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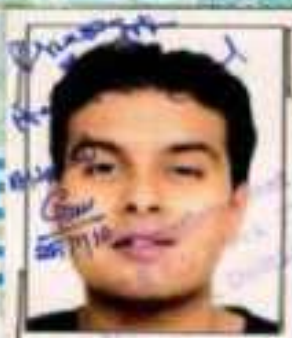
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Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

14AA 055376

Stamp Duty Paid in Cash Certificate in favour of *M/s Devika Gold Homez Pvt Ltd.*
Devika Tower, 6, Nehru Place, Delhi
 In Pursuance of the order of the Collector
 No. *170/11/10* Dated *11/11/10*. Passed under
 section 10-A of the Stamp Act, it is certified that
 an amount of Rs. *170,43,000/-* one crore seventy Lacs *four*
 (in words Rs. *Thousand three hundred only* - & -
 has been Paid in Cash as stamp Duty in respect
 of this instrument in the State Bank of India
 Treasury at *Noida*
 By Challen No. *N/2010* Dated *12-11-10*
 a Copy of which is annexed herewith.

Date *16/11/10*

Sow h
16-11-10
 Treasury
Gautam Bhatnagar

For Devika Gold Homez Pvt. Ltd.

Anand
 Director

G
 प्रबन्धक बिल्डर्स
 गेट 1 सीएलडी अधिकरण

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M/s Devika Gold Honey
Rt. Ltd.
N. Delhi



भारत गणराज्य REPUBLIC OF INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 736236

एक विक्रस
एक प्रतिकरण

For Devika Gold Homs Pvt. Ltd.

[Signature]

Director



(continued)

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
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उत्तर प्रदेश सरकार
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B

For Devika Gold Blooms Pvt. Ltd.
Director

उत्तर प्रदेश उत्तर प्रदेश

A 736237





7/12/2010
 (विभागीय अधिकारी)
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उत्तर प्रदेश UTTAR PRADESH

A 736238

महाराष्ट्र राज्य
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B

For Devika Gold Mines Pvt. Ltd.
Director



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 2. **Slide**

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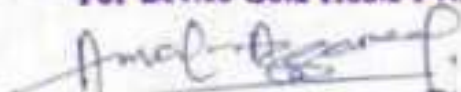


उत्तर प्रदेश UTTAR PRADESH

A 736239


एक हिल्लर्स
सोपडा प्राधिकरण

For Devika Gold Home Pvt. Ltd.


Director

For more details please refer to the



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Registration No. 24314 Year: 2010 Book No. 1

अपना प्रमाण



Director

For Devika Gold House Pvt. Ltd.

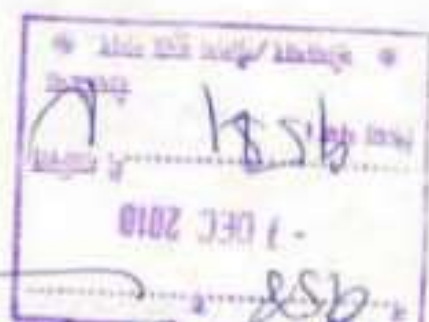
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A 736240

उत्तर प्रदेश UTTAR PRADESH





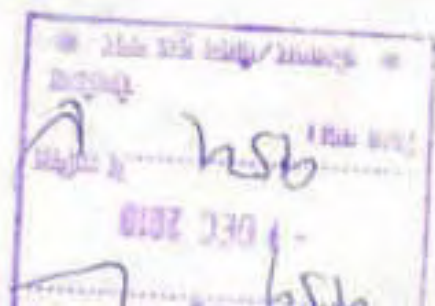


उत्तर प्रदेश UTTAR PRADESH

A 736241

सहकारी बैंक
दिल्ली सहकारी बैंक

For Devika Gold Home Pvt. Ltd.
Director



For Devil's Gold House Pvt. Ltd.
Director

उत्तर प्रदेश
उत्तर प्रदेश

A 736242

उत्तर प्रदेश UTTAR PRADESH



State Court
County of ...



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भारतीय गणराज्य INDIA NON JUDICIAL

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Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 736243

प्रबन्धक निदेश
गैर न्याय प्रमाण

For Devika Gold House Pvt. Ltd.

Anand Agarwal

Director

12/12/2010

12/12/2010



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Date	12/12/2010
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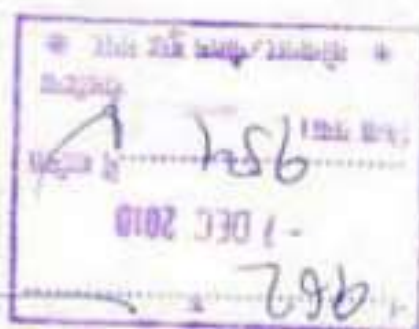
उत्तर प्रदेश UTTAR PRADESH

A 736244

प्रबन्धक बिल्डर्स
सेटर पीएमए प्रतिकरण

For Devika Gold Home Pvt. Ltd.
Anil B. Sharma
Director

2010-11-10





बनारस प्रदेश UTTAR PRADESH

A 736245

महेश्वर सिंह
देव प्रसाद सिंह

For Devika Gold House Pvt. Ltd.
Director





उत्तर प्रदेश UTTAR PRADESH

A 736246

विन्डर्स
प्रमाणित

For Devika Gold Home Pvt. Ltd.

Anand K. Singh

Director

Los Angeles City Hall



* Los Angeles City Hall *	
Seal of the City of Los Angeles	
Signature	Date
<i>[Signature]</i>	<i>12/10/2010</i>
- 1 DEC 2010 -	
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उत्तर प्रदेश UTTAR PRADESH

A 736247

प्रमाणित
पेपर गैर न्यायिक

For Devika Gold Rooms Pvt. Lt.

Amrit Singh

Director

उत्तर प्रदेश UTAR PRADESH

A 736248



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उत्तर प्रदेश UTTAR PRADESH

A 736249

For Devika Gold Mines Pvt. Ltd.
Director

Director



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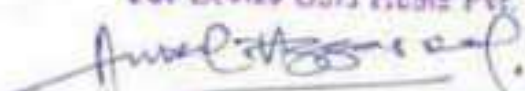


उत्तर प्रदेश UTTAR PRADESH

A 736250


प्रबन्धक पिल्हर्स
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For Devika Gold Home Pvt. Ltd.


Director



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For Devika Gold House Pvt. Ltd.
Director

भारत सरकार
भारत सरकार

A 736251

उत्तर प्रदेश UTTAR PRADESH





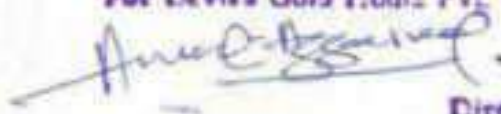


उत्तर प्रदेश UTTAR PRADESH

A 736252


प्रधान अ. मित्तल
प्रदेश नं. १ का प्रमुख

For Devita Gold Home Pvt. Ltd.



Director

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A 736253

भारत सरकार
भारतीय रिज़र्व

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For Devika Gold Bloomz Pvt. Ltd.
Director

Page No. _____
Date _____



GOVERNMENT OF INDIA	
MINISTRY OF HEALTH AND FAMILY WELFARE	
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उत्तर प्रदेश UTTAR PRADESH

A 736254

प्रमाणित शिल्पकार
प्रकार नमूना प्राधिकरण

For Devika Gold Home Pvt. Ltd.

Anand Kumar
Director

THE GOVERNMENT OF INDIA

Ministry of Health and Family Welfare



Sl. No.	1256
Date	1 DEC 2010
Page	266



उत्तर प्रदेश UTTAR PRADESH

A 736255

भारत गणराज्य
उत्तर प्रदेश

For Devika Gold Hoops Pvt. Ltd.
Director



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Date	
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1 DEC 2010	
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For Devika Gold Finance Pvt. Ltd.
Director

उत्तर प्रदेश सरकार
आर्थिक विभाग

A 736256

उत्तर प्रदेश UTAR PRADESH



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FOR EXPORT ONLY - THIS IS A



उत्तर प्रदेश UTTAR PRADESH

A 736257



भारतीय रिज़र्व बैंक
भारत

B

For Devika Gold Finance Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736258



महानगर प्रमुख
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B

For Devika Gold Loans Pvt. Ltd.
Director

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A 736259

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For Devika Gold Flour Pvt. Ltd.
Director

12/12/2010

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उत्तर प्रदेश UTAR PRADESH

A 736261

महेश प्रसाद
देव प्रसाद

B

For Devika Gold Loans .
Director

Director

[Signature]

For Devika Gold Export

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For Devika Gold Export

A 736262

उत्तर प्रदेश UTTAR PRADESH



01/10/20

For Supply of Goods



Ministry of Health, Government of India	
For Supply of Goods	
Sl. No.	954
Date	1 DEC 2010
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For Devika Gold Issues

उत्तर प्रदेश सरकार

गवर्नर

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A 736263

उत्तर प्रदेश UTTAR PRADESH



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See Table 1 for details.



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उत्तर प्रदेश UTTAR PRADESH

A 736264

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For Devika Gold Ltd.
Director

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उत्तर प्रदेश UTTAR PRADESH

A 736265


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For Devika Gold Home Pvt. Ltd.

 Director

12/14/2010

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उत्तर प्रदेश UTTAR PRADESH

A 736266


प्रबन्धक निदेश
ग्रेटर नोएडा प्राधिकरण

For Devika Gold Home Pvt. Ltd.

Director

Dr. W. C. Cline



21/05/2019
12:45 PM

[Signature]

For Devika Gold Home Pvt. Ltd.
[Signature]
Director

उत्तर प्रदेश UTTAR PRADESH

A 736267



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उत्तर प्रदेश सरकार
मुख्य मंत्रालय

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For Devika Gold Home Pvt. Ltd.
Director

उत्तर प्रदेश UTAR PRADESH

A 736268







भारत प्रदेश UTTAR PRADESH

A 736269

भारत प्रदेश

भारत

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For Devika Gold House Pvt. Ltd.
Director



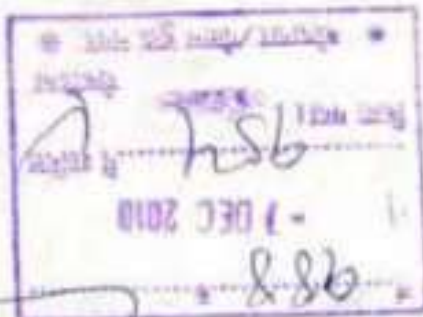


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For Devika Gold Home Pvt. Ltd.
Director

उत्तर प्रदेश
उत्तर प्रदेश



उत्तर प्रदेश सरकार
मुख्य मंत्रालय

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For Deeds Cell, Lucknow

उत्तर प्रदेश UTAR PRADESH

A 736271





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दिनांक	1/DEC 2010
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For Devika Gold Loans Pvt. Ltd.
Director

Director General
Income Tax

A 736272

उत्तर प्रदेश UTTAR PRADESH



FOR DATA ONLY



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For Devika Gold Loans P. Ltd.
Director
[Signature]

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A 736273





भारत सरकार
प्रादेशिक शाखा

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For People's Gold Loans Pvt. Ltd.
Director
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भारत प्रदेश UTTAR PRADESH

A 736274







उत्तर प्रदेश UTTAR PRADESH

A 736275

भारत सरकार
भारत सरकार

For Devika Constructions Pvt. Ltd.
Director

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Title	1111 1111
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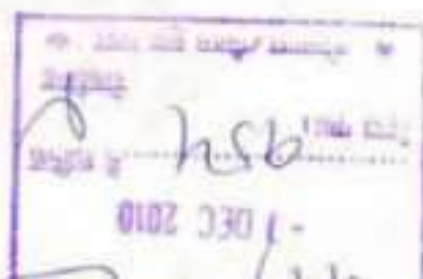


बनारस प्रदेश UTTAR PRADESH

A 736276

बनारस प्रदेश
बनारस सिटी

For Cash Gold Coins Per Ltd.
Director



For Director
Director

For Director
Director

उत्तर प्रदेश UTAR PRADESH

A 736277



1/10/2010

1/10/2010



1/10/2010

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स्वास्थ्य एवं कुटुम्ब कल्याण विभाग
भारत सरकार
1 DEC 2010
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भारत सरकार
आयुक्त, उत्तर प्रदेश

For Private Golf Course Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736279



FOR THE YEAR 2010



21/12/2010

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Form No. 1	136
Date	136
1 DEC 2010	
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महाराष्ट्र सरकार
महाराष्ट्र सरकार

B

For Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736280





महाराष्ट्र सरकार
मुंबई

For Private Gold Loans only
Director

उत्तर प्रदेश UTAR PRADESH

A 736281



1001 - 1001



For Devika Gold Finance Pvt. Ltd.
Director

बनार प्रदेस उत्तर PRADESH

A 736282



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भारत प्रदेश UTTAR PRADESH

A 736283

भारत गैर न्यायिक
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For Devils Gold Horns Pvt. Ltd.
Director

भारतीय गणराज्य INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 736284


प्रमुख निदेश
उत्तर प्रदेश सरकार

For Devika Gold Home Pvt. Ltd.

Director

KOLLEGE OF ENGINEERING





भारत प्रदेश UTAR PRADESH

A 736285

भारत प्रदेश
भारत प्रदेश

For Devika Gold Ploms Pvt. Ltd.
Director

Director

For Pwells Gold Mines P. Ltd.

Director
Pwells Gold Mines P. Ltd.

2

A 736286

उत्तर प्रदेश UTTAR PRADESH







उत्तर प्रदेश UTTAR PRADESH

A 736287

महानगर पंचायत
नगर पंचायत

B

For Devika Gold Import Pvt. Ltd.
Director



भारत सरकार
उत्तर प्रदेश सरकार
८

For Devika Gold Liqueur & Co. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736288



1006 9001 - 1 DEC 2010



1006	9001
- 1 DEC 2010	
954	1006
UNIVERSITY OF ILLINOIS AT CHICAGO	

भारत सरकार
आर्थिक विभाग

For Devika Gold Liquid
Director

उत्तर प्रदेश UTTAR PRADESH

A 736289



Director

For Devika Gold Loans Pvt. Ltd.

For Devika Gold Loans Pvt. Ltd.

A 736290

उत्तर प्रदेश UTTAR PRADESH





प्रमाणित किया जाता है कि	
नाम	हसब
पता	
दिनांक	1 DEC 2010
हस्ताक्षर	8002

भारत सरकार
नयाँ दिल्ली

For Devika Gold Finance Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736291



100 Days Challenge Letter



* Signature/Name and Title *	
Signature	Date
<i>[Signature]</i>	<i>[Date]</i>
- 1 DEC 2010 -	
* Initials *	
<i>[Initials]</i>	



उत्तर प्रदेश UTTAR PRADESH

A 736292

भारतीय रिज़र्व बैंक
भारत

For Devika Gold Ploms Pvt. Ltd.
Director



Director
for Gold Loans

For Director Gold Loans P. L. J.
Director

उत्तर प्रदेश UTAR PRADESH

A 736293





उत्तर प्रदेश सरकार
आयुक्त, उत्तर प्रदेश

८

Director

For Revenue Gold Stamp

A 736294

उत्तर प्रदेश UTTAR PRADESH





1012

भारतीय गैरन्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 736295

2

प्रबन्धक सिल्लर
गैर न्यायिक अधिकार

For Devika Gold Items Pvt. Ltd.
Anil Kumar
Director



For Devika Gold Imports
Director

उत्तर प्रदेश सरकार
आर्थिक विभाग

A 736296

उत्तर प्रदेश UTTAR PRADESH



Lipid

Key Image Concepts



(Handwritten signature)

उत्तर प्रदेश सरकार
मुख्य मंत्री

For Devika Cold Storage Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736297





Handwritten signature and text in Hindi.

For Devika Gold Refining Pvt. Ltd.
Director

बतार प्रदेश उत्तर प्रदेश

A 736298



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1016	954	1 DEC 2010	1016

भारत गणराज्य INDIA NON JUDICIAIRE



उत्तर प्रदेश UTTAR PRADESH

A 736299


प्रबन्धक निदेशक
स्टेट बैंक ऑफ़ इण्डिया

For Devika Gold Home Pvt. Ltd.

Director



For Private Gold Loans Ltd.
Director

भारतीय रिज़र्व बैंक
प्रधान कार्यालय
B

A 736300

उत्तर प्रदेश UTTAR PRADESH





For the Director
Dr. P. K. Mishra

For Devika Gold House Pvt. Ltd.
Director

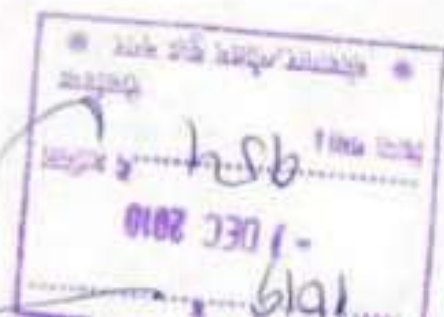
उत्तर प्रदेश UTTAR PRADESH

A 736301



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100 DOLLAR COIN HINDU 140 111



7

[Signature]

उत्तर प्रदेश

A 736302





1020 x 2101

- 1 DEC 2010

954

1020 x 2101

For Devika Gold Home Pvt. Ltd.
Director

बतार प्रदेश उत्तर प्रदेश

A 736303





For Devika Gold Ploms Pvt. Ltd.
Director

For 1st time
B

A 736304

उत्तर प्रदेश UTTAR PRADESH



21/12/2010

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



1002	1 DEC 2010	954
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION		

For Devika Gold Home Pvt. Ltd.
Director

For Devika Gold Home Pvt. Ltd.
Director

A 736305

उत्तर प्रदेश UTTAR PRADESH



1023



● Date of receipt / issue	
10/12/2010	
To: Mr. 1023	
From: Mr. 1023	
1023	
1023	

भारत सरकार
भारत सरकार

८

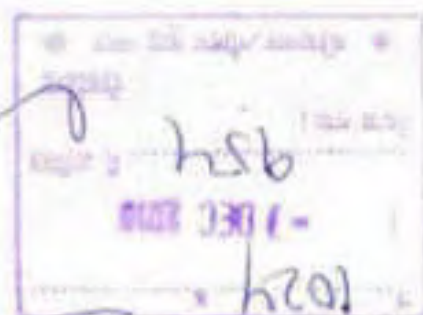
Director

For Devis Gold House Pvt. Ltd.
Director

भारत प्रदेश UTTAR PRADESH

A 736306





भारत सरकार
भारत सरकार

For Devika Gold House Pvt. Ltd.
Director

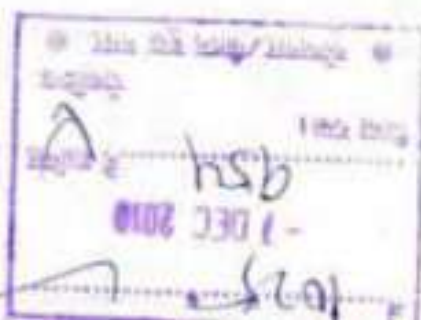
उत्तर प्रदेश UTTAR PRADESH

A 736307



CHANGING

FOR CHANGE OF NAME AND ADDRESS



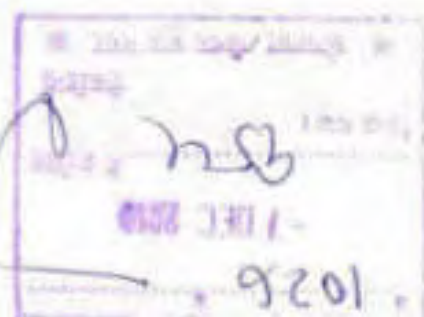
भारत सरकार
भारत सरकार

For Devika Gold Home Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736308





महाराष्ट्र सरकार

महाराष्ट्र सरकार

३

Director

For Devika Gold Liqueur Pvt. Ltd.

A 736309

उत्तर प्रदेश UTTAR PRADESH



INTRODUCTION

100% Day 100% 100%





उत्तर प्रदेश UTTAR PRADESH

A 736310


 प्रमुख निदेश
 प्रमुख निदेश अधिकारी

For Devika Gold House Pvt. Ltd.



Director

Q-1000

1000 Q-1000



1018
- 1 DEC 2010
954
7
1000 Q-1000

For Devika Gold House
Director

For Devika Gold House
Director

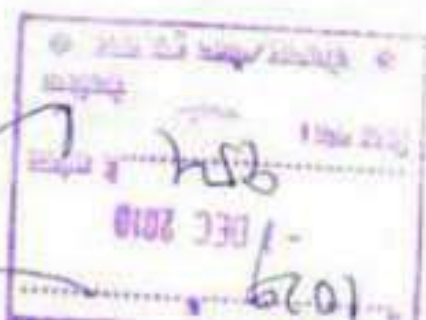
उत्तर प्रदेश UTTAR PRADESH

A 736311



Fig. 4. Schematic

4.04 Design: Civil Services



7

For Devises Gold Group Ltd.
Director

उत्तर प्रदेश UTAR PRADESH

A 736312



10/10/2010

10/10/2010



1030	10/10/2010
954	10/10/2010
10/10/2010	

Director

For Devika Gold Home Pvt. Ltd.

<http://www.elsevier.com/locate/ymbs>

18. [Biology](#) [Biology](#)

A 736313

उत्तर प्रदेश UTAR PRADESH



Deletion

Key Words: child sexual abuse; child sexual exploitation; child sexual abuse; child sexual exploitation

[illegible]

For Devika Gold Finance Pvt. Ltd.
Director

For Devika Gold Finance Pvt. Ltd.
Director

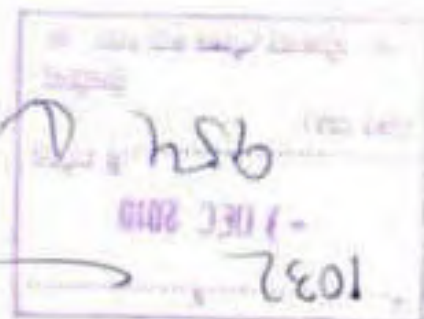
A 736314

उत्तर प्रदेश UTTAR PRADESH



10/10/2010

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25,000/-
 दिनांक 10/11/2010
 B

For Devika Gold House Pvt. Ltd.
 Director
[Signature]

उत्तर प्रदेश UTTAR PRADESH

A 736315





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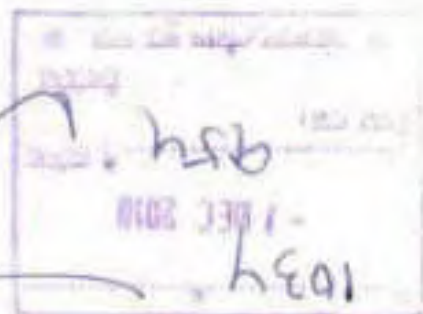
Director

For Devika Gold Mines Pvt. Ltd.

उत्तर प्रदेश UTAR PRADESH

A 736316





Director

For Devala Gold Stores Pvt. Ltd.
[Signature]

Devala Gold Stores Pvt. Ltd.
[Signature]

A 736317

उत्तर प्रदेश UTTAR PRADESH





1035	
- 1 DEC 2010	
9824	9824
1035	

Director

For Devises Cell, Income Tax, J.L.L.

Director, Income Tax

Income Tax Officer, J.L.L.

A 736318

उत्तर प्रदेश UTTAR PRADESH



10/12/2010

10/12/2010



1036	1 DEC 2010	954	10/12/2010
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A 736319

History

For Details Call 1-800-854-8544





Director
10/10/2014

For Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736320





Director

11-20-2019

उत्तर प्रदेश UTAR PRADESH

A 736321



2010/12/10

2010/12/10



1004	DEC 2010	954	1004
1004			

For Devika Gold House Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736322



DeCoursey

For Order Form H-1000 use only



1040
 1 DEC 2010
 1550
 1040

For Deposit

For Deposit

[Signature]

Director

[Signature]
For Devika Gold House Pvt. Ltd.

उत्तर प्रदेश UTTAR PRADESH

A 736323





भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 736324

प्रमुख निदेश
सेवा निदेश प्रमाणिका

For Devika Gold Hamz Pvt. Ltd.

Director



महाराष्ट्र सरकार
मुंबई

For Director's Gold House P. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736325





For Director
Director

For Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736326



For Director
Date: 10/10/2019

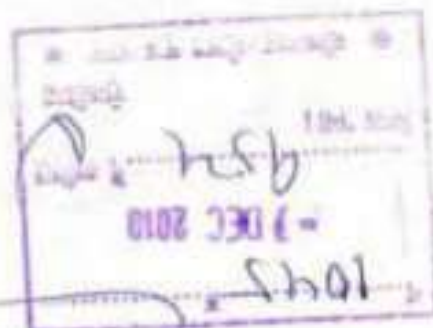
For Director
Date: 10/10/2019

उत्तर प्रदेश UTTAR PRADESH

A 736327



10445



महाराष्ट्र
राज्य सरकार
मुद्रा विभाग

For Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736328





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उत्तर प्रदेश UTTAR PRADESH

A 736329

प्रमाणित किया गया
द्वारा न्यायिक अधिकारी

For Devika Gold

[Signature]
Director

Page 10

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For Director
Signature

For Director
Signature

उत्तर प्रदेश UTTAR PRADESH

A 736330



CHASCO

SON DUA



For Devika Gold Plums & Co. Inc.
Director

12-11-2011

A 736331



Abstract

2018-2019



[Handwritten note:] Lib
DEC 2010
[Signature]

भारत सरकार
भारतीय रिज़र्व बैंक

For Devika Gold House Pvt. Ltd.
Director

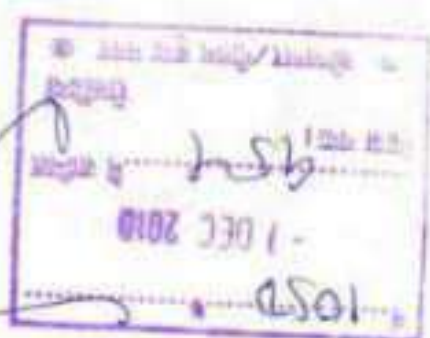
उत्तर प्रदेश UTTAR PRADESH

A 736332



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भारतीय रिजर्व बैंक
भारत

८

For Devika Gold Finance Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736333



CHARGE

LOS ANGELES COUNTY SHERIFF'S OFFICE



LOS	1	501
- 1 DEC 2010		
JSH		
FBI		
LOS ANGELES COUNTY SHERIFF'S OFFICE		

For Devika Gold Store Pvt. Ltd.
Director

भारत सरकार
भारत सरकार

A 736334

भारत प्रदेश UTTAR PRADESH



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504 Cooper



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उत्तर प्रदेश UTTAR PRADESH

A 736335


प्रधान-सचिव
गैर न्यायिक

For Devika Gold Mount Pvt. Ltd.

Director

London

For Supply only



B

For Deaver Unit - [Signature]

A 736336





For Director Gold Standard
Director

For Director Gold Standard
Director

A 736337

उत्तर प्रदेश UTTAR PRADESH





1055
- 1 DEC 2010
9574
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For Deputy Director
Director

For Deputy Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736338



Disposal

Box 100



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For Director
B

For Director
Director

उत्तर प्रदेश UTTAR PRADESH

A 736339



12/4/2010

SOC. 12/4/2010



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- 1 DEC 2010	
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* 1057	

For Deposit
Director

For Deposit
Director

उत्तर प्रदेश UTTAR PRADESH

A 736340



01/12/2010

2010-12-01



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For Devika Gold Home Pvt. Ltd.
Director

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A 736341

उत्तर प्रदेश UTTAR PRADESH



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www.digitizedby.com



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उत्तर प्रदेश UTTAR PRADESH

A 736342

For Devika Gold Home Pvt. Ltd.

[Signature]
Director

[Signature]
प्रमुख अधिकारी
प्रदेशीय प्रशासन

América

12/11/2010

100 Quetzales



भारतीय रिजर्व बैंक
भारत सरकार

For Devika Gold Finance Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736343



Life cycle

250 Z. Zhang et al.



भारत सरकार
नयाँ दिल्ली

For Rev. Gold Finance Pvt. Ltd.
Director

भारत प्रदेश UTTAR PRADESH

A 736344



महोदय महोदय
महोदय महोदय

For Devika Gold House Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736345



10/11/2010



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* 1 DEC 2010 *	
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भारत गणराज्य UTTAR PRADESH

A 736346

भारत गणराज्य
उत्तर प्रदेश

8

For Payable Gold Receipt & etc.
Director

10/12/2010

10/12/2010



1064	1 DEC 2010	954	10/12/2010
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For Devika Gold Loans Pvt. Ltd.
Director

महेश कुमार
ज्येष्ठ अधिकारी

A 736347

उत्तर प्रदेश UTTAR PRADESH



For Nevada Gold Flows to the U.S.

[Signature]

3

A 736348

उत्तर प्रदेश UTAR PRADESH





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1 DEC 2010

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1006901

For Devika Gold Finance Pvt. Ltd.
Director

सत्यमेव जयते
सत्यमेव जयते

A 736349

उत्तर प्रदेश UTTAR PRADESH





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For Devika Gold Finance Pvt. Ltd.
Director

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भारत प्रदेस प्रदेस

A 736350

भारत प्रदेस प्रदेस





For Deeds and other documents
Notary Public
[Signature]

For Deeds and other documents
Notary Public
[Signature]

उत्तर प्रदेश UTAR PRADESH

A 736351

भारत सरकार • GOVERNMENT OF INDIA • NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये

भारत INDIA

₹. 25000

TWENTY FIVE THOUSAND RUPEES

10 DEC 2010



For Devil's Gold Horns Pvt. Ltd.
Director

for the purpose of
B

A 736352

उत्तर प्रदेश UTAR PRADESH



Location

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DATE ENTERED INTO HOME BASE FILE		

For Nevika Gold House Pvt. Ltd.
Director

उत्तर प्रदेश सरकार
आर्थिक विभाग

A 736353

उत्तर प्रदेश UTTAR PRADESH





For Devika Gold House Pvt. Ltd.
Director

भारतीय मुद्रा
भारतीय मुद्रा

8

A 736354

भारत प्रदेश UTTAR PRADESH





महाराष्ट्र सरकार
मुंबई

For Director Gold House P. Ltd.
Director

बतार प्रदेश उत्तर प्रदेश

A 736355





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DEC 2010
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उत्तर प्रदेश UTTAR PRADESH

A 736356

For Deposit Only
Director

For Deposit Only
Director



Division

LOS ANGELES CONSUL



For Devika Gold Blanks Pvt. Ltd.
Director

महेश कुमार
असिस्टेंट डायरेक्टर

A 736357

उत्तर प्रदेश UTTAR PRADESH



For the Director



105

954

1 DEC 2010

105

For Deputy Cashier
Director

For Deputy Cashier
Director

A 736358

उत्तर प्रदेश UTTAR PRADESH





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Date of birth/issue of card	
10/12/2010	10/12/2010
10/12/2010	10/12/2010
10/12/2010	10/12/2010

Director

[Signature]

For Deputy Cash Officer

[Signature]
For Deputy Cash Officer

A 736359

भारत प्रदेश UTTAR PRADESH







उत्तर प्रदेश UTTAR PRADESH

A 736360

प्रधानका बिस्तर
वेदर भीएडा प्रधिकरण

For Director Gold Loans

Director

LOS ANGELES



For Director
Director

For Director
Director

उत्तर प्रदेश उत्तर प्रदेश

A 736361





• Date of birth/death •
Signature
Date of issue
1079
1 DEC 2010
6601

For Deputy Commissioner
Friedrich

महोदय महोदय
महोदय महोदय

A 736362

उत्तर प्रदेश UTTAR PRADESH





10801

1 DEC 2010

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सहायक निदेशक
उत्तर प्रदेश सरकार

For Devisal Copy
Director

उत्तर प्रदेश UTTAR PRADESH

A 736363





Director

AM CHAIRMAN

* Ministry of Health & Family Welfare *	
Director	
Date: 12/5/10	
Page: 1	
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25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 736364

प्रमाणित
गैर न्यायिक अधिकार

For Devika Gold House & Co. Pvt. Ltd.

Amul [Signature]
Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
KARNATAKA GOVT



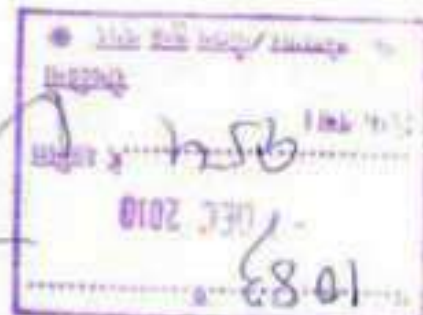
For Devika Gold House & ...
Director

उत्तर प्रदेश सरकार
मुख्य सचिव

A 736365

उत्तर प्रदेश UTAR PRADESH





For Devika Gold Flowers & Co.
Director

10-201 10-201

उत्तर प्रदेश UTAR PRADESH



Division

Ans. 1.1.1



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Date	
Page No.	
Author	
1 DEC 2010	
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For Devika Gold Home Pvt. Ltd.
Director

For Devika Gold Home Pvt. Ltd.
Director

A 736367

उत्तर प्रदेश UTTAR PRADESH



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Page No.	1085
Date	1 DEC 2010
Time	10:54

For Devika Gold Home Pvt. Ltd.
Director

महेश्वर सिंह
होम गोल्ड होम प्राइवेट लिमिटेड

A 736368

उत्तर प्रदेश UTTAR PRADESH





1086
954
1 DEC 2010
9801

Director

For Devika Gold Finance P. Ltd. Lucknow

उत्तर प्रदेश सरकार

आयुक्त, उत्तर प्रदेश

[Signature]

A 736369

उत्तर प्रदेश UTAR PRADESH







For Details Gold Stamp
Director

A 736370





1088



For Devils Gold Stamp
Director

भारत सरकार
नयाँ दिल्ली

A 736371

उत्तर प्रदेश UTTAR PRADESH





For Devils Cash Model
[Signature]
 Director

महेश्वर सिंह
 डी.डी.ओ. गोरखपुर

A 736372

उत्तर प्रदेश UTTAR PRADESH



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For Devika Gold Home Pvt. Ltd.
Director

भारत सरकार
भारत सरकार

A 736373

भारत प्रदेश UTTAR PRADESH





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उत्तर प्रदेश सरकार

For Devika Gold House Pvt. Ltd.
Director

उत्तर प्रदेश UTTAR PRADESH

A 736374



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भारत सरकार

भारत सरकार

Director

For Devika Gold House Pvt. Ltd.

A 736375

भारत प्रदेश UTTAR PRADESH





5

For Details Gold Record Part III

A 736376





For design & printing

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Name of the person/Institution	
Address	
City/Town/Village	
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उत्तर प्रदेश UTTAR PRADESH

A 736377


प्रधानमंत्री कार्यालय
नया दिल्ली

For Devika Gold House Pvt. Ltd.

Director



For Devis Gold Stamp Full
Director

For Devis Gold Stamp Full
Director

A 736378

उत्तर प्रदेश UTTAR PRADESH





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For this purpose
Director
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For Devika Gauri
Director
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उत्तर प्रदेश UTAR PRADESH

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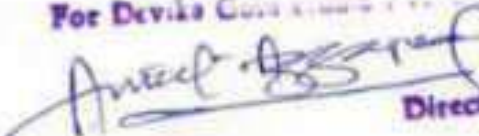
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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 736380


निदेशक
गैर न्यायिक अधिकरण

For Devises Court

Director



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For Devises Court
Director

For Devises Court
Director

A 736381

उत्तर प्रदेश UTTAR PRADESH





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For Devika Ltd. [Signature]
 Director

उत्तर प्रदेश UTTAR PRADESH

A 736382





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For Details Visit www.dreamtoper.in

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उत्तर प्रदेश UTAR PRADESH





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Director

For Details Call 1-800-

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उत्तर प्रदेश UTAR PRADESH

A 736384





Director
For Public Health

* Ministry of Health & Family Welfare *	
Director	
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For Devika Gold House Pvt. Ltd.
Director

उत्तर प्रदेश सरकार
आर्थिक विभाग

A 736385

उत्तर प्रदेश UTTAR PRADESH





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For Order Code 4040-10000



For Deposit
Director

For Deposit Gold House Pvt. Ltd.
Director

उत्तर प्रदेश UTAR PRADESH

A 736386





For Debits Gold Hoards
Director

For Debits Gold Hoards
Director

A 736387

उत्तर प्रदेश UTTAR PRADESH





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For Devika Gold Finance P. Ltd.
Director

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A 736388

उत्तर प्रदेश UTAR PRADESH



Director

2nd Deputy



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For Details Gold from

उत्तर प्रदेश UTAR PRADESH





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उत्तर प्रदेश UTTAR PRADESH

A 736390

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For Devika Gold Exports Pvt. Ltd.
Director



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Director
For Devika Gold Rooms Pvt. Ltd.
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उत्तर प्रदेश UTTAR PRADESH

A 736391





• State Health Department •
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उत्तर प्रदेश सरकार
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For Devika Gold House Pvt. Ltd.
Director *[Signature]*

उत्तर प्रदेश UTTAR PRADESH

A 736392





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उत्तर प्रदेश सरकार
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For Devika Gold Plating Pvt. Ltd.
Director

उत्तर प्रदेश UTAR PRADESH

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भारत सरकार
भारतीय रिजर्व

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For Devisa Gold Coins
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उत्तर प्रदेश UTAR PRADESH





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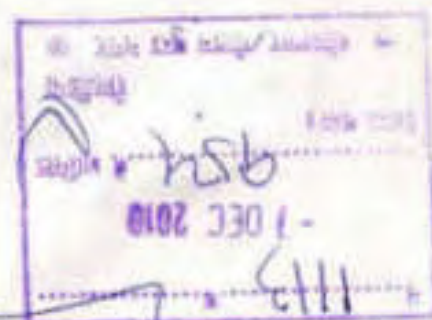
For Devises Gold Stamp
Direct

हस्ताक्षर विभाग
नगर विकास विभाग

A 736395

उत्तर प्रदेश UTTAR PRADESH





LEASE DEED

This Lease Deed made on **7th** day of **December, 2010** 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 DEVIKA GOLD HOMZ PVT. LTD.**, a special purpose company within the meaning of Companies Act, 1956, having its registered office at **Stilt Floor, Devika Tower, 6, Nehru Place, New Dehi-110019** through its Director Mr. Ankit Aggarwal S/o Sh. Deepak Aggarwal R/o. M-129, Greater Kailash-I, Delhi-110048 duly authorized by its Board of Directors vide Resolution dated 06-11-2010 (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 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 -

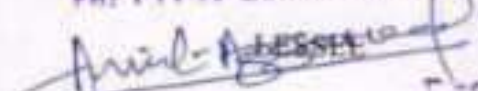
- M/s Express Projects Pvt.Ltd.
- M/s Dilshad Estate Pvt. Ltd.
- M/s Shomit Finance Ltd.
- M/s Sino Credits & Leasing Ltd.

the plot NO. GH-06, SECTOR-01, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-02/2010/1467 dated 30.03.2010 and Allotment Letter No.PROP/BRS-02/2010/1513 dated 27.04.2010 and 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 of the said Scheme. The registered consortium consists of following:-


प्रबन्धन विभाग
नगर विकास प्राधिकरण
LESSOR

1

M/s Devika Gold Homz Pvt. Ltd.


Ankit Aggarwal
Director

S.No.	Name of member	Shareholding	Status
1.	M/s Express Projects Pvt.Ltd.	36%	Lead Member
2.	M/s Dilshad Estate Pvt. Ltd.	27%	Relevant Member
3.	M/s Shomit Finance Ltd.	27%	Relevant Member
4.	M/s Sino Credits & Leasing Ltd.	10%	Relevant Member

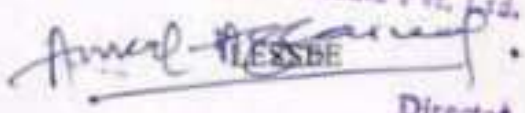
Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s Express Projects Pvt.Ltd. has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No.	Sector	Divided area (in sq.m.)	Name of member	Status
1.	GH-06A	01	23800	M/s Express Projects Pvt.Ltd.	Lead member
2.	GH-06B	01	20000	M/s. Rajhans Infratech Pvt. Ltd. (Formerly known as Dilshad Estate Pvt.Ltd.)	Relevant Member
3.	GH-06C	01	30000	M/s. Devika Gold Homz Pvt. Ltd. (SPC of M/s. Shomit Finance Ltd. & Sino Credits & Leasing Ltd.)	SPC

Whereas the said registered consortium has yet not given required undertaking which is mandatory to provide by the consortium members to the lessor. The lessee have submitted an affidavit to the lessor taking all the responsibility in case of any dispute between the consortium members. The lessee agrees that whenever undertaking would be signed by all the concerned consortium members, the same would be provided to the lessor and after annexing it lessee would get the supplementary deed registered. This undertaking would indemnify the lessor which shall become 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.


 प्रमुख विलेजर्स
 गैर नीयत अधिकरण
 LESSOR

2

For Devika Gold Homz Pvt. Ltd.

 LESSEE
 Director

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s Devika Gold Homz Pvt. Ltd. (Special Purpose Company)** on the request of consortium 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-06C, Sector-01, Greater Noida measuring 30000 square metre vide letter No. Builders/2010/BRS-62/142 dated 03.11.2010.

AND it has been represented to the lessor that the Consortium member have agreed amongst themselves that **Devika Gold Homz Pvt. Ltd. (Special Purpose Company)** having its registered office at **Stilt Floor, Devika Tower, 6, Nehru Place, New Dehi-110019** shall remain always be the lead member of the Special Purpose Company and whose shareholding in the Special Purpose Company shall remain unchanged till the occupancy / completion certificate of at least one phase of the project is obtained from the Lessor (Authority). Lessee M/s Devika Gold Homz Pvt.Ltd. shall solely develop the project on the demarcated/sub-divided Builders Residential/Group Housing Plot No. GH-06C, Sector-01, Greater Noida measuring an area 30000.00 square metre and lessee shareholding in the **Company** shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor. However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

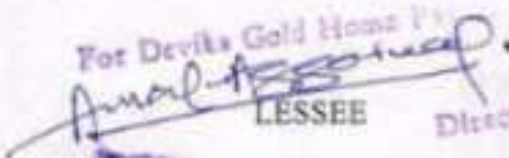
And it has been represented to the lessor that the CONSORTIUM member have agreed amongst themselves that **M/s Devika Gold Homz Pvt. Ltd. (Special Purpose Company)** having its registered office at **Stilt Floor, Devika Tower, 6, Nehru Place, New Dehi-110019** shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-06C, Sector-01, Greater Noida measuring an area 30000.00 sqm.

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of Rs. 30,66,00,000.00 (Rupees Thirty Crore Sixty Six Lac Only) out of which 10% Rs. 3,06,60,000.00 (Rs. Three Crore Six Lac Sixty Thousand only) which have been paid by the Lessee to the Lessor (the receipt where of the


प्रमुख निर्देश
गैर नौएक प्रधिकरण
LESSOR

3

For Devika Gold Homz Pvt.

LESSEE Director

Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e. Rs. 27,59,40,000.00 (Rs. Twenty Seven Crore Fifty Nine Lac Forty Thousand only) of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

			Balance 90% premium	27,59,40,000.00	
Head	Due Date	Premium	Interest	Total	balance premium
Instalment No.1	27.10.2010	0.00	16556400.00	16556400.00 (paid)	275940000.00
Instalment No.2	27.04.2011	0.00	16556400.00	16556400.00	275940000.00
Instalment No.3	27.10.2011	0.00	16556400.00	16556400.00	275940000.00
Instalment No.4	27.04.2012	0.00	16556400.00	16556400.00	275940000.00
Instalment No.5	27.10.2012	17246250.00	16556400.00	33802650.00	258693750.00
Instalment No.6	27.04.2013	17246250.00	15521625.00	32767875.00	241447500.00
Instalment No.7	27.10.2013	17246250.00	14486850.00	31733100.00	224201250.00
Instalment No.8	27.04.2014	17246250.00	13452075.00	30698325.00	206955000.00
Instalment No.9	27.10.2014	17246250.00	12417300.00	29663550.00	189708750.00
Instalment No.10	27.04.2015	17246250.00	11382525.00	28628775.00	172462500.00
Instalment No.11	27.10.2015	17246250.00	10347750.00	27594000.00	155216250.00
Instalment No.12	27.04.2016	17246250.00	9312975.00	26559225.00	137970000.00
Instalment No.13	27.10.2016	17246250.00	8278200.00	25524450.00	120723750.00
Instalment No.14	27.04.2017	17246250.00	7243425.00	24489675.00	103477500.00
Instalment No.15	27.10.2017	17246250.00	6208650.00	23454900.00	86231250.00
Instalment No.16	27.04.2018	17246250.00	5173875.00	22420125.00	68985000.00
Instalment No.17	27.10.2018	17246250.00	4139100.00	21385350.00	51738750.00
Instalment No.18	27.04.2019	17246250.00	3104325.00	20350575.00	34492500.00
Instalment No.19	27.10.2019	17246250.00	2069550.00	19315800.00	17246250.00
Instalment No.20	27.04.2020	17246250.00	1034775.00	18281025.00	0.00

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable 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


प्रमुख वित्त
ग्रेटर नोडा इंडियन डेवलपमेंट

LESSOR

4

For Devika Gold Home Pvt. Ltd.


Director

LESSEE

THE OFFICE OF THE
ATTORNEY GENERAL



COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
JANUARY 1, 1900

AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/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.

A. EXTENSION OF TIME

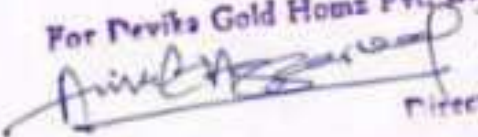
1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended 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


प्रमुख अधिकारी
पेट्रोलियम प्राधिकरण

LESSOR

5

For Devika Gold Homes Pvt. Ltd.

Director

LESSEE

part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing Plot **No.GH-06C, SECTOR-01, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **30000.00 Sq. mtrs.** be the same a little more or less and bounded:

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

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

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 **7th December, 2010** 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.

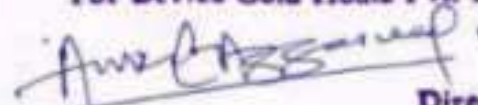
(ii) **AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:**


प्रमोद कुमार शिवराम
ग्रैंट नीएडा प्राधिकरण

LESSOR

6

For Devika Gold Homz Pvt. Ltd.


Director

LESSEE

1940-1941
1940-1941

1940-1941
1940-1941



PLOT NO:-GH-06C

24.0M WIDE ROAD

97.18

GH-06A

323.64

308.71

GH-06B

GH-06C

For Devika Gold Homz Pvt. Ltd.

Amarendra Singh
Director*प्रमोद कुमार बिल्लस*
प्लान नॉट्स अधिकारी

24.0M WIDE ROAD

TOTAL AREA = 30,000.00 SQM.

NORTH

SIGN-
POSSESSION TAKEN OVERSIGN-
POSSESSION HANDLED OVERLEAVE PLAN FOR
PLOT NO:-GH-06C
OF SECTOR-01
GREATER NOIDA

PROJ. DEPTT.

LAND DEPTT.

LAW DEPTT.

PLNG. DEPTT.

*S. V. Singh**SK**A.L.G.**SR. DRAFTSMAN**Amarendra Singh**SK**A.L.G.**SR. DRAFTSMAN*GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

- 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. 30,66,000.00** (Rs. Thirty Lac Sixty Six Thousand only) 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.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The Lessee has to pay lease rent equivalent to 11 years @1% (total 11%) of the premium of the plot 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 interest @ 15% p.a. 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

प्रबन्धक मितलदा
देवा गोदा प्रधिकरण

LESSOR

7

For Devika Gold Home Pvt. Ltd.

Anant Agarwal

Director

LESSEE

THE NEW YORK
PUBLIC LIBRARY



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 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:-

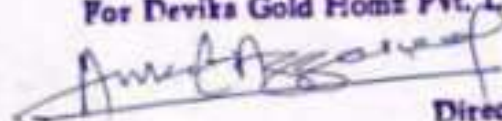
- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) 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 (Lessor).
- d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate


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LESSOR

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For Devika Gold Home Pvt. Ltd.


Director

LESSEE



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- 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 of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- 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. 1000/- 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.

- i) Every tranfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 31.03.2011, or as decided by the Lessor, to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 20,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

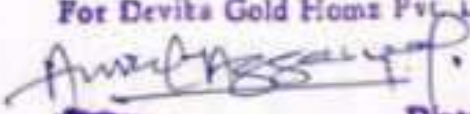
NORMS OF DEVELOPMENT

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


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LESSOR

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For Devika Gold Home Pvt. Ltd.

Director

LESSEE



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.

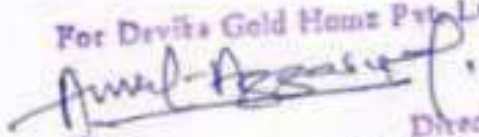
In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

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.
 - 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.


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LESSOR

For Devita Gold Home Pvt. Ltd.

 Director
 LESSEE



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.

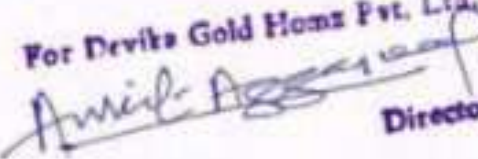
MORTGAGE

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.


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LESSOR

For Devika Gold Homes Pvt. Ltd.

Director

LESSEE

SECRET
TOP SECRET



SECRET
TOP SECRET

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.

TRANSFER OF PLOT

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto 31.03.2011, or as decided by the Lessor, with the prior approval of LESSOR on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, 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 Industrial Development Authority.
 - (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. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.


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देवर गोएडा इण्डियन
LESSOR

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For Devika Gold Home Pvt. Ltd.

Director

LESSEE

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 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


प्रमुख निदेश
सेवा निदेश प्रविष्टि

LESSOR

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For Devika Gold House Pvt. Ltd.

LESSEE Director

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.

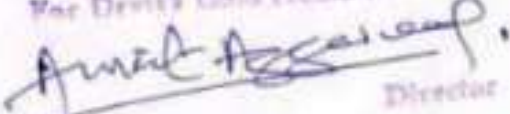
MAINTENANCE

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 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


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LESSOR

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Par Devika Gold Home Pvt. Ltd.

Director

LESSEE

www.ck12.org
Source: CK12



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:-

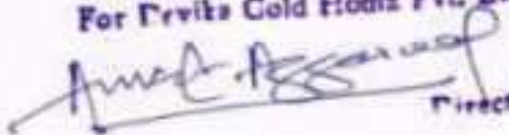
1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions 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.


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चेयर पीपुल्स प्राधिकरण
LESSOR

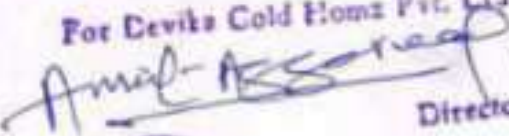
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For Evita Gold Home Pvt. Ltd.

Director
LESSEE



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 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 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.


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 ग्रेटर नोएडा प्राधिकरण
 LESSOR

For Devika Cold Homes Pvt. Ltd.

 Director

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

IN WITNESS WHEREOF the parties have see their hands on the day and in the year herein first above written.
In presence of:

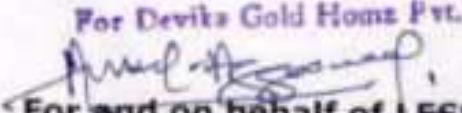
Witnesses:

1. Bakshi
AMAR BAKSHI
1208, Devika Apartments
Plot No 16, Dharm marg
Vashwadi, Chhazalbad
201010
- 2.


प्रबन्धक बिल्डर्स
सेक्टर नौएक प्रविशाल

For and on behalf of LESSOR

For Devika Gold Home Pvt. Ltd.


For and on behalf of LESSEE


प्रबन्धक बिल्डर्स
सेक्टर नौएक प्रविशाल

LESSOR

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For Devika Gold Home Pvt. Ltd.

Director

LESSEE



7/12/2010
श्री. श्री. श्री.
उप. नि. नि. नि.
(नि. नि. नि.)

श्री. नि. नि. नि. 07/12/2010
उप. नि. नि. नि. 1
उप. नि. नि. नि. 199
उप. नि. नि. नि. 556
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