information and necessary action.

Asstt. General Manager – (Commercial)

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

MAIN ADMINISTRATIVE BLOCK, SECTOR-6, GAUTAMBUDDHA NAGAR

(Commercial Area Accounts)

NO DUES CERTIFICATE

M/s VERTEX CONSTRUCTION (PARTNERSHIP FIRM)
SECOND FLOOR -SHOP NO -2, BLOCK-1A, SECTOR-51, NOIDA

523
NOIDA/AO
(Commercial)
Dated:12 Nov
2025

Registration Id: 90150144

Location : Sector – 50 Block – NA Plot/Flat No – Comm-03

This is reference to your letter No 383641 Dated 10 Nov 2025 Regarding statement of account in respect of M/s M/s VERTEX CONSTRUCTION (PARTNERSHIP FIRM) is as under as per records: -

Installments due upto	1st Installment	Rs PAID
Interest due upto		Rs
Lease Rent/Interest upto	Lease Rent 2025-26 Paid up to dt. 29-5-2025	Rs PAID
Received Amount	As Per Ch. No.800831008 Dt.23.07.2025,800782313 Dt.23.07.2025,23-05-2025	Rs 20167474, 813

Subject To confirmation from bankICICI Bank Ltd.....

Total Balance if anyInstallment & Lease Rent Due as per T&C.

Restoration charges/transfer charges / extension charges shall be received from the allottee if due by the development department.

The statement of accounts issued as per records and on request of the allottee.

The full payment is confirmed subject to preparation of statement of accounts.

Note: The above statement of Accounts will not be valued in cases where the plot has been cancelled / under cancellation / No court case exists.

नोट: दिनांक 12 Nov 2025 तक कोई शुल्क देय नहीं है तथा यह एन.डी.सी. दिनांक 22 Jan 2026 तक वैध है। यदि इन दोनों तिथियों के मध्य कोई देयता / देय किस्ते उत्पन्न होती हैं तो उनका भुगतान निर्धारित भुगतान अनुसूची के अनुसार करना होगा।

ASSTT. ACCOUNTANT

SR. ACCOUNTANT

ACCOUNT
OFFICER



नवीन ओखला औद्योगिक विकास प्राधिकरण

कार्यालय वरिष्ठ प्रबन्धक

वर्क सर्किल-पुलीय, वाटर वर्क्स कॉम्पाउण्ड
सैक्टर-19, नौएडा, जिला-गौतमबुद्ध नगर-201301

कब्जा प्रमाण पत्र

पत्र सं० नौएडा/वाणिज्य/2025/1140

आबंटी का नाम एवं पता

दिनांक 09.06.2025

M/s Vertex Construction (Partnership Firm)
Partners Sh. Vijay Kumar Aggarwal S/o Late
Sh. Prem Chand Aggarwal and Sh. Mohit
Aggarwal S/o Sh. Vijay Kumar Aggarwal both
R/o E-910, Prateek Edifice, Sector-107, Noida

वाणिज्यिक बिल्डर भूखण्ड सं० Comm-03

सैक्टर- 50, Noida

भूखण्ड की स्थिति
उत्तर As per site
दक्षिण As per site
पूर्व As per site
पश्चिम As per site

भूखण्ड का क्षेत्रफल वर्ग मी०
812.73 SQM

टिप्पणी

मैं/हम ने वाणिज्यिक भूखण्ड सं० Comm-03 सैक्टर-50 Noida का कब्जा दिनांक 09/06/25 को ले लिया है।

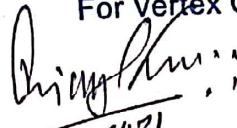
मैं/हम ने वाणिज्यिक भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं/हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

कब्जा देने वाले के हस्ताक्षर


अवर अभियन्ता
वर्क सर्किल -3, नौएडा

पत्रांक नौएडा/व०प्र०(व०स०-3)/435.1

कब्जा प्राप्त करने वाले के हस्ताक्षर
For Vertex Construction


9811335431 भूखण्ड स्वामी
Partner 9811335102

दिनांक 09/06/2025

प्रतिलिपि :-

1. भूखण्ड स्वामी।
2. विशेष कार्याधिकारी (वाणिज्य), नौएडा।
3. वरिष्ठ प्रबन्धक (जल-1/II/III) को सूचनार्थ।
4. प्रबन्धक को सूचनार्थ।
5. अवर अभियन्ता को सूचनार्थ।


For Vertex Construction
Partner Partner

अवर अभियन्ता
वर्क सर्किल-3, नौएडा



INDIA NON JUDICIAL



IN-UP47726544690058X

Government of Uttar Pradesh

e-Stamp

I-7694

Certificate No. : IN-UP47726544690058X
Certificate Issued Date : 20-May-2025 02:09 PM
Account Reference : NEWIMPACC (SV)/ up14018604/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401860491307525305837X
Purchased by : VERTEX CONSTRUCTION
Description of Document : Article 35 Lease
Property Description : PLOT No COMM-03, SECTOR-50, NOIDA, DISTT G.B NAGAR U.P.
Consideration Price (Rs.) :
First Party : NOIDA
Second Party : VERTEX CONSTRUCTION
Stamp Duty Paid By : VERTEX CONSTRUCTION
Stamp Duty Amount(Rs.) : 1,23,39,000
 (One Crore Twenty Three Lakh Thirty Nine Thousand only)



Signature

ACC Name - Virandra Kumar ACC Code - UP14018604
 ACC Address - Sec-33, Noida Mob - 9873372152
 License No - 211, Tehsil- Dadri District- G.B. Nagar

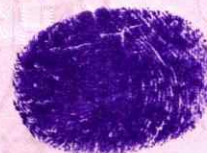
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अमित कुमार पाण्डेय
 कनिष्ठ सहायक
 नोएडा

For Vertex Construction

Partner



QE

0028322664

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.

SHIL

For Vertex Construction

Partner



005837441

Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025



-2-

LEASE DEED

This Lease Deed ("Lease Deed") is made on the 30 day of May in the year 2025 by the **New Okhla Industrial Development Authority**, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) through its authorised signatory, **MR AMIT KUMAR PANDEY (EMPLOYEE CODE 3305,)** SON OF ARVIND KUMAR PANDEY R/o Sector-6, NOIDA, through his Authenticated Power of Attorney Holder **MR. AMIT GUPTA (EMPLOYEE CODE 3657)** SON OF LATE SHRI DINESH KUMAR GUPTA, R/o UDDYAN KARMI OF NOIDA AUTHORITY Sector-6, NOIDA, Vide Authenticated Power of Attorney duly regd. in the office of S.R. NOIDA, in Book No. 6, Volume No. 4, on pages 81 to 96, as Document No. 2 Dated 27-05-2025, and the said Authenticated Power of Attorney has not been revoked till date, hereinafter called the "**Lessor**" which expression shall unless the context does so admit, include its administrators, successors and assigns on the **ONE PART**;

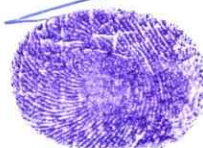
IN FAVOUR OF

M/S Vertex Construction (PAN AANFV1792R) (Partnership Firm) having its registered office at Second Floor, Shop No.-2, Block-B-1A, Sector-51, Noida (*address of registered office*) through its Partners, **(1) Sh. Vijay Kumar Aggarwal** (Id Aadhar No XXXX XXXX 7554) S/o. Late Sh. Prem Chand Aggarwal R/o E-910, Prateek Edifice, Sector-107, Noida UP 201301 & **(2) Sh. Mohit Aggarwal** (Id Aadhar No XXXX XXXX 9525) S/o Sh. Vijay Kumar Aggarwal (*Name of Parents*) R/o E-910, Prateek Edifice, Sector-107, Noida UP 201301, hereinafter called the '**Lessee**' which expression shall, unless context does not so admit, include his/ her/ their/ its Heirs, Executors, administrators, representing successors in interest and permitted assigns on the **OTHER PART**.

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नौएडा

For Vertex Construction

Partner



.. וכח



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-3-

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 Industrial Township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Plot No. Comm-03, Sector-50, Noida Uttar Pradesh (*address of the allotted plot*) (hereinafter referred to as the "**Demised Premises**") for development of infrastructure for Commercial Complex for commercial activities such as shopping malls, showrooms, retail outlets, restaurants, offices and such other commercial uses, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution above the permissible limit under the relevant norms/laws, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (F.A.R.). It shall entirely be the responsibility of the Lessee to obtain all statutory clearances from the concerned Authority(ies) as desired. Lessor shall not be responsible for any consequences arising out of failure of the Lessee to receive any such statutory clearance.

AND WHEREAS the Lessor has through E-AUCTION awarded to the Lessee Plot No.- Comm-03, Sector-50, Noida UP (*address of allotted plot*) admeasuring 812.73 Square meters (*area of allotted plot*) after fulfilling the terms and conditions prescribed in the brochure of Scheme Code 2024-25 (Builder Plot-II) (hereinafter referred to as "**Scheme Brochure**" or "**Brochure**") and allotment letter No.- NOIDA/Commercial/2025/135 dated 24-01-2025 in favour of M/s **Vertex Construction** (*Name of the Allottee*), The Details of Firm and its partners is as under:

S. No.	Name of the Partners	Percentage of shares
1	Vijay Kumar Aggarwal	90%
2	Mohit Aggarwal	10%

AND WHEREAS as per decision taken in the 192nd Authority board meeting dated 02.06.2017 & 193rd Authority board meeting dated 27.12.2017 sub-division of plots is not allowed/ permitted.

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नोएडा

For Vertex Construction

[Signature]
Partner





आवेदन सं०: 202500743047547

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 7694

वर्ष: 2025

प्रतिफल- 189827430 स्टाम्प शुल्क- 12339000 बाजारी मूल्य - 246778100 पंजीकरण शुल्क - 2467781 प्रतिलिपिकरण शुल्क - 80 योग : 2467861

श्री वर्टेक्स कंस्ट्रक्शन द्वारा
विजय कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री प्रेम चंद अग्रवाल
व्यवसाय : अन्य
निवासी: फ्लैट न 910, टावर-इ, प्रतीक एडिफिस, प्लाट न
जीएच-01, ए बीटा-2, सेक्टर-107, नोएडा

Signature



श्री, वर्टेक्स कंस्ट्रक्शन द्वारा

विजय कुमार अग्रवाल
अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
02/06/2025 एवं 12:29:58
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Signature

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
02/06/2025

विवेक शर्मा
निबंधक लिपिक
02/06/2025



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-4-

AND WHEREAS the Lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA as given below: -

Maximum permissible Ground Coverage	50%
Maximum permissible FAR	2.00
Setbacks	As per building regulations 2010 of NOIDA (As amended from time to time)
Maximum Height	No Limit (subject to fulfilment of statutory requirements by the allottee)

I. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

- A. That in consideration of the premium of (*amount of total quoted premium*) **Rs. 18,98,27,430 (Rupees Eighteen Crore Ninety Eight Lakh Twenty Seven Thousand Four Hundred Thirty Only)** out of which **Rs. 7,59,30,972 (Rupees Seven Crore Fifty Nine Lakh Thirty Thousand Nine Hundred Seventy Two Only)** have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance **Rs. 11,38,96,458 (Rupees Eleven Crore Thirty Eighty Lakh Ninety Six Thousand Four Hundred Fifty Eighty Only)** which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below along with interest @ 10.50% per annum from the date of allotment, compounded half yearly on the outstanding premium. The interest rate @ 10.50% per annum is applicable only till 30.6.2025. It is to be noted that interest rate shall be revised on every 1st January and 1st July based on SBI's 3-years' MCLR in accordance with prevailing policy.

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नौरडा



For Vertex Construction




Partner



आवेदन सं०: 202500743047547

बही सं०: 1

रजिस्ट्रेशन सं०: 7694

वर्ष: 2025

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

पट्टा दाता: 1

श्री नवीन ओखला औद्योगिक विकाश प्रदिकरण के द्वारा अमित कुमार पाण्डेय के द्वारा अमित गुप्ता, पुत्र श्री दिनेश कुमार गुप्ता

निवासी: सेक्टर-6, नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री वर्टैक्स कंस्ट्रक्शन के द्वारा विजय कुमार अग्रवाल, पुत्र श्री प्रेम चंद अग्रवाल

निवासी: फ्लैट न 910, टावर-इ, प्रतीक एडिफिस, प्लॉट न जीएच-01, ए बीटा-2, सेक्टर-107, नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 2



श्री वर्टैक्स कंस्ट्रक्शन के द्वारा मोहित अग्रवाल, पुत्र श्री विजय कुमार अग्रवाल

निवासी: फ्लैट न 910, टावर-इ, प्रतीक एडिफिस, प्लॉट न जीएच-01, ए बीटा-2, सेक्टर-107, नोएडा

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कमल गाँधी, पुत्र श्री मनोहर लाल गाँधी

निवासी: हाउस न 45, न्यू जनता कॉलोनी, निह फरीदाबाद, हरियाणा

व्यवसाय: अन्य



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-5-

The Schedule of payment of instalments is as given below (as per Plan-B of Scheme Brochure): -

Instalment No.	Due Date	Principal Amount (in Rs.)	Interest @ 10.50% (yearly)	Total Amount (In Rs.)
1.	23.07.2025	1,42,37,057.00	59,30,417.00	2,01,67,474.00
2.	23.01.2026	1,42,37,057.00	52,75,122.00	1,95,12,179.00
3.	23.07.2026	1,42,37,057.00	44,47,813.00	1,86,84,870.00
4.	23.01.2027	1,42,37,057.00	37,67,945.00	1,80,05,002.00
5.	23.07.2027	1,42,37,057.00	29,65,209.00	1,72,02,266.00
6.	23.01.2028	1,42,37,057.00	22,60,767.00	1,64,97,824.00
7.	23.07.2028	1,42,37,057.00	14,90,795.00	1,57,27,852.00
8.	23.01.2029	1,42,37,057.00	7,53,589.00	1,49,90,646.00
	Total	11,38,96,456.00	2,68,91,657.00	14,07,88,113.00

Note: In compliance with the Government Order No. 1587/77-4-20-36N/20 dated 09.06.2020, the Allottee shall be liable to pay interest as per the applicable rates (based on SBI MCLR Rates) notified by the Authority on 01st January and on 01st July every year.

- B. No separate notices for deposit of the instalments / Lease rent shall be issued by Lessor. The LESSEE shall ensure that the due instalments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.
- C. In case of failure to deposit the due instalment by the due date, the LESSOR may cancel the allotment in accordance with clause-Z of scheme brochure after reasonable notice for compliance. However, in case of default in payment of instalment, interest rate (@ prevailing interest + 3% penal interest) compounded half yearly on the defaulted amount and for the defaulted period will be charged.

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नोएडा

For Vertex Construction

Partner




पहचानकर्ता : 2

श्री संदीप कुमार राघव , पुत्र श्री अनेक सिंह

निवासी: हाउस न 70, सबदलपुर, बुलंदशहर, उत्तर प्रदेश

व्यवसाय: अन्य

Sandip



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
यशवन्त कुमार सिंह

उप निबंधक : नोएडा प्रथम

गौतम बुद्ध नगर

02/06/2025

विवेक शर्मा

निबंधक लिपिक गौतम बुद्ध नगर

02/06/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी : उक्त प्रतिफल की धनराशि बजरिऐ बैंकिंग के माध्यम से विक्रेता ने प्राप्त करना स्वीकार किया।



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D. Provided further that Lessor shall accept all payments rendered otherwise by the Lessee, but of the payments made by the Lessee against:

- i. In case of Balance amount of the premium as per Clause A above, the same, shall first be adjusted towards the penal interest (defaulter interest), followed by interest due, if any, and thereafter, the balance premium outstanding;
- ii. In case of Lease Rent due, the same, shall first be adjusted towards the penal interest (defaulter interest), and thereafter, the balance lease rent outstanding;
- iii. In case of One Time Lease Rent (OTLR) deposited by the Lessee, and lease rent is due, in such case, the same shall first be adjusted towards the penal interest on lease rent due (defaulter interest), followed by lease rent outstanding and thereafter, the balance shall be adjusted against the OTLR only if the balance amount for OTLR is paid by the lessee before the due date of next lease rent;

And also, in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained on the part of the Lessee to be respectively paid, observed and performed,

E. The Lessor do hereby demise on lease to the Lessee, all that plot of land numbered as Plot No.- Comm-03, Sector-50, Noida (*Address of allotted plot*), contained by measurement 812.73 square metres (*area of allotted plot*) and bounded:

ON THE NORTH BY	As per site
ON THE SOUTH BY	As per site
ON THE EAST BY	As per site
ON THE WEST BY	As per site

F. The Lessor hereby holds the said Plot (hereinafter referred to as the "Demised Premises"/ "Plot") with their appurtenances unto the Lessee on "**AS IS WHERE IS BASIS**" for a period of Ninety years starting from the date of execution of the Lease Deed. However, the Lessor shall continue to be responsible to handover vacant possession of the property to the Lessee, indemnify the Lessee against all of the zoning issues pertaining to the Plot including, but not limited to, the litigations or issues pertaining to title of the land.

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- G. In addition to the premium of Plot, the Lessee shall have to pay an yearly ground rent/lease rent in the manner given below: -
- i. The ground rent / lease rent @ Re 1/- per sqm. per year for the first three years from the date of execution of the Lease Deed.
 - ii. Thereafter, the ground/lease rent shall be charged @ 2.5% p.a. of the total premium of the Plot for next seven years of the first ten years. After ten years from the date of execution of the Lease Deed, the lease rent will be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
 - iii. The lease rent shall be payable in advance every year. First, such payment shall fall due on the date of execution of the Lease Deed or 120 days from the date of allotment, whichever is earlier and thereafter, every year, on or before the last date of previous financial year.
 - iv. In case of failure to deposit the due lease rent by the due date, interest will be charged @ prevailing interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
 - v. In case of Lease Rent due, the same, shall first be adjusted towards the penal interest (defaulter interest), and thereafter, the balance lease rent outstanding;
 - vi. For the purposes of this document the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the Lease Deed shall be treated as the date of taking over of possession of the plot.
 - vii. The Lessee has the option to pay lease rent as "One Time Lease Rent". This option can be exercised by Lessee at any time during the Lease Period. This "One Time Lease Rent" shall be equivalent to 15 times of 2.5% of the total premium of the plot during the first 10 years from the date of lease deed and after 10 years from the date of lease deed, 15 times (or as amended from time to time) the applicable lease rent at anytime during the lease period shall be applicable. This option may be exercised provided the Lessee has paid the earlier lease rent due along with the interest thereon (if any) and lease rent already paid will not be adjusted against One Time Lease Rent option.
 - viii. In case of One Time Lease Rent (OTLR) deposited by the Lessee, and lease rent is due, in such case, the same shall first be adjusted towards the penal interest on lease rent due (defaulter interest), followed by lease rent outstanding and thereafter, the balance shall be adjusted against the OTLR only if the balance amount for OTLR is paid by the lessee before the due date of next lease rent;

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II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

- (a) The Lessee shall have to maintain the shareholding of the Firm partners in same manner as submitted.
- (b) THAT the Lessee will pay to the Lessor the balance of the premium in the instalments mentioned in clause (I) above by the dates mentioned therein. If the Lessee shall fail to pay any instalment by due date of payment thereof, he shall thereafter pay the same with interest as mentioned in clause (I) above on the instalment in arrears from the due date till the date of payment provided that failure to pay three consecutive instalments the Lessor may cancel/ determine the lease with interest and penalties and consequences thereof.
- (c) That the Lessee will pay unto the Lessor at its office or as otherwise directed the said yearly lease rent, clear of all deductions on the days and in the manner herein appointed for payment thereof and if the said yearly lease rent or part thereof remains in arrears, the Lessor shall be entitled to recover the same with prevailing interest + 3% penal interest) per annum compounded every half year. All arrears whatever shall be recoverable as arrears of land revenue.
- (d) The plot is free from all litigation/ encumbrances. The Lessee and/or its allottees will bear, pay and discharge all rates, assessments of every description which during the said term to be assessed, charged or imposed upon either on the plot in respect of demised premises or the buildings to be erected there upon.
- (e) That Lessee will obey and submit to all direction issued or the regulation made by the Lessor, now existing or hereafter to exist so far as the same as incidental to the possession of immovable property so far as they affect the health, safety or convenience of the other inhabitants of the place.
- (f) In case the Lessee surrenders the plot after execution of Lease Deed, 40% of total premium of plot (including 10% of EMD amount) (discovered through e-bid), due lease rent charges and total interest paid shall be forfeited. In any case, the deduction shall not be greater than the amount deposited. However, the amount deposited towards lease rent, interest, extension charges etc. shall not be refunded.

NOTE: - The date of surrender in the above case shall be the date on which the application for surrender is received at Lessor's office. No subsequent claim based on any postal certificate etc. will be entertained.

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- (g) The mortgage permission shall be granted (where the Plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted Plot and payment of land dues of Authority. As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to facilitate the loan of the prospective buyers/sub lessees, 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. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub – lease deed or have obtained valid extension of time for construction and should have cleared up to date dues of the plot premium and lease rent.

The Lessee/Sub-lessee(s) will submit the following documents:

- (a) Sanction letter of the scheduled Bank/ Govt. organization/financial institution approved by the Reserve Bank of India.
(b) Clearance of upto date dues of the NOIDA.

In case of mortgage, the Authority shall have the first charge towards Lease Premium, Lease Rent, Interest, extension charges and any other dues, taxes, charges etc. payable to the Authority from time to time.

The letter of Permission to Mortgage (PTM) shall specify the head wise dues of Authority as on date of PTM in respect of the property for which permission to mortgage is issued.

In the event any Permission to mortgage is issued by the Authority, it shall always hold the first charge and shall remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016.

In the event of sale or foreclosure of the mortgaged/charged property, Authority shall be entitled to claim all dues. Authority may recover not more than 50% or as decided by the Authority, of the unearned increase in values of properties in respect of the market value of the said Plot as first charge, having priority over the said mortgage charge. The decision of the Authority in respect of the market value of the said Plot shall be final and binding on all the parties concerned.

Provided further that the Lessor/Authority would have the pre-emptive right to purchase the mortgaged or charged Plot after deducting such percentage as decided by Lessor /Authority of the unearned increase as aforesaid. The Lessor /Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein-before, would apply equally to insolvency sale or its transfer through execution of a decree of insolvency issued by any Court of Law.

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After procurement of permission to Mortgage, the property cannot be attached/ auctioned/ sub-leased without the permission of the Authority. In case, it is exercised by any financial institution without permission, it shall be treated as null and void.

All the clauses mentioned above shall become a part of the 'Loan Agreement' signed between the Bank and the Lessee. The copy of the 'Loan Agreement' shall be submitted to the Authority by the Lessee within 15 days of the execution of the Agreement.

Provided that in the event of foreclosure of the mortgaged/charged property, the NOIDA shall be entitled to claim and recover such percentage, as decided by the NOIDA, 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 NOIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

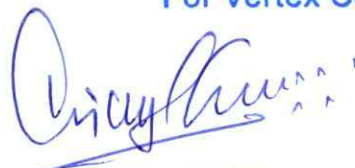
The NOIDA's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law

- (h) The construction of the building and development on the plot shall have to be done as per development norms, controls prescribed under the scheme/ building regulations & direction-2010 (as amended from time to time) of the Lessor and only after the prior approval of the building plans by the Lessor.
- a) Any construction will be permissible only as per details given in the Building Regulation-2010 (As Amended) and only after the prior approval of the building plans by NOIDA.
- b) All the infrastructural services shall have to be provided by the lessee within the plot area. Noida shall provide the utilities and connection upto the plot only.
- c) All clearances/approvals must be obtained by the lessee from the respective competent statutory authorities prior to the commencement of the construction work.
- d) Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory authority(ies).

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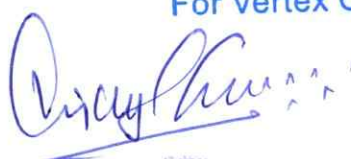
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- e) All other provisions, not specified above, shall be in accordance with the Building Regulations-2010 (As Amended) and Directions of NOIDA and the amendments made therein from time to time.
 - f) The Plot shall be used for the development as per the terms and conditions of the said scheme brochure.
 - (i) the Lessee shall be required to complete the construction on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the NOIDA in maximum 5 phases within a period of 4 years from the date of execution of lease deed.
- The Lessee shall be required to complete the construction on allotted plot as per approved layout plan.
- (j) Minimum requirement of sanctioned/completion shall be governed as per Noida Building Regulations, 2010 (as amended from time to time).
 - (k) Time extension in exceptional circumstances can be granted by the LESSOR, on the payment of extension charges applicable as per the prevailing policy, at the time of grant of such extension. In case the lessee completes the project within **4 (Four) years** from the date of lease deed no extension charges shall be payable. The "Completion Certificate" will be issued by the LESSOR on the completion of the Project and on submission of the necessary documents required for certifying the completion of the Project as per prevailing rules. In case the Lessee does not construct any building within the time provided including extension granted, if any, the allotment / Lease Deed as the case may be, shall be liable to be cancelled.
 - (l) The Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent maintenance of the building and services, till such time as the alternate agency for such work is identified and legally appointed by the Lessee, after prior written approval of the LESSOR.
1. The Lessee shall indemnify the Lessor against all arising out of:
- a. The non-completion of the Project;
 - b. The quality of development, construction and maintenance;
 - c. Any legal dispute arising out of allotment, lease and / or Sub lease to the final buyer(s).

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- (m) The allottee / Lessee can only transfer the whole/part of the building constructed /land parcel of Plot/ FSI thereon with the prior permission of Lessor, after payment of transfer charges as per the prevailing policy of Lessor.
- (n) In addition to the transfer charges as per prevailing policy of Lessor, the allottee / Lessee shall also pay an amount of Rs.10,000/- towards the processing fees.
- (o) All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the allottee / Lessee, as well as the sub-lessees/transferees.
- (p) No transfer charges shall be payable in case of transfer amongst blood relations. However, processing fee of Rs.10,000/- will be payable on such transfer.
- (q) The lessee will not be allowed to transfer the plot and change its shareholding, till the occupancy certificate/completion certificate of the project is obtained from the NOIDA. Change in Constitution and Change in Shareholding shall be permitted only after issue of completion certificate by NOIDA for the entire project except in case of transfer amongst blood relation and as per prevailing policy of the lessor.

Sub Leasing:-

- (r) No transfer charges shall be applicable if built up space of commercial Plot is transferred within two years from the date of issuing of the completion certificate by Lessor. Thereafter, the transfer charges shall be payable as per the prevailing policy of the Lessor. In addition to the transfer charges, an amount of Rs.10,000/- shall also be payable against the processing fee. The Allottee / Lessee will be permitted to transfer the built-up space on the fulfilment of the following conditions:
 - (i). The dues of Lessor towards the cost of land shall paid in accordance with the payment schedule specified in the Lease Deed/ sub- lease deed before executing of sub-lease deed of built-up premises.
 - (ii). The lease deed/ sub lease deed as per rules has been duly executed.
 - (iii). The Allottee / Lessee /sub lessee has obtained temporary/part occupancy/building completion certificate for the respective phase from the Lessor.

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- (iv). The sub-lessees/transferees undertake to put to use the premises for the original permissible use only, and the premises being transferred shall be as per the completion certificate and are not part of any common area.
- (v). The Lessee, shall also execute a sub-lease deed between lessor, Lessee and proposed sub-lessee. The Lessee/sub-lessee shall also ensure adherence to the building regulations and direction of the Lessor. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessee as well.
- (vi). The sub-lessee shall also be required to pay pro-rata lease rent as applicable. The sub-lessee shall be required to make the built-up space functional within one year from the date of sub-lease and submit sufficient documents to Lessor in proof thereof. Thereafter, extension charges, as applicable, shall be payable by sub-lessee.
- (vii). All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the allottee, Lessee and sub-lessees.
- (viii). The allottee, Lessee /sub-lessees are not eligible for any preferential allotment of any residential plot or house under various schemes of Lessor.
- (s) The Lessee and sub-lessees (transferees) shall not use the commercial plot for any purpose other than for which the commercial plot has been allotted. In case of violation of any allotment, Lease / Sub lease condition the allotment, Lease / Sub lease shall be liable to be cancelled and the possession of the commercial plot along with the structures thereon, if any, shall be resumed by the LESSOR.
- (t) The Lessee and sub-lessee(s)/Transferee(s) will be liable to pay all taxes, charges and assessment of every description imposed by any Authority empowered in this behalf from time to time, in respect of the plot and the buildings constructed thereon.
- (u) If the lessee and / or sub lessee(s) / Transferee(s) fail to deposit the due money/instalment within the given time or such extended period as is allowed by the LESSOR or commit any breach of the terms and conditions as laid down in the brochure, allotment letter, lease deed, the allotment / lease shall be liable to be cancelled / determined and 30% of the total premium of the plot or the premium / instalments deposited till then along with lease rent, interest, extension charges money etc. deposited, whichever is less, shall be forfeited in favour of the LESSOR. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest. Possession of the Plot, along with the structures, if any, thereon, shall be resumed in favour of the LESSOR and the lessee shall not be entitled to claim any compensation for the same.

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- (v) The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Lessee, the allotment of the Commercial Plot will be cancelled and/or lease will be determined, as the case may be. In addition, the entire money deposited by the Lessee and sub-lessee(s)/Transferee(s) shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
- (w) The LESSOR reserves the right to all mines, minerals, coals, washing golds, earth, oils, quarries, etc., under the allotted commercial Plot and full rights and powers at any time to do all the acts and things, which may be necessary or expedient for the purposes of searching, for working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the allotted commercial plot or for any building/structure standing thereon, provided always that the LESSOR shall make reasonable compensation to the Lessee for any damages directly occasioned by the exercise of the rights hereby reserved. The decision of the LESSOR on the amount of the such compensation will be final and binding on the Lessee and all the sub-lessee(s)/Transferee(s).
- (x) The Lessee shall make all such arrangements as are necessary for the maintenance of the buildings and common services on the commercial plot. If the buildings and common services are not maintained properly, the LESSOR shall have the right to get the maintenance done and recover the amount so spent from the Lessee and/or Sub lessee. The Lessee and all the sub lessee(s) / Transferee(s) will be personally and severely liable for the payment of the maintenance amount. In case of default of the amount, the dues shall be recovered as arrears of land revenue.
- (y) No objection will be entertained on the subject of amount spent on maintenance of the buildings and common services on the allotted commercial plot and the decision of the LESSOR shall be final and binding on the lessee and all the sub-lessee(s) / transferee(s).
- (z) The Lessee/Sub lessee shall take all necessary permissions for sewerage, electricity, water connections etc. from the respective competent Authorities at his own expenses. The LESSOR shall provide all connections till the Plot.
- (aa) The allottee/lessee/sub-lessee(s) shall keep the demised premises and buildings; the available facilities and surroundings etc. in a state of good and substantial repairs, safe, neat & clean and in good and healthy sanitary conditions to the satisfaction of the lessor and to the convenience of the inhabitants/occupants of the place.

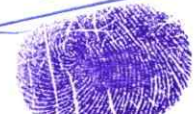
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(bb) In addition to the other specific clauses relating to the Cancellation / determination of the Lease Deed, the LESSOR will be free to exercise its right of cancellation/determination of lease/allotment in the following case:

- (1) If the allotment is obtained through misrepresentation, by suppression of material facts, mis-statement and/or fraud.
- (2) Any violation by the Lessee and sub-Lessee(s)/ Transferee(s), of the direction issued or of the rules and regulations framed by LESSOR or by any other statutory body.
- (3) In case of default on the part of the Lessee/Sub Lessee or any breach/violation of the terms and conditions of the Tender, allotment, lease deed and/or non deposit of the allotment/ premium amount /instalments, lease rent etc. for a period of three consecutive instalments and Lease Rent.

If the allotment is cancelled on the grounds mentioned in para (1) above, the entire amount deposited by the Lessee and sub-lessee(s)/ Transferee(s) till the date of cancellation/determination, shall be forfeited by the LESSOR and no claim, whatsoever, shall be entertained in this regard.

If the allotment is cancelled on the grounds mentioned in paras (2) or (3) above, amount equivalent to 30% of the total premium of the Plot shall be forfeited and balance, if any shall be refunded without any interest and no separate notice to the Lessee and sub-lessee(s)/Transferee(s) shall be given in this regard. After forfeiture of the amount as stated above, possession of the Plot will be resumed by the LESSOR, along with the structures thereupon, if any, and the Lessee and sub-Lessee(s) / Transferee (s) will have no right to claim any compensation thereof.

III. AND IT IS MUTUALLY AGREED AND DECLARED BY IN BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING:

1. That the Lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of description whatsoever for keeping horses, cattle, dogs, other animals except and in so far as may be allowed by the Lessor in writing.
2. That the Lessee shall not exercise his/her/their/its option for determining the lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

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3. If the Lessee does not abide by the terms and conditions of the lease and building bye-laws or any other rules framed, or directions issued by the Lessor the lease may be cancelled/determined by the Lessor and the possession of the demised premises may be taken over by the Lessor followed by forfeiture of deposits as per prevailing policy.
4. The lessee and/or sub-lessee(s) fail to deposit the due money within the given time or such extended period as is allowed by NOIDA or commit any breach of the terms and conditions as laid down in this brochure, allotment/lease shall be liable to be cancelled/determined and 30% of the total premium together with lease rent, interest, extension charges or money deposited, whichever is less shall be forfeited in favour of NOIDA. However, any such action shall be taken only after complying with the Principles of Natural Justice. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest. Possession of the plot, along with the structures, if any, thereon, shall be resumed in favour of NOIDA and the lessee shall not be entitled to claim any compensation for the same.
5. The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the tenderer, allottee, lessee and/or sub-lessees, the allotment of plot shall be cancelled and/or lease shall be determined, as the case may be. In addition, the entire money deposited by the tenderer, allottee, lessee and sub-lessees shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
6. Notwithstanding anything contained hereinbefore if there shall have been in the opinion of the Lessor (whose decision shall be final and binding) any breach by the Lessee or any person claiming through or under him/her/their/its, of any of the covenants or conditions hereinbefore contained and on his/her/their/its part to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the Lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises without prior consent of the lessor, it shall be lawful for the Lessor without prejudice to any other right or action of the Lessor in respect of any breach of agreement to re-enter the demised premises or any part thereof in the name of whole and determine this demises and thereupon if:
 - a. At the time of re-entry, if the demised premises has not been occupied by the Lessee by way of constructing a building thereon the Lessor may re-allot the demised premises and entire deposited amount shall stand forfeited in favour of the Lessor.

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- b. At the time of re-entry if the demised premises are occupied by any building constructed by the Lessee there on the Lessee shall within a period of three months from the date of re-entry remove from the demised premises all erection of building, fixtures and fittings which at any time and during the term shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default where of the same shall become the property of the Lessor without payment of any compensation to the Lessee for the land and building, fixtures, things before within the period herein specified the demised premises shall be re-allotted.

Provided that the Lessor shall to purchase the said erection buildings and fixtures upon the Commercial Plot after making the payment to the Lessee in price thereof as may be mutually agreed upon.

7. Any losses suffered by the Lessor on a fresh grant of demised premises or breaches of conditions aforesaid on the part of the Lessee or any persons claiming through or under him shall be recoverable by the Lessor from the Lessee.
8. The Chief Executive Officer of the Lessor may exercise all powers exercised by the Lessor under this lease. The Lessor may also authorize any of its other officers as he deems fit.

PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Office for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

9. The entire legal expenses of execution of this Lease Deed including Stamp Duty and registration charges shall be borne by the Lessee. In case any dispute arising towards stamp duty, the Lessee shall be liable for the same.
10. Any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal right of the Lessor.
11. The Chief Executive Officer or the Lessor reserve the right to make such additions and alterations or modifications in these terms and conditions from time to time, as may be considered just or/and expedient as mutually agreed between the parties. However, such changes shall be made in writing and executed by both the Parties.

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नौरडा


For Vertex Construction

Partner




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12. In the event of any dispute between LESSOR and the Lessee and sub-lessee(s)/transferee(s) shall be subject to the territorial jurisdiction of the Civil Court of District Gautam Budh Nagar or the Hon'ble High Court of Judicature at Allahabad.
13. The allotment of the Plot or handing over the possession of the allotted plot by NOIDA or payment of dues as provided under this Deed, is prevented or restricted or interfered with by reason of Force Majeure such as war, terrorist attacks, revolution, strike, civil commotion, acts of public enemies, acts of God, natural calamities, blockade or embargo (each a "Force Majeure Event") or any circumstances beyond NOIDA's control, entire money and/or the deposits, as the case may be, will be refunded to the Lessee, as per the prevailing policies of NOIDA.
14. Allotment of the subject plot or in case of the clarification or interpretation regarding terms and conditions of this lease and brochure of the scheme which forms part of this lease, the decision of the Lessor shall be final and binding on the Lessee and all the sub-lessee(s)/Transferee(s).
15. If the Lessee commits any act of omission on the demised premises resulting in any nuisance, it shall be lawful for the LESSOR to ask the Lessee/Sub lessee to remove the nuisance within a reasonable period, failing which the LESSOR shall itself get the nuisance removed at the Lessee's/Sub lessee cost and charge the damages from the Lessee/Sub lessee during the period of subsistence of the nuisance.
16. The Lessee and all sub-lessee(s)/Transferee(s) shall be liable to pay all taxes, charges levied from time to time by the LESSOR or any other statutory body duly empowered to levy to taxes/charges.
17. All notices, orders and other documents required under the terms of allotment/lease etc. shall be governed by the provisions of the U.P. Industrial Area Development Act, 1976 and the Rules & Regulations made thereunder (as amended from time to time).
18. All the arrears due from the Lessee and all the sub lessees (transferees) to the LESSOR or any other statutory Authority are recoverable as arrears of land revenue.

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Prakash Kumar
Partner




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19. That the LESSOR hereby covenant that the Lessee and sub-lessee(s)/Transferee(s) shall enjoy quiet possession of the demised premises without any disturbance by it or its successors in the interest of any other person claiming title paramount thereto.
20. The Lessee shall not be allowed to assign or change his role in the Project, in anyway, till the completion of the Project, without the prior written permission of the LESSOR. In case of any violation of this, the lease shall be cancelled and entire money deposited shall be forfeited.
21. 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.
22. The NOIDA 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.
23. Commercial premises/ residential premises as per the plans of the allottee approved by NOIDA shall be used for commercial/residential purpose only. In case of default, the lease deed is liable to be cancelled and the Lessee/ Sub-lessee(s) will not be paid any compensation thereof.
24. Other buildings earmarked for community facilities shall not be used for purposes other than community requirements.
25. The NOIDA in larger public interest may take back the possession of the land/building by paying such compensation as may be decided by an Independent Valuer. Further, the decision of the Authority to repossess the land/ building shall be subject to judicial review, and any and all disputes arising in connection with such repossession shall be decided by the courts of competent jurisdiction.
26. In case NOIDA is not able to give possession of the land in any circumstances, deposited money will be refunded to the Allottee in terms of the policy of NOIDA as prevailing at the relevant time.
27. Noida shall continuously be responsible for handing-over the vacant possession of the Plot to the Lessee.

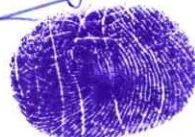
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कनिष्ठ सहायक
नौएडा

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For Vertex Construction

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28. The Allottee shall be responsible to inform NOIDA within 7 days about initiation of CIRP, if any and adhere to the concern clauses to scheme brochure of Scheme Code 2023-2024 (Commercial Builders Plot-I)
29. The Lessee shall abide by all the regulations, bye-laws, and guidelines of the LESSOR framed/ issued under the Scheme Code 2023-2024 (Commercial Builders Plot-I) brochure and U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules applicable from time to time.
30. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings, except at a place approved for this purpose by NOIDA. Such approvals shall not be unreasonably withheld.
31. In case of non-compliance of these terms and conditions, and any directions of the LESSOR, the LESSOR shall have the right to impose such penalty as it may consider just and/or expedient.

- यह कि भूखण्ड के विरुद्ध वर्तमान तक आवंटी के विरुद्ध न ही कोई ब्याज देय है और न ही आवंटी द्वारा किसी ब्याज की धनराशि का भुगातन किया गया है।

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कनिष्ठ सहायक
नौरडा

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For Vertex Construction

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Partner

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Dated: 20-05-2025

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IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year first above mentioned in the presence of:

Witness

1. 

MR KAMAL GANDHI
SON OF SHRI MANOHAR LAL GANDHI
RESIDENT OF 45, NEW JANTA COLONY
NIT FARIDABAD, HARYANA-121001
(ID AADHAR No XXXX XXXX 7276)

For and on behalf of Lessor

अमित कुमार पाण्डेय
कनिष्ठ सहायक
नौएडा


30/5/2025

2. 

MR SANDEEP KUMAR RAGHAV
SON OF SHRI ANEK SINGH
RESIDENT OF HOUSE No 70, SABDALPUR
DOULATPUR KALA, DISTT BULANDSHAR
UTTAR PRADESH-202398
(ID AADHAR No XXXX XXXX 9494)

For Vertex Construction



Partner

For and on behalf of Lessee



आवेदन सं०: 202500743047547

बही संख्या 1 जिल्द संख्या 13958 के पृष्ठ 21 से 44 तक
क्रमांक 7694 पर दिनांक 02/06/2025 को रजिस्ट्रीकृत किया
गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
02/06/2025

VIVEK
SHARMA Digitally signed
by VIVEK SHARMA
Date: 2026.04.18
16:09:55 +05'30'