

POSSESSION CERTIFICATE/LETTER

Date: **21.03.2016**

Scheme Code **GH-2010-(V)**

Plot No. **GH-03D**

Area **23,504.50 Sq. Mtrs.**


Address **Sector-144, Noida**

Sub-Lessee Name and Address:-

Gulshan Homz Private Limited

121, Hargobind Enclave

Delhi 110092

Status/Boundaries of Plot	Dimensions	Area (in SQMT)	Remarks
North-East South-West South-East North-West	 As per Site Plan enclosed.	23,504.50	

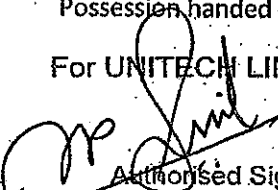
Site Plan of the Plot is enclosed herewith.

We have taken over the Possession of the Plot No:- **GH-03D** Sector- **144**, Noida on **21.03.2016**.

We agree with the plot size, area earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by:

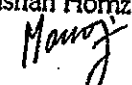
For **UNITECH LIMITED**


Authorised Signatory

Unitech Limited
6, Community Centre,
Saket, New Delhi 110017
CIN: L74899DL1971PLC009720

Possession taken over by:

For **Gulshan Homz Pvt. Ltd.**


Authorised Signatory

Gulshan Homz Private Limited
121, Hargobind Enclave
Delhi 110092
CIN: U70109DL1997PTC084494



GREEN BELT

Q&A WIDE FOLD

24 WIDE
25 ROAD

—PLOT LINE

PLOT NO- GH-03D
AREA
23504.5 SQMT

PLOT NO- GH-03C
AREA-
21494.8 SQMT.

PLOT NO- GH-03
AREA
21494.8 SQMT.

PLOT NO-GH-03A
AREA
30247.4 SQMT.

PLOT LINE
—145.0—

109.0

0607

—172.0—

POSSESSION HANDED OVER BY :- For UNITECH LIMITED

POSSESSION. TAKEN BY : For Gulshan Homz Pvt. Ltd.

AUTHORISED SIGNATORY

Authorised Signatory

Auth
(GUI SHAN HOMZ PRIVATE LIMITED)

DRAWING TITLE -
 POSSESSION OF PLOT
 NO. GH-03 D/AT
 SECTOR-144, NOIDA
 PROJECT -

PLOT NO. GH-03 D AT
SECTOR-144, NOIDA.

ARCHITECT,
UNITECH LIMITED
UNITECH HOUSE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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DATE :-	FORM NO :-	PROJECT NO :-
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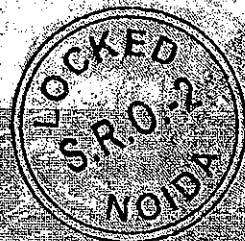
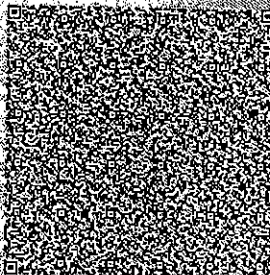
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

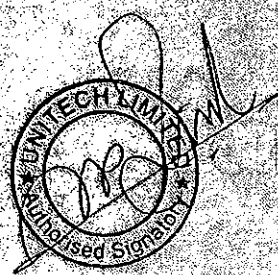
e-Stamp



Certificate No.	IN-UP017835602406510
Certificate Issued Date	15-Mar-2016 08:32 PM
Account Reference	SHCIL (FI)/upshcil017/NOIDA/UP-GBN
Unique Doc. Reference	SUBIN-UPURSHCIL01021879111496840
Purchased by	GULSHAN HOMZ PVT LTD
Description of Document	Article-23 Conveyance
Property Description	PLOT NO. GH-03D, SECTOR-144, NOIDA, U.P.
Consideration Price (Rs.)	116,93,48,875 (One Hundred Sixteen Crore Ninety Three Lakh Forty Eight Thousand Eight Hundred And Seventy Five only)
First Party	NOIDA AND UNITECH LTD
Second Party	GULSHAN HOMZ PVT LTD
Stamp Duty Paid By	GULSHAN HOMZ PVT LTD
Stamp Duty Amount (Rs.)	9,51,93,500 (Nine Crore Fifty One Lakh Ninety Three Thousand Five Hundred only)



Please write or type below this line



For Gulshan Homz Pvt. Ltd.

Mamz
Authorised Signatory

VO 0000495015

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

1973



प्रमाणित
होना चाहिए
संस्कृत
विभाग
संस्कृत
विभाग



For Distribution & Sale only

संस्कृत विभाग



MARKET VALUE	Rs. 116,93,48,875/-
SALE CONSIDERATION	Rs. 55,56,46,380/-
VALUE AS PER CIRCLE RATE	Rs. 190,38,64,500/-
STAMP DUTY PAYABLE	Rs. 9,51,93,225/-
STAMP DUTY PAID	RS. 9,51,93,500/- (Approx.)
AREA OF PLOT	23,504.50 Sq. Mtrs.
PLOT NO.:	GH-03D, Secor-144, Noida (U.P.)



THIS SUB LEASE DEED is made on the 14th day of May, 2016.

BETWEEN

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) (hereinafter referred to as the AUTHORITY/Lessor) which expression shall unless the context does not so admit include its successors and permitted assigns of the FIRST PART

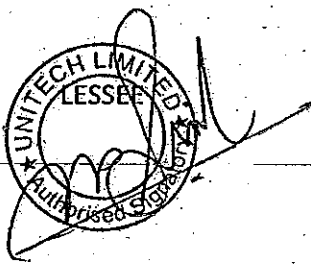
AND

Unitech Limited, a company duly incorporated under the Indian Companies Act, 1956; and having PAN: AAACU1482H and its Registered office at 6, Community Centre, Saket, New Delhi 110017 through its authorized signatory/director Mr. Jay Prakash Singh S/o Mr. Baccha Singh R/o Flat No. 801, Tower 1, Unitech Horizon, Sector P-2, Gr. Noida, duly authorized by its Board of Directors vide Resolution dated 25.06.2014 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART. DI-UP/16/2008/612108
9911570358

AND

Gulshan Homz Private Limited, a company incorporated under the Companies Act 1956 and having PAN: AABCG5922F and its registered office, at 121, Hargobind Enclave, Delhi 110092, through its authorized signatory Mr. Manoj Mittal S/o Sh. P C Mittal, R/o D-5, East Arjun Nagar, Delhi 110032 duly authorized by its Board of Directors vide Resolution dated 29th June, 2015 (hereinafter referred to as SUB-LESSEE) which expression shall

LESSOR



For Gulshan Homz Pvt. Ltd.

Manoj
SUB-LESSEE
Authorised Signatory



For: John P. P. Ltd.



unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART. DL-1319910005498; Mobile: 9873241085

AND WHEREAS

A) The Lessor invited bids under its Scheme Code GH-2010-V) for allotment of Land/Plot on lease at GH-03, Sector-144 at Noida, Distt. GautamBudh Nagar (Uttar Pradesh) Admeasuring 1,00,400 sq. mtrs. for 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.

B) The Lessee herein was the successful bidder for GH-03, Sector-144, Noida, district GautamBudh Nagar, Uttar Pradesh admeasuring 1,00,400 sq. mtrs.; and was subsequently allotted the abovesaid land vide allotment letter no. NOIDA/GHP/GH-2010-(V)/2011/2723 dated 14.03.2011.

C) The allotment letter/ bid document/brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of execution of Lease Deed.

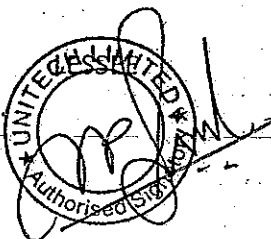
D) The Lessor vide Lease Deed dated 16.07.2015 duly registered on 20.07.2015 with the Sub-Registrar-II, Noida, Uttar Pradesh, which was registered in Book No.1, Jild No.6808 from page 17 to 56 Document No. 4641 for 96,741.50 sq. mtrs. Demised the said plot for a period of 90 years from the date of its execution of this Lease Deed, in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and/or construct and thereafter transfer the developed plots/ flats/units in the following manners-

- The Lease Deed and bid document further provides that the Lessee will have to construct on its own, minimum of 30 percent of the total permissible FAR in development and marketing of Group Housing Pockets/Flats/Plots.
- The Lessee have the option to Sub-Lease a maximum of 70 percent of the total land earmarked for development and marketing of Group Housing Pockets/Flats/Plots.
- After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed, as internal development work such as internal-roads, sewerage, drainage, culverts, and water supply, Electricity distribution/ transmission lines, street lighting, etc. in that area is in progress.
- The Lessee is executing Sub-Lease deed in favour of Sub-Lessee.
- On execution of this Sub-Lease deed, the Sub-Lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable (after execution of this Sub-Lease deed), to the Authority in the proportionate share of the land area so Sub-Leased.
- The Sub-Lessee shall have to follow and fully implement the group housing project on this allotted/Sub-Leased plot no.GH-03D, Sector-144, Noida admeasuring 23,504.50 For Gulshan Homz Pvt. Ltd.

LESSOR

SUB-LESSEE

Authorised Signatory



उप पट्टा विलेख (90 वर्ष)
 555,646,380.00 1,169,348,875.00 20,000.00 100 20,100.00 36
 प्रतिफल मालियत असित वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री Gulshan Homz Private Limited द्वारा मनोज मित्तल PAN AABG
 पुत्र श्री पी0सी0मित्तल

व्यवसाय अन्य

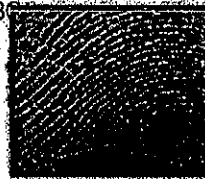
निवासी स्थायी डी 5 ईस्ट अर्जुन नगर दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 21/3/2016 समय 3:23PM

बजे निबन्धन हेतु पेश किया।

Manoj



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

21/3/2016

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

पट्टा दाता

पट्टा गृहीता

श्री उमा शंकर
 प्रतिनिधि श्री नोएडा प्राधिकरण द्वारा दीप चन्द
 पुत्र श्री
 पुत्र/पत्नी श्री पेशा अन्य



श्री Gulshan Homz Private Limited द्वारा
 मनोज मित्तल PAN AABCG5922F
 पुत्र श्री पी0सी0मित्तल
 पेशा अन्य
 निवासी डी 5 ईस्ट अर्जुन नगर दिल्ली



श्री Unitech Limited द्वारा जय प्रकाश सिंह
 PAN AAAGU1482H

पुत्र श्री बच्चा सिंह

पेशा अन्य

निवासी 801 टावर 1 सुनिटेक होरीजन सै0 पाई -2
 ग्रेटर नोएडा



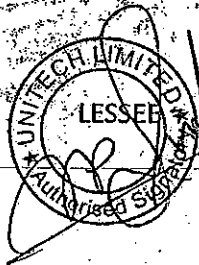
sq.mtrs.; and all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such Sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the Sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the Sub-Lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.

- The layout plan of Developers/Lessee has been approved vide lessor's letter No./Noida/Group Housing/GH-03-144/2015/2777 dated-28.10.2015. The Lessee has started internal development work such as internal roads, sewerage, drainage culverts, water-supply and electricity distribution transmission lines. Street lighting etc.

A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida. The Sub Lessee should clearly indicate its name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee has paid in full Rs.5,55,64,638/- being 10% of total premium and one year lease rent Rs. 55,56,464/- (till 14th July, 2016) which have been paid in full by the Sub-Lessee to the Lessor/Lessee (the receipt where of the lessor both hereby acknowledge). The Sub-Lessee shall have to pay balance 90% premium Rs. 50,00,81,742/- (being proportionate share of premium as per the land being Sub-Leased to the Sub-Lessee) in accordance with the payment schedule mentioned in the Lease Deed executed on 16.07.2015 and as mentioned in para A(7) of this Sub-Lease Deed.
3. In case of default in depositing the installments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-Lessee should ensure remittance on the previous working day.
5. The payment made by the Sub-Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium and the lease rent payable.
6. The total consideration of the Sub-Leased plot is Rs. 55,56,46,380/- (Rupees Fifty Five Crore Fifty Six Lac Forty Six Thousand and Three Hundred Eighty Only).
7. The Sub-Lessee shall have to pay balance 90% premium i.e. Rs. 50,00,81,742/- (Rupees Fifty Crore Eighty One Thousand and Seven Hundred Forty Two Only) of the plot Sub-Leased directly to the Lessor/NOIDA in the following manner:-

LESSOR



For Gulshan Homz Pvt. Ltd.

Mamoy
SUB-LESSEE
Authorised Signatory

ने निष्पादन स्वीकार किया।

जिनकी पहचान वीर सिंह डीएल नं० यूकी 19860026246

सुरेश चन्द्र

पेशा अन्य

निवासी 303/टी 01 यूनिटेक हाईटस सी0 चार्ज-3 ग्रेटर नोएडा

व किशोर कुमार डीएल 0720040172484
प्रयाग महता

पेशा अन्य

निवासी 227सी पाकेट ए मयूर विहार 2 दिल्ली

ने की।

प्रत्यक्षता भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

(एस० कै० सिंह)
उप-निबंधक द्वितीय
नोएडा
21/3/2016



5

S.No.	Due Date	Installment	Interest	Total Installment
1	13/09/2011	0	0	0
2	13/03/2012	0	0	0
3	13/09/2012	0	0	0
4	13/03/2013	0	0	0
5	13/09/2013	31255109	0	31255109
6	13/03/2014	31255109	0	31255109
7	13/09/2014	31255109	24066435	55321544
8	13/03/2015	31255109	22347403	53602512
9	13/09/2015	31255109	20628372	51883481
10	13/03/2016	31255109	18909341	50164450
11	13/09/2016	31255109	17190310	48445419
12	13/03/2017	31255109	15471279	46726388
13	13/09/2017	31255109	13752248	45007357
14	13/03/2018	31255109	12033217	43288326
15	13/09/2018	31255109	10314186	41569295
16	13/03/2019	31255109	8595155	39850264
17	13/09/2019	31255109	6876124	38131233
18	13/03/2020	31255109	5157093	36412202
19	13/09/2020	31255109	3438062	34693171
20	13/03/2021	31255107	1719030	32974137
	Total	500081742	180498255	680579997

The premium & Lease rent of the lessee shall be automatically reduced from the payable installment (s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority.
2. However, in such cases of time extension, interest @ 17% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, normally, shall not be allowed for more than 60 days for each installment 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.

For Gulshan Homz Pvt. Ltd.

LESSOR



SUB-LESSEE
Authorised Signatory

पट्टा दाता

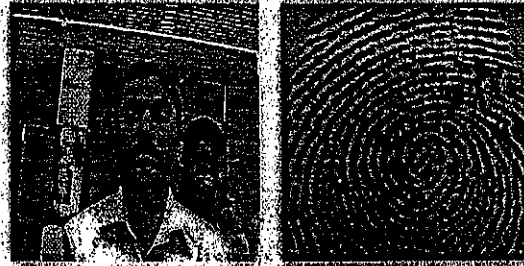
Registration No.: 2354

Year: 2016

Book No.: 1

0101 उमा शंकर प्रतिनिधि नोएडा प्राधिकरण द्वारा दीप चन्द

से0 6 नोएडा
अन्य



0102 Unitech Limited द्वारा जय प्रकाश सिंह PAN AAAGU14

बच्चा सिंह

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अन्य



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5. The Lease hold rights of the plot Sub-Leased to the Sub-Lessee by the lessee, for the balance period of 90 years will be calculated from the date of execution of lease deed i.e. 16.07.2015.

C. LEASE RENT

In addition to the premium of plot, the Sub Lessee shall have to pay yearly lease rent in the manner given below:

- (i) Sub-Lessee have already paid Rs. 55,56,464/- (Rupees Fifty Five Lac Fifty Six Thousand Four Hundred Sixty Four Only) as Lease Rent for the first year.
- (ii) The lease rent will be 1% of the plot premium for the first 10 years of lease period.
- (iii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iv) 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.
- (v) Delay in payment of the advance lease rent will be subject to interest @14% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (vi) The Sub Lessee has an option to pay lease rent equivalent to 11 years, being 1% of the total premium of the plot per year as a "One Time Lease Rent" unless the Authority 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 allottee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

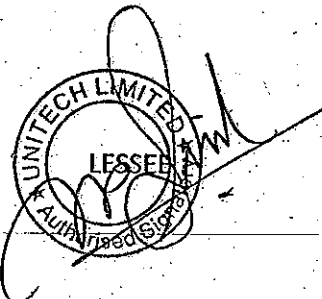
However, in case the lease rent is revised by Lessor, the lease rent prevalent on the date of execution of lease deed shall be payable.

D. POSSESSION

Possession of Sub-Lased plot will be handed over to the Sub-Lessee by the Lessee. After execution of Sub-Lease deed, the Sub-Lessee shall be treated as allottee of the lessor for the purpose of balance proportionate payments, implementation of the project and compliance of terms and conditions of scheme brochure/lease deed.

E. EXECUTION OF SUB-LEASE DEED

LESSOR



For Gulshan Hornz Pvt. Ltd.

Authorized Signatory
SUB-LESSEE

प्रदत्ता गृहीता

Registration No. : 2354

Year : 2016

Book No. : 1

0201 Gulshan Homz Private Limited द्वारा मनोज मिश्र P

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डी 5 ईस्ट अर्जुन नगर दिल्ली

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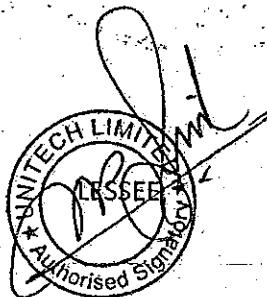


The permission to transfer the plot/flat the built up space will be granted subject to execution of tripartite Sub-Lease deed which shall be executed in a form and format as prescribed by the lessor on the fulfillment of the following conditions:

1. The Sub-Lease Deed of Plot has been executed and the Sub-Lessee has made the payment, according to the payment schedule specified in the Sub-Lease deed of the plot, and one time lease rent.
2. Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the Property is handed over.
3. The Sub-Lessee has obtained building occupancy certificate from Building Cell, (NOIDA)
4. The Sub-Lease shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
5. The Sub-Lessee shall have to execute tripartite Sub-Lease in favour of the final purchasers for the developed flats/plots in the form and format as prescribed by the Lessor.
6. The Sub-Lessee undertakes to put to use the premises for the residential use only.
7. First Sale/Transfer of Flat/Plot to an allottee shall be thorough Sub-Lease deed to be executed on request of Sub-Lessee to the Lessor in writing
8. No Transfer charges will be payable in case of first sale, including the build-up premises on the sub divided plot(s) as described herein.
9. The Sub-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 tripartite Sub-Lease deed between lessor, Sub-Lessee and the proposed transferee or final purchaser (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 have to follow the rules and regulation prescribed in respect of the leasehold properties and shall have to pay the charges as per then rules of the Lessor/Government of Uttar Pradesh.

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 flat in favour of 1st Sub-Lessee shall be allowed without any transfer charges but Sub-Lease deed will be executed between the lessor, Sub-Lessee and the final purchaser/final allottee. However, a processing fee or Rs. 1000/- will be payable at the time of transfer/execution of Sub-Lease deed. The physical possession of dwelling unit/flat/plot will be permitted or to be given after execution of tripartite Sub-Lease deed.
10. Every Transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
11. Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

LESSOR



For Gulshan Homz Pvt. Ltd.

Authorized Signatory
SUB LESSEE

गवाह

Registration No.: 2354

Year: 2016

Book No.: 1

W1 बीर सिंह डीएल नं० यूपी 19860026246

सुरेश चन्द्र

303/टी 01 यूनिटेक हाईटस सी० चाई-3 ग्रेटर नोएडा

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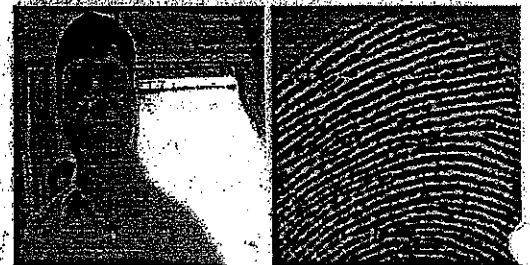


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227सी पाकेट ए मयूर विहार 2 दिल्ली

अन्य



F. INDEMNITY

The Sub-Lessee shall execute an Indemnity bond, indemnifying the Authority against all disputes arising out of:

1. Non-completion of Project.
2. Quality of construction.
3. Any legal dispute arising out of allotment /lease to final purchaser.

The Sub-Lessee shall wholly and solely be responsible for implementation of the Project and also for ensuring quality, development and subsequent maintenance of building and services till such time, alternate agency for such work / responsibility is identified legally by the Sub-Lessee. Thereafter the agency appointed by the Sub-Lessee will be responsible to the authority for maintenance and service of the constructed flats / building.

G. NORMS OF DEVELOPMENT

The Sub-Lessee is allowed to develop the Sub-Lease plot/construct the flats subject to achieving the density with the following norms.

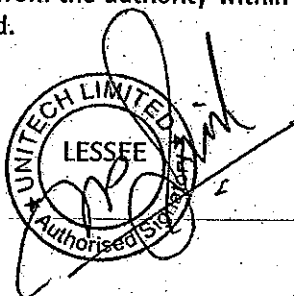
Maximum permissible ground coverage	40%
Maximum Permissible FAR	2.75
Set backs	As per Building Bye-Laws
Maximum Height	No Limit

H. CONSTRUCTION AND IMPLEMENTATION OF PROJECT

1. The Sub-Lessee is required to submit building plan together with the detailed lay-out plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start land development, and internal development within 12 months from the date of possession.
2. Date of execution of lease deed shall be treated as the date of possession. The Sub-Lessee shall be required to complete the construction of group housing pockets on Sub-Leased plot as per approved layout plan and get the certificate issued from Building Cell Department of the Authority in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The lessee/ Sub-Lessee shall be required to complete the construction of minimum 15% per cent of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/ completion certificate of the first phase accordingly issued from the building cell of the NOIDA within a period of 3 years from the date of execution of the lease deed.

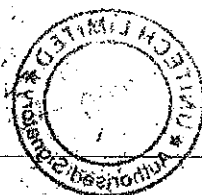
IN case of plotted development, the final purchaser/Sub-Lessee of plot shall have to obtain completion certificate from the authority within the period of 5 years from the date of execution of lease deed.

LESSOR



For Gulshan Homz Pvt. Ltd.

SUB-LESSEE



3. 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/Sub-Lessee.
4. Without prejudice to the Lessor right of cancellation, the extension of time for the completion of the 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 5% of the total premium.
 - For third year the penalty shall be 6% of the total premium.

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

5. In case the lessee/ Sub-Lessee does not construct building within the time provided including extension granted, if any, the allotment/ lease/ Sub-Lease deed as the case may be, shall be liable to be cancelled. Lessee/ Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. There shall be total liberty at the part of Sub-Lessee to decide the size of the flats.
7. The allottee/ lessee/ Sub-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.

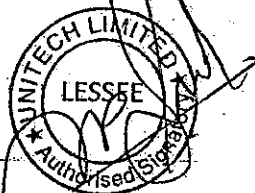
I. MORTGAGE

The Sub-Lessee may, with prior permission of the lessor, mortgage the land to any Financial Institutions/Banks for raising loan for the purpose of financing his investment in the project on receipt of payment by Sub-Lessee or on receipt of assurance of payment by the bank or under any other suitable arrangement in mutual settlement amongst the Lessor, Sub-Lessee/developer and the financial institutions/Banks. As regards the case of mortgaging the land to any financial institutions/Banks 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 Authority shall be entitled to claim and recover such percentage, as decided by the Authority, 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 Authority in respect of the market value of the said land shall be final and binding on all the parties concerned.

For Gulshan Homz Pvt. Ltd.

LESSOR



Authorised Signatory



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.

J. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee/Sub-Lessee shall not use flat/plot/dwelling unit for any purpose other than the residential purpose.

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

The Lessee/Sub-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/Sub-Lessee(s) fails to correct such deviation(s) 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/Sub-Lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

K. LIABILITY TO PAY TAXES

The Lessee/Sub-Lessee shall be liable to pay (on proportionate basis as per area of the said plot/land) all the rates, taxes, charges and assessment of every description imposed by any Authority 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.

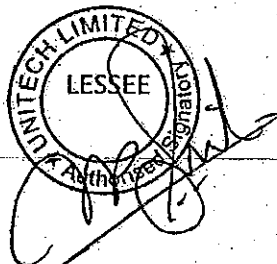
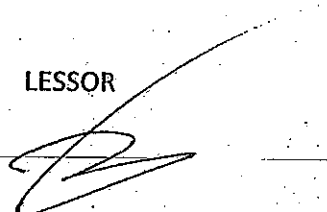
L. OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in 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 flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee/Sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/Sub-Lessee.

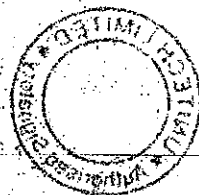
M. MAINTENANCE

1. The Lessee/Sub-Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned department for Gulshan Homz Pvt. Ltd.

LESSOR



Mammy
Authorised Signatory
SUB-LESSEE



2. The Lessee/Sub-Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:

- a) in a state of good condition to the satisfaction of the Lessor at all times.
- b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed-off at the earmarked place/landfills sites as per the policy of Lessor for similar sectors.

3. The Lessee/Sub-Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the NOIDA 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 Lessor may consider just and expedient.

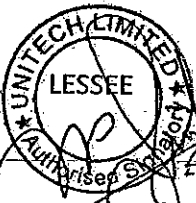
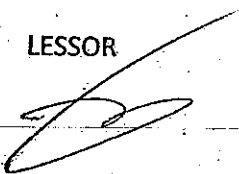
5. The Sub-Lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Lessor will have the power to get the maintenance done through any other Authority and recover the amount so spent from the Sub-Lessee. The Sub-Lessee will be individually liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 shall be applicable on the lessee. No objection to the amount spent for maintenance of the building by the lessor shall be entertained and decision of the Lessor in this regard shall be final.

N. CANCELLATION OF SUB-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/Sub-Lease allotment in the case of:

1. Allotment/lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/ allottee 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 Sub-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 Sub-Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded.

LESSOR

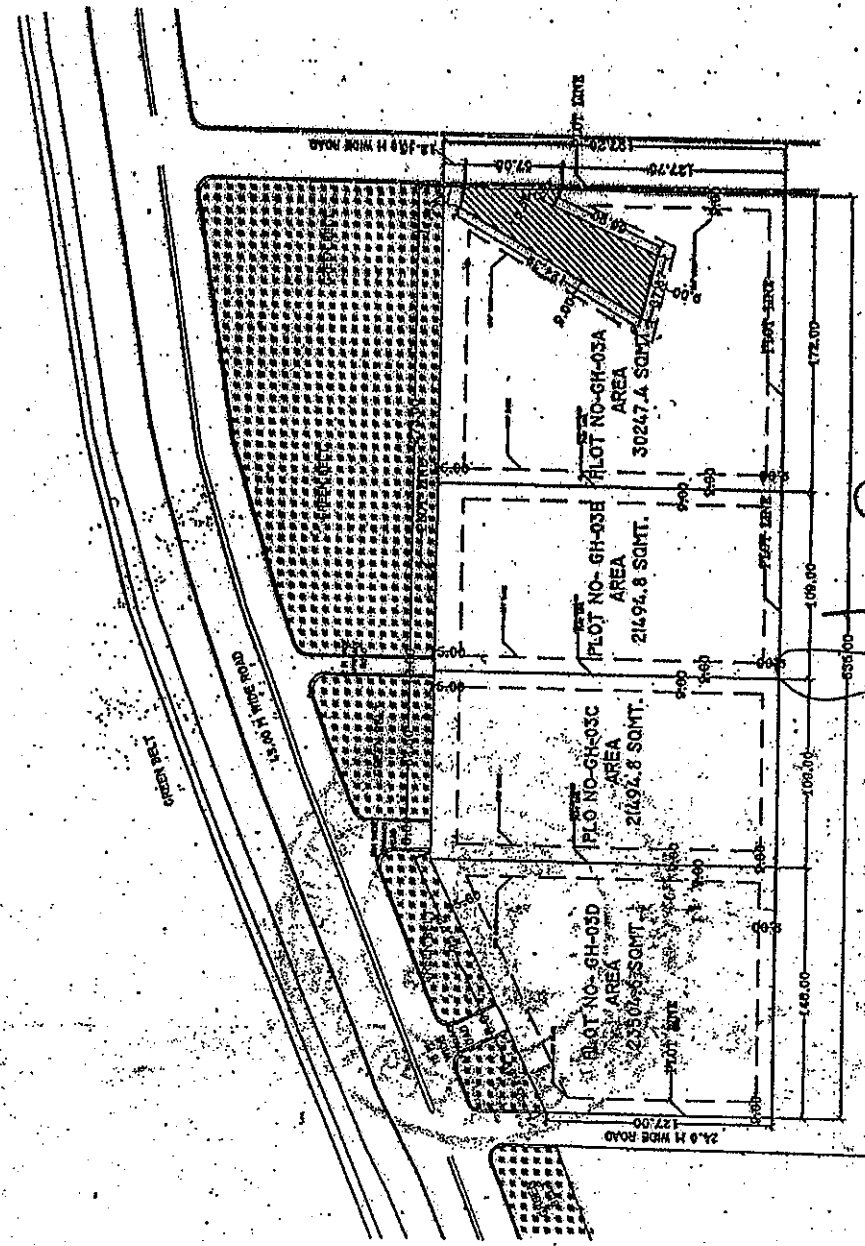


Authorized Signatory
SUB-LESSEE

Manoj



REPRODUCED FROM THE NATIONAL ARCHIVES



For Gulshan Homz Pvt. Ltd.

Authorised Signatory

City of London

Authorised Signatory

For LIMITED LIMITED

Authorized Signatory

UNITECH LIMITED
SAI MEDICINE INC.
B-1002, 80TH AVE
SCARBOROUGH, ONTARIO
M1V 4Y6 CANADA

THE 2000-2001

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WORLDWIDE TELEVISION

For Complete Details See Page 107



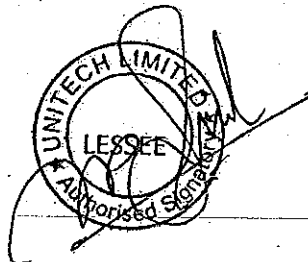
without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.

5. If the allotment/lease is cancelled on the ground mentioned in Para N-1 above, the entire amount deposited by the Lessee/Sub-Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

O. OTHER CLAUSES

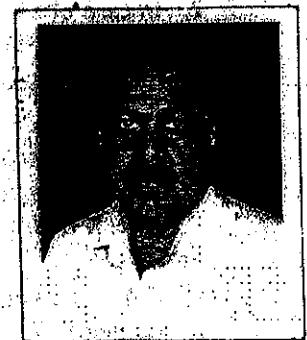
1. The Authority/ Lessor reserves the right to make such additions/ alternations or modifications in the terms and conditions of allotment/ lease deed/ sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee/Sub-Lessee to undertake the activities in pursuance of executed Sub-Lease deed, the deposits depending on the stages of payments will be refunded to Sub-Lessee along with simple interest @ 4% p.a., if delay in refund is more than one year from such date.
4. If the Sub-Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Sub-Lessee to remove the nuisance within a reasonable period failing which the NOIDA shall itself get the nuisance removed at the Sub-Lessee's cost and charge damages from the Sub-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/Sub-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 Sub-Lessee shall be liable to pay all taxes/ charges livable from time to time NOIDA 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.

LESSOR



For Gulshan Homz Pvt. Ltd.

Authorised Signatory
SUB-LESSEE



10. Other buildings earmarked for community facilities cannot be used for purposes other than community requirements.
11. All arrears of the Lessor would be recoverable as arrears of land revenue.
12. The Lessee/Sub-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 Sub-Lessee is not able to give possession of the land/plot/flat in any circumstances, deposited money will be refunded to the Sub-Lessee/allottee with simple interest.
15. Sub-Lessee undertakes to take the existing liability of its plot on prorata basis and make the payment within one month after the execution of Sub-Lease Deed.
16. All other remaining terms and conditions of the brochure/Lease Deed shall be part of this Sub-Lease Deed.

INPRESENCE OF FOLLOWING WITNESS WHEREOF the parties have sign this deed on the day and in the year herein first above written.

Witnesses:

Beer Singh
 870 Sri Suresh Chandra
 1. Flat NO-308/7-01
 United Height
 Panchsheel - 3 Gurgaon

Signed and delivered
 for and on behalf of LESSOR

For and on behalf of the LESSEE

2. KISHOR KUMAR
 210 Sh. Prayag Mahal
 227C, Pocket - A,
 Mayapuri Vihar, Phase II
 Delhi - 110091

For Gulshan Homz Pvt. Ltd.

Authorised Signatory
 For and on behalf of the SUB-LESSEE

3.

For Gulshan Homz Pvt. Ltd.

LESSOR

Authorised Signatory
 SUB-LESSEE

21/3/2016