



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. Prop/BRS/2011/1191
Date 29-12-2011

Plot Code —
Allotment No. Prop/BRS-04/396
Plot No. GH-03
Block No. —
Sector — 02

Lessee / Allottee's Name M/S. NIRALA
& Address PROJECTS PVT. LTD
1113, 11th Floor Kailash Building
Plot No. 26, K.G. Marg
New Delhi

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East			
South-West			
South-East			
North-West			

50540 Sqm.

As per lease plan enclosed

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. GH-03 Block No. — Sector — 02 on 29/12/11

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

Possession handed over by

Possession taken over by

29/12/11
प्रबंधक (बिल्डिंग्स)
ग्रेटर नोएडा प्राधिकरण

For NIRALA PROJECTS PVT. LTD.

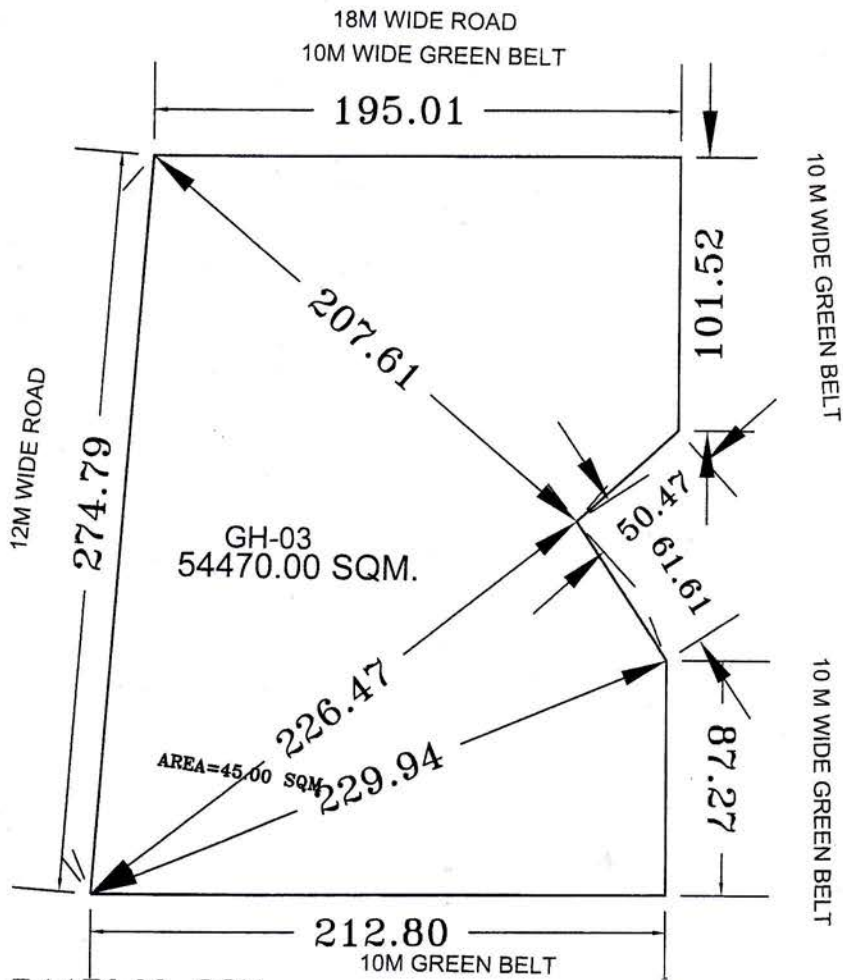
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

[Signature]
Director
Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308



TOTAL AREA = 54470.00 SQM.
 ENCRDACHED AREA = 3930.00SQM.
 NET AREA = 50540.00SQM.

प्रबंधक (चिह्न)
 ग्रेटर नोएडा प्राधिकरण

NOTE: 1. DEVELOPMENT WORK TO BE PROPOSED. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND. AREA OF PLOT MAY BE INCREASE & DECREASE AFTER COMPLETION OF SITE DEVELOPMENT
 2. LAYOUT PLAN IS NOT APPROVED. LEASE PLAN PREPARED AS PER DIRECTION OF HIGHER OFFICERS

SIGN— For NIRALA PROJECTS PVT. LTD.	SIGN—			
	POSSESSION TAKEN OVER			
LEASE PLAN FOR PLOT NO—GH—03 OF SECTOR—02 GREATER NOIDA	PROJ. DEPTT.	ASST.MANAGER	29/11/10 MANAGER	SR. MANAGER
	LAND DEPTT.	LEKHPAL	N. TEHSILDAR	27/11/10 TEHSILDAR
	LAW DEPTT.	A.L.O.	MANAGER	
	PLNG. DEPTT.	SR. DRAFTSMAN	SR. EXECUTIVE	



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

I-25111111

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

NON JUDICIAL



उ

SH Leave-Deed

14AA 264591

Stamp Duty Paid in Cash Certificate in favour of *M/s Nirala Projects Pvt. Ltd. A/o 1113,*
11th Floor Kailash Building Plot No. 26, K. G. Marg, New Delhi
 In Pursuance of the order of the Collector
 No. *MEMD* Dated *04/07/11* Passed under
 section 10-A of the Stamp Act. It is certified that
 an amount of Rs. *323,974.50* i.e. *Three crore twenty three lac ninety*
seven thousand four hundred fifty only
 has been Paid in Cash as stamp Duty in Respect
 of this instrument in the State Bank of India
 Treasury/Sub-Treasury of *Noida*
 by Challan No. *7021* Dated *04/07/11*
 a Copy of Which is annexed herewith.

06.7.2011 *अकथ*
Date.....

Officer-in-Charge
Treasury
Gautam Budh Nagar
06/07/11

अकथ
प्रबंधक (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

for NIRALA PROJECTS PVT. LTD.

अकथ
Director

11/11/2011

नं. 53 रू. 20/-
 में शामिल किया गया।
 - 6 JUL 2011
 रोक
 ★ कोषागार/गौतम बुद्ध नगर ★

Ms Nirala Projects Pvt Ltd
 N. Delhi

अर्ध दंड 10,000 रु. की कटौती की सुगमता एवं सुविधा के लिए
 के अनुसार भी चार माह की कालिबंदी जमा की है।

(Signature)
 निराला प्रोजेक्ट्स प्राइवेट लिमिटेड
 नई दिल्ली



Stamp Duty Paid in Cash Certificate in favour of
 In Pursuance of the order of the Collector
 No. Dated
 section 10-A of the Stamp Act, it is certified that
 an amount of Rs.
 (in words Rs.
 has been Paid in Cash as Stamp Duty in respect
 of this instrument in the State Bank of India
 Treasury & Treasury of
 by Order No. Dated
 a Copy of which is annexed herewith.

Date: 06.07.2011
 Officer-in-Charge
 Treasury
 Gautam Buddha Nagar

Ms. NIRALA PROJECTS PVT LTD

प्रबंधक (बिन्दु)
 एन सी ई आर प्राइवेट लिमिटेड

LEASE DEED

This Lease Deed made on 7th day of **JULY, 2011** 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. NIRALA PROJECTS PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at **1113, 11th FLOOR, KAILASH BUILDING, PLOT NO. 26, KASTURBA GANDHI MARG, NEW DELHI-110001** through its Director Mr. SURESH KUMAR GARG S/o. LATE SH. RAM NIWAS GARG R/o. G-1, Aryanagar Apartment, 91, I.P. Extension, Delhi-110092 duly authorized by its Board of Directors vide Resolution dated 07-07-2011 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

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

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

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

1. **M/S. NIRALA DEVELOPERS PRIVATE LIMITED- LEAD MEMBER**
2. **M/S. NIRALA BUILDCON PRIVATE LIMITED- RELEVANT MEMBER**
3. **M/S. EXOTICA HOUSING & INFRASTRUCTURE COMPANY PRIVATE LIMITED- RELEVANT MEMBER**

the plot NO. GH-03, SECTOR-02, GREATER NOIDA, area 54470.00 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/283 dated 14.01.2011 and Allotment Letter No.PROP/BRS-04/2011/396 dated 01-03-2011 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-04/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/S. NIRALA DEVELOPERS PRIVATE LIMITED	90%	LEAD MEMBER
2.	M/S. NIRALA BUILDCON PRIVATE LIMITED	5%	RELEVANT MEMBER
3.	M/S. EXOTICA HOUSING & INFRASTRUCTURE COMPANY PRIVATE LIMITED	5%	RELEVANT MEMBER

LESSOR


प्रबंधक (बिल्डिंग्स)
ग्रेटर नोएडा प्राधिकरण

1

LESSEE

For **NIRALA PROJECTS PVT. LTD.**


Director

₹ 10,000 + ₹ 10,000

₹ 47,948,070.00 पट्टा विलेख (90 वर्ष) 20,000.00 50 20,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मे0निराला प्रो0प्रा0लि0द्वारा सुरेश कुमार गर्ग
पुत्र श्री स्व0 राम निवास गर्ग

व्यवसाय

निवासी स्थायी जी-1 आर्यनगर अपार्ट0 91 आई पी एक्स0 दिल्ली-92
अस्थायी पता जी-1 आर्यनगर अपार्ट0 91 आई पी एक्स0 दिल्ली-92

ने यह लेखपत्र इस कार्यालय में दिनांक 29/12/2011 समय 4:48PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर

गौतमबुद्धनगर

29/12/2011

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

पट्टा दाता

श्री संजीव शर्मा
प्रतिनिधि ग्रे0नॉं0ओ0वि0प्रा0द्वारा संतोष कुमार
प्र0सं
पुत्र श्री
पुत्र/पत्नी श्री पेशा नोकरी

पट्टा गृहीता

श्री मे0निराला प्रो0प्रा0लि0द्वारा सुरेश कुमार गर्ग
पुत्र श्री स्व0 राम निवास गर्ग
पेशा
निवासी जी-1 आर्यनगर अपार्ट0 91 आई पी एक्स0
दिल्ली-92

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री वरुण
पुत्र श्री जगदीश चन्द्र रत्रा
पेशा

निवासी 13/259 सेकेण्ड फलोर वसुन्धरा गा0बाद

व श्री महताब आलम
पुत्र श्री खुशीद आलम

पेशा

निवासी 24 जाकीर बाग ओखला रोड नई दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर
गौतमबुद्धनगर

(रजिस्ट्री) कार्यालय
पुस्तकालय इलाहाबाद रोड

Whereas the above notarised consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/S. Nirala Developers Private Limited** formed SPC in the name of **M/s. NIRALA PROJECTS PRIVATE LIMITED** incorporating relevant members as shareholders.

And it has been represented to the lessor that the CONSORTIUM members have transferred their shareholding in the Lead Member company, as mentioned above, and formed Special Purpose Company in the name of lessee **M/s. NIRALA PROJECTS PRIVATE LIMITED**. Whereas the lessor approved the aforesaid SPC for the allotted plot in accordance with the Clause C-8(e) of the brochure/bid document of the scheme and accordingly Special Purpose Company / Lessee will develop and market the project on demarcated/ allotted Plot No. GH-03, Sector-02, Greater Noida measuring 54470.00 square metre (out of which presently 50540.00 sq.m. land area is being leased through this lease deed and accordingly consideration is determined) vide letter No. Builders/BRS-04/2010-11/623, dated 8th June, 2011. Rest affected area i.e. 3930.00 sq.m. shall be offered for possession after execution of supplementary lease deed to the lessee as and when it becomes clear. For staking claim on this affected area, lessee shall pay the instalments of the entire plot area i.e. 54470.00 sq.m., payment plan of which has been provided/sent to them vide allotment letter dated 01.03.2011.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. NIRALA PROJECTS PRIVATE LIMITED (Lessee)** having its registered office at **1113, 11th FLOOR, KAILASH BUILDING, PLOT NO. 26, KASTURBA GANDHI MARG, NEW DELHI-110001** shall solely develop the project on the demarcated Builders Residential / Group Housing Plot No. GH-03, Sector-02, Greater Noida. However, the lessee/sub-lessee(s) will be allowed to transfer up to 100% of its shareholding, subject to the conditions that the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 26% of the shareholding in the SPC till the completion of the project is obtained from the lessor.

And it has been further represented to the lessor that the CONSORTIUM member have agreed amongst themselves that **M/S. Nirala Developers Private Limited** shall remain lead member of the consortium/SPC. The shareholding of the lead member in the consortium shall remain atleast 26% till the completion certificate of at least one phase of the project is obtained from the Greater Noida Authority.

LESSOR


प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

2

For NIRALA PROJECTS PVT. LTD.
LESSEE


Director

Witness the above signed consent letter with proper quality for the use and
purpose of the project. This document is valid for the use of the project.
M/S. NIRAJA PROJECTS PRIVATE LIMITED, 11th Floor, Kailash Building,
New Delhi-110011.

And it has been further requested to the member that the CONSTITUTION
member have signed and stamped in the Local Member Company, as mentioned
above, and signed Special Power of Attorney in the name of M/S. NIRAJA
PROJECTS PRIVATE LIMITED. This document is valid for the use of the project.
in accordance with the bye-laws of the project.

पट्टा दाता

Registration No.: 25111 Year : 2011 Book No. : 1

0101 संजीव शर्मा प्रतिनिधि ग्रे0नों0ओ0वि0प्रा0द्वारा संतोष कुमार प्र

नौकरी



And it has been further requested to the member that the CONSTITUTION
member have signed and stamped in the Local Member Company, as mentioned
above, and signed Special Power of Attorney in the name of M/S. NIRAJA
PROJECTS PRIVATE LIMITED. This document is valid for the use of the project.
in accordance with the bye-laws of the project.

And it has been further requested to the member that the CONSTITUTION
member have signed and stamped in the Local Member Company, as mentioned
above, and signed Special Power of Attorney in the name of M/S. NIRAJA
PROJECTS PRIVATE LIMITED. This document is valid for the use of the project.
in accordance with the bye-laws of the project.



NIRAJA PROJECTS PVT. LTD.

(अधिकारी) संतोष कुमार प्र
नौकरी

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of the 50540.00 sq.m. is **Rs. 58,37,37,000.00** (Rupees Fifty Eight crore, thirty seven lac, thirty seven thousand only) out of which 10% **Rs. 5,83,73,700.00** (Rs. Five Crore Eighty Three Lac Seventy Three Thousand Seven Hundred only) which have been paid by the Lessee to the Lessor (the receipt whereof the 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 installments. After expiry of moratorium period, the balance 90% premium i.e. **Rs. 52,53,63,300.00** (Rs. Fifty Two Crore Fifty Three Lac Sixty Three Thousand Three Hundred Only) of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

<u>Due date</u>	<u>Head</u>	<u>Premium</u>	<u>Interest</u>	<u>Total amount of Instalment</u>	<u>Balance Premium</u>
01.09.2011	Instalment No.1	0	31521798	31521798.00	525363300.00
01.03.2012	Instalment No.2	0	31521798	31521798.00	525363300.00
01.09.2012	Instalment No.3	0	31521798	31521798.00	525363300.00
01.03.2013	Instalment No.4	0	31521798	31521798.00	525363300.00
01.09.2013	Instalment No.5	32835206.25	31521798	64357004.25	492528093.75
01.03.2014	Instalment No.6	32835206.25	29551686	62386891.88	459692887.50
01.09.2014	Instalment No.7	32835206.25	27581573	60416779.50	426857681.25
01.03.2015	Instalment No.8	32835206.25	25611461	58446667.13	394022475.00
01.09.2015	Instalment No.9	32835206.25	23641349	56476554.75	361187268.75
01.03.2016	Instalment No.10	32835206.25	21671236	54506442.38	328352062.50
01.09.2016	Instalment No.11	32835206.25	19701124	52536330.00	295516856.25
01.03.2017	Instalment No.12	32835206.25	17731011	50566217.63	262681650.00
01.09.2017	Instalment No.13	32835206.25	15760899	48596105.25	229846443.75
01.03.2018	Instalment No.14	32835206.25	13790787	46625992.88	197011237.50
01.09.2018	Instalment No.15	32835206.25	11820674	44655880.50	164176031.25
01.03.2019	Instalment No.16	32835206.25	9850562	42685768.13	131340825.00
01.09.2019	Instalment No.17	32835206.25	7880450	40715655.75	98505618.75
01.03.2020	Instalment No.18	32835206.25	5910337	38745543.38	65670412.50
01.09.2020	Instalment No.19	32835206.25	3940225	36775431.00	32835206.25
01.03.2021	Instalment No.20	32835206.25	1970112	34805318.63	0

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.

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

3

LESSEE
For NIRALA PROJECTS PVT. LTD.

Director

HOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

This is condition of the lease... (mirrored text from reverse side)

पट्टा गृहीता

Registration No. : 25111 Year : 2,011 Book No. : 1

0201 मै0निराला प्रो0प्रा0लि0द्वारा सुरेश कुमार गर्ग

स्व0 राम निवास गर्ग

जी-1 आर्यनगर अपार्ट0 91 आई पी एक्स0 दिल्ली-92



Table with multiple columns and rows, containing mirrored text from the reverse side of the document.

In case of default in depositing the installment or any payment... (mirrored text from reverse side)



MIRAJA PROJECTS PVT LTD

(संकेतित) कर्ता

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/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.

B. 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 part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that plot of land numbered as Group Housing Plot **No.GH-03, SECTOR-02, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **50540.00 Sq. mtrs.** be the same a little more or less and bounded:

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

4

for NIRALA PROJECTS PVT. LID.
LESSEE

Director

All payments should be made through a demand draft order drawn in favor of "GREATER HONDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any branch bank located in New Delhi/GREATER HONDA. The Lessee should clearly indicate the name and details of bank applied for, debited on the reverse of the demand draft order.

Premium referred to in this document means total amount payable to the lessor for the allotted cost.

All payments should be received by the date. In case the 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 credited 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 allotment.

The interest deposited by the Lessee will first be adjusted against the interest and thereafter against minimum money requirement and lease rent respectively. In respect of the Lessee contrary to this will be extended.

B. 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 Lessee.
2. However, in such cases of time extension, interest @ 12% 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 30 days for such extension 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 extension of allotment shall be reckoned as the date of allotment.

And after in consideration of the yearly lease rent hereby received and the covenants provisions and agreements herein contained and on the part of the Lessee to be respectively performed and performed, the Lessee shall hereby confirm and agree to the following conditions:-

1. The Lessee shall comply with all the provisions of the Greater Honda Industrial Development Authority Act, 1974 and the rules made thereunder.

2. The Lessee shall comply with all the provisions of the Greater Honda Industrial Development Authority Act, 1974 and the rules made thereunder.



Director

LESSOR

(Signature)

102, Sector 10, Gurgaon

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

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 DAY OF JULY 2011** 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.

C. THE LESSEE DOETH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid **Rs. 5837370.00** as annual lease rent being 1% of the plot premium.
 - (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.
 - (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% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

5

LESSEE

For NIRALA PROJECTS PVT. LTD.

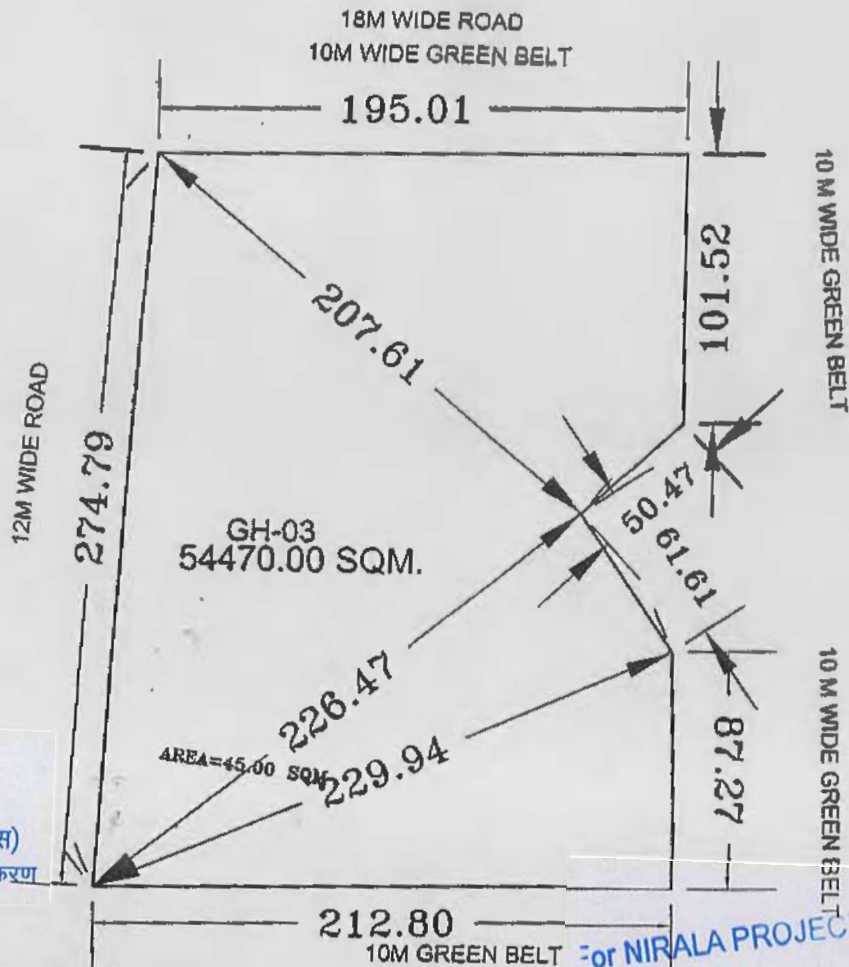
Director

PROJECTS PVT. LTD.



Page 1

PLOT NO:-GH-03



प्रबंधक (विल्डर्स)
ग्रेटर नोएडा प्राधिकरण

TOTAL AREA = 54470.00 SQM.
ENCROACHED AREA = 3930.00 SQM.
NET AREA = 50540.00 SQM.

for NIRALA PROJECTS PVT. LTD.
Director

- NOTE: 1. DEVELOPMENT WORK TO BE PROPOSED. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND. AREA OF PLOT MAY BE INCREASE & DECREASE AFTER COMPLETION OF SITE DEVELOPMENT
2. LAYOUT PLAN IS NOT APPROVED. LEASE PLAN PREPARED AS PER DIRECTION OF HIGHER OFFICERS

SIGN- POSSESSION TAKEN OVER		SIGN- POSSESSION HANDED OVER	
LEASE PLAN FOR PLOT NO-GH-03 OF SECTOR-02 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER
	LAND DEPTT.	<i>[Signature]</i> LEKHPAL	<i>[Signature]</i> M. TEHSILDAR
	LAW DEPTT.	A.L.O. <i>[Signature]</i>	<i>[Signature]</i> MANAGER
	PLNG. DEPTT.	<i>[Signature]</i> SR. DRAFTSMAN	<i>[Signature]</i> SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

संस्था (निदेश)
नियंत्रण समिती

OF NIRAJA P.ROJ

PVT. LTD.

Director



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 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) 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:-

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

6

for NIRALA PROJECTS PVT. LTD.
LESSEE

Director



WIRAJA PROJECTS LTD.

10/10/10

श्री. (प्र.प्र.) क.प्र.प्र.
प्र.प्र.प्र.प्र.प्र.प्र.प्र.

- 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 form the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite 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 10,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

LESSOR

प्रबंधक (विल्डर्स)
ग्रेटर नोएडा प्राधिकरण

7

LESSOR
-or NIRALA PROJECTS PVT. LTD.

Director

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NIRALA PROJECTS PVT LTD

Director

Director

D. NORMS OF DEVELOPMENT

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

Maximum permissible Ground Coverage	As per Building regulation 2010 Greater Noida.
Maximum permissible FAR	2.75
Set backs	As per Building regulation 2010 Greater Noida.
Maximum Height	No Limit


E. 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.

LESSOR


प्रबंधक (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

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For LESSOR
NIRALA PROJECTS PVT. LTD.

Director

of NIRALA PROJECTS PVT. LTD.



of NIRALA PROJECTS PVT. LTD.

of NIRALA PROJECTS PVT. LTD.

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

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

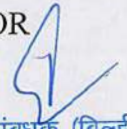
F. MORTGAGE

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

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

The LESSOR's right to the recovery of the unearned increase and the preemptive 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.

LESSOR


प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

9

LESSEE

For NIRALA PROJECTS PVT. LTD.


Director

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of NIRAJA PROJECTS LTD.

Dated:

G. 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 10,000 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.

H. 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).

LESSOR

प्रबंधक (बिल्डिंग्स)
ग्रेटर नोएडा प्राधिकरण

10

For NIRALA PROJECTS PVT. LTD.

Director

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ALAPROJECTS PVT LTD

Director

संस्कृत (मिडिया)
संस्कृत (मिडिया)

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.

I. 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.

J. OVERRIDING POWER OVER DORMANT PROPERTIES

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

K. 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.

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

11

LESSEE
for NIRALA PROJECTS PVT. LTD.
Director

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ACTIVITY 1

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ACTIVITY 2

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ACTIVITY 3

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NIRALA PROJECTS PVT LTD

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3. That the Lessee / sub-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 and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

L. 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.

LESSOR

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LESSEE

For NIRALA PROJECTS PVT. LTD.

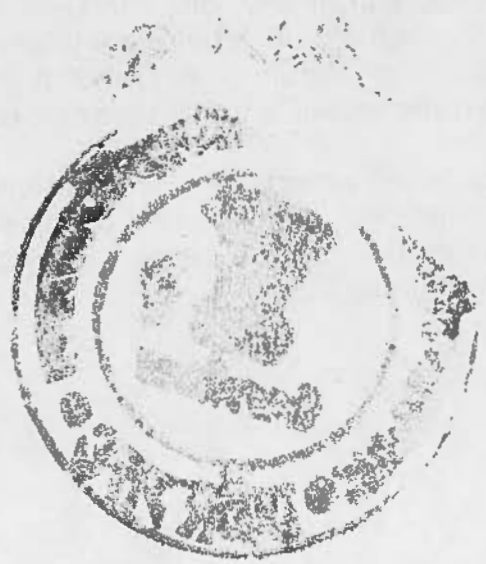

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण


Director

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DECLARATION OF WORK

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of NIRALA PROJECTS LTD

Printed

M. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits 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.

LESSOR

प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

13

For NIRALA PROJECTS PVT. LTD.
LESSEE

Director

The Lessor reserves the right to make such alterations / amendments in the terms and conditions of aforesaid lease deed from time to time, as may be considered just and expedient.

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

If due to any "Force Majeure" or other circumstances beyond the Lessor's control, the Lessor is unable to make allotment or execute the lease deed, the activities in pursuance of executed lease deed, the Lessor's liability on the subject of payments will be refunded along with simple interest @ 12% p.a., if the delay in refund is more than one year from such date.

If the Lessee commits any act of omission or the default promised regarding in pursuance of this lease deed, the Lessor is entitled to remove the Lessee within a reasonable period failing which the Lessor shall have the right to remove the Lessee's name and change charges from the Lessee during the period of submission of balance.

Any dispute between the Lessor and Lessee shall be subject to the jurisdiction of the Civil Court having jurisdiction over District of Chandigarh or the Courts designated by the Hon'ble High Court at Chandigarh.

The Lease Development will be governed by the provisions of the Industrial Area Development Act, 1975 (I.A.D. Act No. 6 of 1975) and by the rules made or regulations made or directions issued, under this Act.

The Lessee will warrant the implementation of the project. Applicant who do not have a valid commitment to implement the project within the time limit prescribed are advised not to avail the allotment.

The Leasehold Lessee of the Lessor shall be liable to pay all taxes, charges and other dues to the Lessor or any other authority duly empowered by them to levy the taxes/charges.



for NIRALA PROJECTS PVT. LTD

राजस्थान (सिद्धी)
राज्य निकाश मंत्रालय

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 corrigendum, 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. *Varun Patra*
S/O H. Jagdish Chander Patra
13/259 2nd Floor Vasundhara
HAZIABADUP

2. *Mahtab Alam*
MAHTAB ALAM
S/O SRI KHURSHID ALAM
24 ZAKIR BAGH
OKHLA ROAD
NEW DELHI

[Signature]
प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

For and on behalf of LESSOR

For and on behalf of LESSEE

For NIRALA PROJECTS PVT. LTD.
[Signature]
Director

LESSOR

[Signature]
प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

14

LESSEE

For NIRALA PROJECTS PVT. LTD.

[Signature]
Director

(मंडली) काफ़र
एफ़कनार डाय

आज दिनांक **29/12/2011** को

बही सं. **1** जिल्द सं. **10034**

पृष्ठ सं. **83** से **114** पर क्रमांक **25111**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर

गौतमबुद्धनगर

29/12/2011



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क्रम संख्या.....

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक.....

29 DEC 2011

प्रस्तुत कर्ता या प्रार्थी का नाम.....

लेख्य का प्रकार.....

प्रतिफल की धनराशि.....

कृषि/सुरक्षा की
लोक 647948070

१. रजिस्ट्रीकरण शुल्क.....

२. प्रतिलिपिकरण शुल्क.....

३. निरीक्षक या तलाश के लिए शुल्क.....

४. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....

५. कमीशन शुल्क.....

६. विविध.....

७. यांत्रिक भत्ता.....

१ से ६ तक का योग.....

शुल्क वसूल करने की दिनांक.....

20 JAN 2011

नाँक जब लेख प्रतिलिपि या तलाश प्रमाण

वापस करने के लिए तैयार होगा

ट्रीकरण अधिकारी के हस्ताक्षर.....

सब-रजिस्ट्रार
(गिर नौएडा)
गौतमबुद्धनगर (उ०प्र०)



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

REVISED POSSESSION CERTIFICATE

Letter No. PROP/BRS/2015/589
Date 08.04.2015

Plot Code -
Allotment No. BR504/1000013
Plot No. GH-03
Block No. -
Sector 2

Lessee / Allottee's Name
& Address M/S. NIRALA PROJECTS
PVT. LTD.
1113, 11th Floor Kailash Building
Plot No. 26, K.G. Marg, New Delhi

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East.....			
South-West.....		40852.50	Sq. mtr.
South-East.....			
North-West.....			

As per lease plan enclosed

Site plan of the plot is enclosed herewith.

GH-03

I/We have taken over possession of the plot No.Block No.Sector 02 on 08.04.15

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

Possession handed over by

Possession taken over by


Manager (Builders)

For NIRALA PROJECTS PVT. LTD.

Greater Noida Indl. Dev. Authority
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308


Authorized Signatory

Signature of the lessee

Copy to

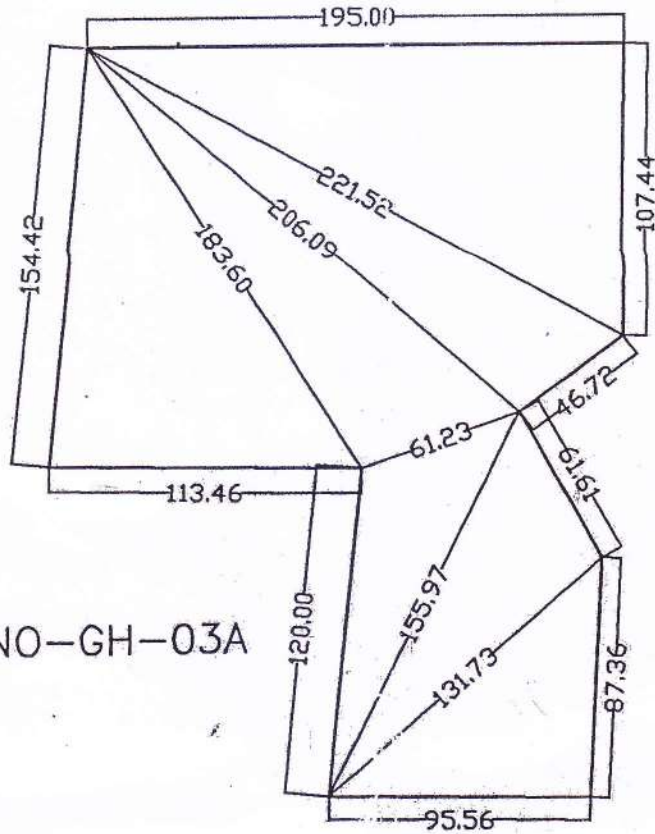
1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

PLOT NO:-GH-03

18 M WIDE ROAD
10 M GREEN BELT

12 M WIDE ROAD



10 M GREEN BELT
10 M GREEN BELT

PLOT NO-GH-03A

10 M GREEN BELT

Manager (Builders)

Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.

Authorized Signatory

TOTAL AREA-40852.50SQM

SIGN-

SIGN-



POSSESSION TAKEN OVER

POSSESSION HANDED OVER

LEASE PLAN FOR
PLOT NO:-GH-03
SECTOR-2
GREATER NOIDA

PROJ. DEPTT.

ASST.MANAGER

MANAGER

SR. MANAGER

LAND DEPTT.

LEKHPAL

N. TEHSILDAR

TEHSILDAR

LAW DEPTT.

A.L.O.

MANAGER

PLNG. DEPTT.

SR. DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

SHCIL





SUPPLEMENTARY LEASE DEED


Stamp value : Rs.14,64,300/-

THIS SUPPLEMENTARY LEASE DEED is made on the 01 day of April '2015
at Greater Noida between:

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA), a body
corporate constituted under section 3 read with section 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 successor and assigns) of the one part

For NIRALA PROJECTS PVT. LTD.

Authorised Signatory


Manager (Builders)
Greater Noida Indl. Dev. Authority




AND

M/S. NIRALA PROJECTS PRIVATE LIMITED, a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at **1113,11th floor,KAILASH BUILDING, PLOT NO.26, KASTURBA GANDHI MARG, NEW DELHI-110001** and corporate office at - **H-121, SECTOR-63,NOIDA U.P**, through its authorized Directors Mr. Iftikhar Ahmed, S/o Late Mohd. Ramzan, duly authorized in this behalf by its Board of Directors vide Resolution dated 26.02.2015 (hereinafter called the lessee) which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns of the Other Part.

For NIRALA PROJECTS PVT. LTD.


Authorised Signatory


Manager (Builders)
Greater Noida Indl. Dev. Authority

पूरक लेखपत्र

1,000.00 50 1,050.00 2,500

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

मे0 निराला प्रोजेक्टस प्रा0लि0द्वारा डाय0 इफ्तकार अहमद
स्व0 मौहम्मद रमजान

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थायी एच-121 सै0-63 नौएडा जिला गौतमबुद्धनगर उ0प्र0
अस्थायी पता एच-121 सै0-63 नौएडा जिला गौतमबुद्धनगर उ0प्र0

ने यह लेखपत्र इस कार्यालय में दिनांक 8/4/2015 समय 2:05PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर

गौतमबुद्धनगर

8/4/2015

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

प्रथम पक्ष

श्री संजीव कुमार शर्मा
प्रतिनिधि ग्रे0नौ0ओ0वि0प्रा0 द्वारा स्नेहलता प्र0सं0
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

द्वितीय पक्ष



मे0 निराला प्रोजेक्टस प्रा0लि0द्वारा डाय0 इफ्तकार
अहमद
पुत्र श्री स्व0 मौहम्मद रमजान
पेशा व्यापार
निवासी एच-121 सै0-63 नौएडा जिला गौतमबुद्धनगर
उ0प्र0



Out of total plot allotted the area of 13617.50sqmtr. was Sub-divided/Sub-Lease to M/s Duke Buildcon Pvt. Ltd. Address 211, New Delhi House, 27 Barakhamba Road, C.P. New Delhi-110001 by M/s Nirala Projects Pvt. Ltd., Later GNIDA issued a Revised Lease Plan of the above said Plot Area of 38642.80 Sqmtr (Annexure-B) to M/s Nirala Projects Pvt. Ltd. And now GNIDA issued an offering Letter to the Lessee about the cleared title Land Area of 2209.70 sq.mt. Vide offering Letter No.**GRENO/Builduers/2015/435 dated 26.02.2015** (Annexure-C) along with this letter GNIDA issued a fresh Revised Lease Plan Area of 40852.50 sqmtr. (Annexure-D) to the M/s Nirala Projects Pvt. Ltd. & also directed to execute a Supplementary Lease Deed area of Offered Cleared Title Land of 2209.70 sq.mtr., So now the Lessor & Lessee is executing this Supplementary Lease Deed of the area of the 2209.70 sqmtr & StampDuty is paying herewith


Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.


Authorized Signatory

द्वितीय पक्ष

Registration No. : 7593

Year : 2,015

Book No. : 1

0201 मै0 निराला प्रोजेक्टस प्रा0लि0द्वारा डाय0 इफ्तकार अहमद
स्व0 मौहम्मद रमजान
एच-121 सै0-63 नौएडा जिला गौतमबुद्धनगर उ0प्र0
व्यापार



ने निष्पादन स्वीकार किया ।

मिनकी पहचान श्री वरुण रात्रा

पुत्र श्री जगदीश चन्द्र रात्रा

पेशा

निवासी 3/151 एसएफ वसुन्धरा गाजियाबाद उ0प्र0

व श्री दलजीत सिंह

पुत्र श्री गुरमीत सिंह

पेशा

निवासी ए-126 वृदावन गार्डन सहीबाबाद गाजियाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर

Through this supplementary deed the parties hereto agree to modify original Lease Deed dated 29.12.2011 Registered in the Office of Sub Registrar Gautam Budh Nagar on the Bahi No.1, Jild No.10034, Pages -83/114, Document No.- 25111, executing and registering the Group Housing/Builders Residential Plot No. GH-03, Sector-2, Greater Noida West by adding the remaining area of 2209.70 sq.mtr.

That the GNIDA has Allotted Builders Residential Plot admeasure area of 54470 Sqm. @Rs.11550/Per Sq.Mtr. to M/S. NIRALA PROJECTS PVT.LTD. vide allotment Letter No. **PROP/BRS-04/2011/396, Dated 01.03.2011** (Annexure-A) out of which the above said plot - Lease Deed was executed for 50540 Sq.mtr as the title of the remaining area of the said land was not clear at that time, as per direction of GNIDA.


Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.


Authorized Signatory

प्रथम पक्ष

Registration No.: 7593

Year: 2,015

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रे0नौ0ओ0वि0प्रा0 द्वारा स्नेहलता

ग्रे0नौ0ओ0वि0प्रा0 गौतमबुद्धनगर उ0प्र0

नौकरी



as per the allotment rate @11550/Per Sq.mtr along with Lease Rent and the Premium Amount. Neither Possession has been given nor the Possession Letter has been issue of the said Area 2209.07 sqmtr till date to the Lessee.

This supplementary lease deed is hereby executed for the remaining cleared Area 2209.70 sq.mtr.

NORTH EAST:- AS

SOUTH WEST:- PER

NORTH WEST:- LEASE

NORTH WEST:- PLAN

And which said plot as clearly delineated and shown in the attached plan.


Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.


Authorised Signatory



Greater Noida Industrial Development Authority

169, Chitvan Estate, Sector Gamma,

Greater Noida - 201306(U.P.)

Tel.Nos.0120-2326150-55 Fax 2326334 website www.greaternoidaauthority.in

Annexure - 'A'

No. : PROP/BRS-04/2011/ 396

Dated : 01 March, 2011

To

- Consortium consisting of
1. NIRALA DEVELOPERS PRIVATE LIMITED- LEAD MEMBER
 2. NIRALA BUILDCON PRIVATE LIMITED- RELEVANT MEMBER
 3. EXOTICA HOUSING & INFRASTRUCTURE COMPANY PRIVATE LIMITED- RELEVANT MEMBER
- H-121, Sector-63,
NOIDA - 201301 (U.P.)

Sub: Allotment Letter for Builders Residential/Large Group Housing Plot No.GH-03, Sector-02, Greater Noida Area 54470.00 Sq.m.

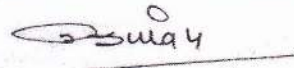
Ref: BRS-04/2010 Scheme, Tender/Application Form No. 0021

Sirs,

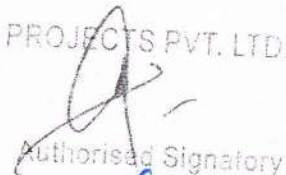
In continuation to our Acceptance Letter No. PROP/BRS-04/2011/283, dated 14 January 2011, I have been directed to inform you that Plot No.GH-03, Sector-02, Greater Noida Area 54470.00 square metre is allotted to you on your quoted rate of @ Rs.11550/- per sq.m. You are now required to pay next 5% of total premium (after adjusting the excess amount already paid i.e. Rs. 1,85,43,575.00) of the plot as allotment money which shall be **Rs. 1,29,12,850.00** (Rs. One Crore Twenty Nine Lac Twelve Thousand Eight Hundred Fifty only) and which has to be deposited within 60 days from the date of issue of this letter. Detailed payment plan of balance 90% premium to be paid in installments is given below:-

<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	01.09.2011	0.00	33972939.00	33972939.00	566215650.00
Instalment No.2	01.03.2012	0.00	33972939.00	33972939.00	566215650.00
Instalment No.3	01.09.2012	0.00	33972939.00	33972939.00	566215650.00
Instalment No.4	01.03.2013	0.00	33972939.00	33972939.00	566215650.00
Instalment No.5	01.09.2013	35388478.00	33972939.00	69361417.00	530827172.00
Instalment No.6	01.03.2014	35388478.00	31849630.00	67238108.00	495438694.00
Instalment No.7	01.09.2014	35388478.00	29726322.00	65114800.00	460050216.00
Instalment No.8	01.03.2015	35388478.00	27603013.00	62991491.00	424661738.00
Instalment No.9	01.09.2015	35388478.00	25479704.00	60868182.00	389273260.00
Instalment No.10	01.03.2016	35388478.00	23356396.00	58744874.00	353884782.00
Instalment No.11	01.09.2016	35388478.00	21233087.00	56621565.00	318496304.00
Instalment No.12	01.03.2017	35388478.00	19109778.00	54498256.00	283107826.00
Instalment No.13	01.09.2017	35388478.00	16986470.00	52374948.00	247719348.00
Instalment No.14	01.03.2018	35388478.00	14863161.00	50251639.00	212330870.00
Instalment No.15	01.09.2018	35388478.00	12739852.00	48128330.00	176942392.00
Instalment No.16	01.03.2019	35388478.00	10616544.00	46005022.00	141553914.00
Instalment No.17	01.09.2019	35388478.00	8493235.00	43881713.00	106165436.00
Instalment No.18	01.03.2020	35388478.00	6369926.00	41758404.00	70776958.00
Instalment No.19	01.09.2020	35388478.00	4246617.00	39635095.00	35388480.00
Instalment No.20	01.03.2021	35388480.00	2123309.00	37511789.00	0.00

.....2/-



For NIRALA PROJECTS PVT. LTD.


Authorised Signatory


Manager (Builders)
Greater Noida Indl. Dev. Authority

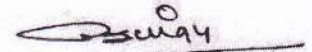


The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. -

- (1) Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
- (2) Union Bank of India, Sector - 62, NOIDA
- (3) HDFC Bank, Alpha Commercial Belt, Greater Noida

The terms and conditions of the Builders Scheme (Scheme Code BRS-04/ 2010) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,



01/03/11

(Ravindra Singh)

General Manager (Property - Builders)


Copy to

1. General Manager (Finance) (LVB)
2. Dy. General Manager (Planning)


General Manager (Property - Builders)

FOR NIRALA PROJECTS PVT. LTD.


Authorised Signatory

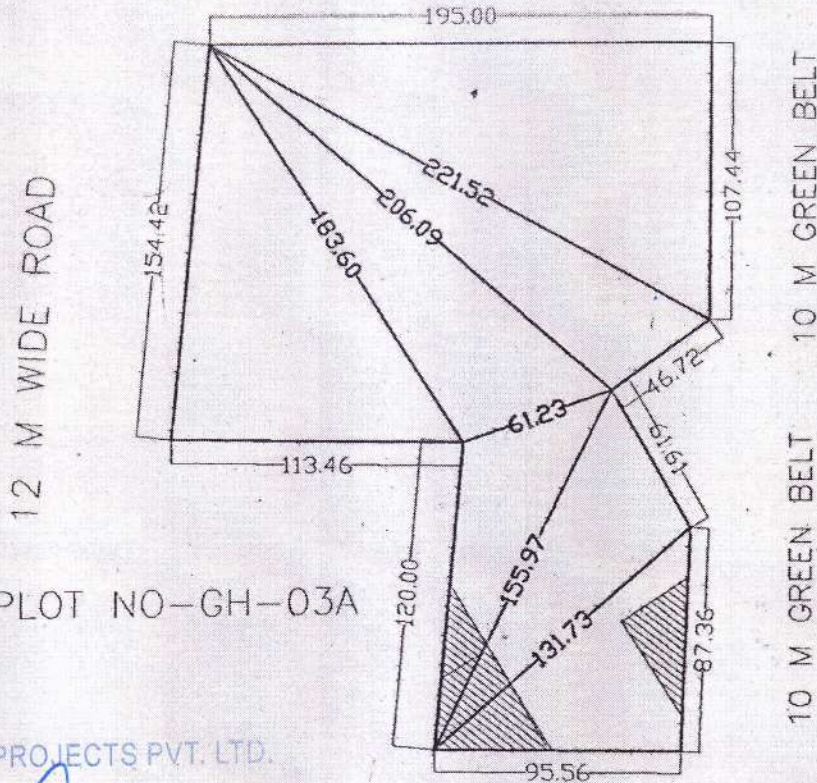

Manager (Builders)
Greater Noida Indl. Dev. Authority



18 M WIDE ROAD
10 M GREEN BELT

(Revised)

Ammanwar-13



PLOT NO-GH-03A

10 M GREEN BELT
10 M GREEN BELT
10 M GREEN BELT

For NIRALA PROJECTS PVT. LTD.

[Signature]
Authorised Signatory

10 M GREEN BELT

[Signature]
Manager (Builders)
Greater Noida Indl. Dev. Authority

TOTAL AREA-40852.50SQM

ENCROACHED AREA-2209.70SQM

NET AREA-38642.80 SQM

NOTE-DEVELOPMENT WORK TO BE PROPOSED, LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGET DEMAND. AREA OF PLOT MAY BE INCREASE&DECREASE AFTER COMPLETION OF SITE DEVELOPMENT

LAYOUT PLAN IS NOT APPROVED LEASE PLAN PREPARED AS PER DIRECTION OF HIGHER OFFICERS.

SIGN-		SIGN-			N ↑
POSSESSION TAKEN OVER		POSSESSION HANDED OVER			
LEASE PLAN FOR PLOT NO:-GH-03 SECTOR-2 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST.MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER	
	LAND DEPTT.	<i>[Signature]</i> LEKHPAL	<i>[Signature]</i> N. TEHSILDAR	<i>[Signature]</i> TEHSILDAR	
	LAW DEPTT.	A.L.O. <i>[Signature]</i>	MANAGER <i>[Signature]</i>		
	PLNG. DEPTT.	SR. DRAFTSMAN <i>[Signature]</i>		SR. EXECUTIVE/MGR. <i>[Signature]</i>	



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

169, चितवन एस्टेट, सैक्टर-गामा, ग्रेटर नौएडा सिटी
जिला- गौतम बुद्ध नगर उ.प्र.

पत्रांक- ग्रेनो/बिल्डर्स/2015/435
दिनांक 26 फरवरी, 2015

सेवा में,

M/s. Nirala Projects Pvt. Ltd.
H-121, Sector-63
Noida, U.P.

महोदय,

अवगत कराना है कि आपके पक्ष में बिल्डर्स आवासीय/ग्रुप हाउसिंग भूखण्ड संख्या- जीएच-03, सैक्टर-2, क्षेत्रफल 54470 वर्ग मीटर आवंटित था, जिसमें से आपके द्वारा 13617.50 वर्ग मीटर का उप-विभाजन/सबलीजडीड मै0 ड्यूक बिल्डकॉन प्रा0लि0 के पक्ष में कर दिया गया है। इस प्रकार आपके पास उपलब्ध अवशेष क्षेत्रफल 40852.50 वर्ग मीटर में 2209 वर्ग मीटर लीजडीड के समय क्लियर नहीं था, जोकि अब क्लियर हो चुका है। आपके द्वारा पूर्व से ही किश्तों का भुगतान सम्पूर्ण क्षेत्रफल 40852.50 वर्ग मीटर के अनुसार किया जा रहा है।

अतः अनुरोध है कि उपरोक्तानुसार अवशेष क्लियर क्षेत्रफल 2209 वर्ग मीटर की सप्लिमेंटरी/ संशोधनडीड किसी भी कार्य दिवस में कराने का कष्ट करें।

For NIRALA PROJECTS PVT. LTD.

Authorised Signatory

भवदीया,

प्रबंधक (बिल्डर्स)

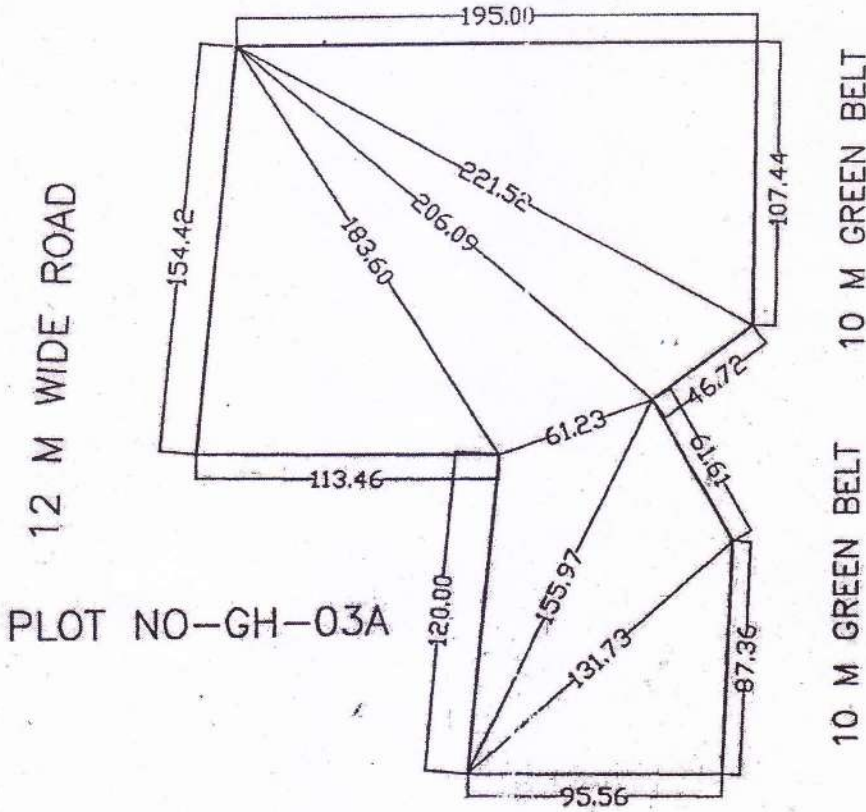
Manager (Builders)
Greater Noida Indl. Dev. Authority



PLOT NO:-GH-03

18 M WIDE ROAD
10 M GREEN BELT

Amhame - D



PLOT NO-GH-03A

For NIRALA PROJECTS PVT. LTD.

10 M GREEN BELT

[Signature]
Authorised Signatory

[Signature]
Manager (Builders)
Greater Noida Indl. Dev. Authority

TOTAL AREA-40852.50SQM

SIGN-		SIGN-		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO:-GH-03 SECTOR-2 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST.MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	LAND DEPTT.	<i>[Signature]</i> LEKHPAL	<i>[Signature]</i> N. TEHSILDAR	<i>[Signature]</i> TEHSILDAR
	LAW DEPTT.	A.L.O.	<i>[Signature]</i> MANAGER	
	PLNG. DEPTT.	<i>[Signature]</i> SR. DRAFTSMAN	<i>[Signature]</i> SR. EXECUTIVE	




GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



Except as hereinafter varied/modified the original lease deed shall continue to have full force and effect nature of property is not changed.


In witness whereof, the parties hereto, have Signed this Supplement Deed on this 1 day of April '2015.

WITNESS.....


VARUN RATRA
3/151, IInd floor,
VASUNDHARA, GHAZIABAD UP.


Manager (Builders)
Greater Noida Indl. Dev. Authority
LESSOR.....

WITNESS.....


DALJEET SINGH
A-126, VRINDHAVAN GARDEN,
SAHIBABAD, GHAZIABAD UP

For NIRALA PROJECTS PVT. LTD.

Authorised Signatory
LESSEE.....

आज दिनांक 08/04/2015 को
वही सं. 1 जिल्द सं. 17905
पृष्ठ सं. 381 से 404 पर क्रमांक 7593
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह योदव)

उपनिबन्धक सदर

गौतमबुद्धनगर

8/4/2015



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उपनिबन्धक सदर **759** क्रम सं० 12248
गौतमबुद्धनगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08-Apr-2015

प्रस्तुतकर्ता या प्रार्थी का नाम मै० निराला प्रोजेक्ट्स प्रा०लि०द्वारा डाय० इफ्तकार

लेख का प्रकार पूरक लेखपत्र

प्रतिफल की धनराशि 0.00 / 28,321,382.00

1. रजिस्ट्रीकरण शुल्क 10,000.00
2. प्रतिलिपिकरण शुल्क 50
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिपमार्णी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,050.00

शुल्क वसूल करने का दिनांक 08-Apr-2015

दिनांक जब लेख प्रतिलिपि या तलाश परमाणु पत्र

वापस करने के लिए तैयार किया

SUB REGISTRAR
(Gautam Buddha Nagar)
08-Apr-2015
Gautam Buddha Nagar (U.P.)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर