

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उपनिबन्धक सदर कम सं० 29159

गौतमबुद्धनगर

20800

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 01-Jul-2014

प्रस्तुतकर्ता या प्रार्थी का नाम मै०बुलन्द रियल्टर्स प्रा०लि०द्वारा रजनीश नागर

लेख का प्रकार उप पट्टा विलेख

प्रतिफल की धनराशि 532,000.00 / 0.00

1. रजिस्ट्रिकरण शुल्क 10,000.0
2. प्रतिलिपिकरण शुल्क 50
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,050.0

शुल्क वसूल करने का दिनांक 01-Jul-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

01-Jul-2014

SUB REGISTRAR
(Greater Noida)
Gautam Budh Nagar (U.P.)

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

20800/14



सत्यमेव जयते

INDIA NON JUDICIAL

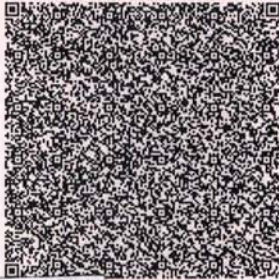
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP00412951847032M
Certificate Issued Date : 11-Jun-2014 05:25 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100491197420389M
Purchased by : MSRS BULLAND REALTORS PVT LTD
Description of Document : Article 35 Lease
Property Description : GH-02 B1, SECTOR-10, GREATER NOIDA, G.B NAGAR (U.P.), AREA-19000 SQ.MTR
Consideration Price (Rs.) : 53,20,00,000
 (Fifty Three Crore Twenty Lakh only)
First Party : GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : MSRS BULLAND REALTORS PVT LTD
Stamp Duty Paid By : MSRS BULLAND REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 2,66,00,000
 (Two Crore Sixty Six Lakh only)



PANKAJ KUMAR BHATT
 DOCUMENT WRITER
 LIC No. 56-101

GAUTAM BUDH NAGAR

For Bulland Realtors Pvt. Ltd.



-103892

Director



Please write or type below this line-----

For Eco Green Buildtech Pvt. Ltd.

Handwritten signature
 Director / Authorised Signatory



Manager (Builders)

Greater Noida Indl. Dev. Authority

YL 0000043267

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.

SHIL



For Bulland Real



0000043581

SUB LEASE DEED

MARKET VALUE Rs. 53,20,00,000/-
AREA OF PLOT 19000.00 sq.mtr.

TOTAL COST OF PLOT – Rs. 21,96,59,000/-
(As per allotment rate)

PLOT NO. : GH-02B-1, Sector- 10, Greater Noida
Distt. Gautambudh Nagar, U.P.

STAMP DUTY Rs. 2,66,00,000/-

THIS SUB LEASE DEED is made at Greater Noida on this 1st day of JULY, 2014.

BY AND BETWEEN

GREATER NOIDA 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 LESSOR) which expression shall unless the context does not so admit include its successors and assigns of the FIRST PART

AND


M/S. ECO GREEN BUILDTECH PRIVATE LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092 through its Authorised signatory Sh. Arvind Kumar Jain S/o. Sh. N.K. Jain R/o.A-304, Khushboo Apartment, Sector-Pi, Greater Noida, U.P. duly authorised by its Board of Directors vide Resolution dated 18.06.2014 (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.

AND


M/S. BULLAND REALTORS PRIVATE LIMITED a company incorporated under the Companies Act 1956 and having its registered office at A-20, Bada Mohalla, Khanpur Extn., New Delhi-110062 through its Director Mr. Rajneesh Nagar S/o. Mr. Surajbhan Nagar R/o. A-20, Bada Mohalla, Khanpur Extn., New Delhi-110062 duly authorised by its Board of Directors vide Resolution dated 12.06.2014 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

- a) The Authority invited bids under its Scheme Code BRS-04/2010 for allotment of various plots, including Plot No.GH-02 (Sub-Divided Plot No. GH-02B), Sector-10, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd.
LESSEE


Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

उप पट्टा विलेख

(90 वर्ष)

532,000,000.00

10,000.00

50

10,050.00

2,500

प्रतिफल

मालियत

आगत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

मै0बुलन्द रियल्टर्स प्रा0लि0द्वारा रजनीश नागर

पुत्र श्री

सूरजभान नागर

व्यवसाय

निवासी स्थायी

ए-20 बडा मौहल्ला खानपुर एक्स0 नई दिल्ली

अस्थायी पता

ए-20 बडा मौहल्ला खानपुर एक्स0 नई दिल्ली

ने यह लेखपत्र इस कार्यालय में

दिनांक 1/7/2014

समय

4:44PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह रादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

1/7/2014

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

पट्टा दाता

पट्टा गृहीता

श्री संजीव शर्मा

प्रतिनिधि ग्रे0नो0ओ0वि0प्रा0द्वारा स्नेहलता प्र0स0

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी

[Signature]



श्री मै0बुलन्द रियल्टर्स प्रा0लि0द्वारा रजनीश नागर

पुत्र श्री सूरजभान नागर

पेशा

निवासी ए-20 बडा मौहल्ला खानपुर एक्स0 नई दिल्ली

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श्री मै0इको ग्रीन बिल्डिटेक प्रा0लि0द्वारा अरविन्द कुमार जैन

पुत्र श्री एन के जैन

पेशा


निवासी ए-304 खुशबू अपार्ट0 सै0-पाई-01 ग्रेटर

नोएडा जिला जी बी नगर

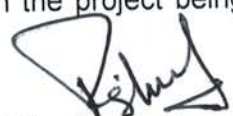
[Signature]



- b) The Lessee herein was the successful bidder for Plot No. GH-02 (Sub-Divided Plot No. GH-02B, Area 41565.44 Sq.mtr.), Sector-10, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
- 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 its execution.
- d) The Authority as a Lessor vide Lease Deed executed on dated 05-11-2012 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in Bahi No.1 Jild No. 11928 Page No.367 to 416 Sr. No. 21408 dt. 05.11.2012 demised the said plot for a period of 90 years from the date of its execution 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 –
- 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, 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 to the Authority in the proportionate share of the land area so sublet.
 - The sub-lessee shall have to follow and fully implement the group housing project on this **allotted/sub-leased Plot no. GH-02B-1 of GH-02B, Sector-10, Greater Noida admeasuring 19000 sq. mtr.**, 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. The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
 - As per approved Layout Plan / Master Plan the Builders Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. **GH-02B-1 of GH-02B Sector- 10, Area 19000.00 square metres** in the project being


 Manager (Builders)
 Greater Noida Authority
 LESSOR


 Authorised Signatory
 Eco Green Buildtech Pvt. Ltd.
 LESSEE


 Director
 Bulland Realtors Pvt. Ltd.
 SUB-LESSEE

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री पंकज भाटी

पुत्र श्री जयप्रकाश भाटी

पेशा





निवासी ग्राम मकौडा परगना दादरी जिला जी बी नगर

व श्री लौकेश कुमार

पुत्र श्री कृष्ण पाल

पेशा





निवासी मकान न-72 चन्द्रपुरी सिहानी गेट गा0बाद यूपी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर


1/7/2014




developed by the Lessee to **M/S. BULLAND REALTORS PRIVATE LIMITED (Sub-Lessee)** a company incorporated under the companies act 1956 having its registered office at A-20, Bada Mohalla, Khanpur Extn., New Delhi-110062 sub-lease which is being executed through this Sub-Lease Deed.

A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee have paid **Rs. 2,19,65,900/-** premium and Annual lease rent (till 31-03-2015) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.11561/- per square metre within 10 years from the date of allotment to Lessor along with interest 12% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% 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. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. 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 due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
8. The total cost of plot as per allotment rate is **Rs. 21,96,59,000.00** (Rupees Twenty One Crore Ninety Six Lac, Fifty Nine Thousand only) i.e. @ Rs.11561/- per square metre.


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd.
LESSEE


Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

पट्टा दाता

Registration No.: 20800

Year : 2,014

Book No. : 1

0101 संजीव शर्मा प्रतिनिधि ग्रेडनोओविप्राद्वारा स्नेहलता प्रस

नौकरी



0102 मैडको ग्रीन बिल्डिटेक प्रालिद्वारा अरविन्द कुमार जैन

एन के जैन

ए-304 खुशबू अपार्टमेंट सैड-पाई-01 ग्रेटर नोएडा जिला जी बी नगर



8. The sub-lessee shall have to pay balance 90% premium i.e. **Rs. 19,76,93,100.00** per square metre of the plot/ sub-leased directly to the Lessor/Authority in the following manner:-


REVISED PAYMENT PLAN

<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	22.09.2014	19151519.00	16219500.00	35371019.00	248969748.00
Instalment No.2	22.03.2015	19151519.00	14815405.00	33966924.00	229818229.00
Instalment No.3	22.09.2015	19151519.00	13902429.00	33053948.00	210666710.00
Instalment No.4	22.03.2016	19151519.00	12570932.00	31722451.00	191515191.00
Instalment No.5	22.09.2016	19151519.00	11553703.00	30705222.00	172363672.00
Instalment No.6	22.03.2017	19151519.00	10256819.00	29408338.00	153212153.00
Instalment No.7	22.09.2017	19151519.00	9268286.00	28419805.00	134060634.00
Instalment No.8	22.03.2018	19151519.00	7977526.00	27129045.00	114909115.00
Instalment No.9	22.09.2018	19151519.00	6951214.00	26102733.00	95757596.00
Instalment No.10	22.03.2019	19151519.00	5698233.00	24849752.00	76606077.00
Instalment No.11	22.09.2019	19151519.00	4634143.00	23785662.00	57454558.00
Instalment No.12	22.03.2020	19151519.00	3428436.00	22579955.00	38303039.00
Instalment No.13	22.09.2020	19151519.00	2310741.00	21462260.00	19151520.00
Instalment No.14	22.03.2021	19151520.00	1139647.00	20291167.00	0.00

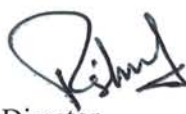
The premium & Lease rent of the Lessee shall be automatically reduced from the payable instalment(s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by the 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, 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.
5. The lease hold rights of the plot sub-leased to the sub-lessee by the Lessee, for the balance period of **90 years** calculated from the date of execution of lease deed i.e. **05.11.2012**.


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd.
LESSEE


Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

पट्टा गृहीता

Registration No. : 20800

Year : 2,014

Book No. : 1

0201 मै0बुलन्द रियल्टर्स प्रा0लि0द्वारा रजनीश नागर
सूरजभान नागर
ए-20 बडा मौहल्ला खानपुर एक्स0 नई दिल्ली



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) The Lessee has paid Annual lease rent @ 1% of total premium directly to the Lessor upto 31.03.2015. The lease rent will be payable by the Sub-lessee to the Lessor @ 1% of premium i.e. **Rs. 21,96,590.00** of the plot for the first 10 years of lease period.
- (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (v) The sub-lessee shall have to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" before start of execution of further sub lease deeds in favour of final purchasers of the flats on this allotted group housing plot.

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-leased 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 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

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 fulfilment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the property is handed over.


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SUB-LESSEE

- c) The Sub-Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Sub-Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Sub-Lessee shall have to execute tripartite sub lease in favour of the final purchaser/s 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 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 final purchaser of developed flats/plots. 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 tripartite sub lease deed will be executed between the Lessor & Sub-Lessee and the final purchaser/s of developed flats/plots. However, a processing fee of 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 tripartite sub-lease deed.
- h. Every tranfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.


F. INDEMNITY


The sub-lessee shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of:


1. Non-completion of the Project.
2. Quality of construction
3. Any other legal dispute arising out of allotment, lease, sub-lease etc.

The sub-lessee shall be wholly and solely responsible for implementation of the Project and except the land which it has subleased to any individual or entity shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate 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/buildings.

G. CONSTRUCTION


Manager, Builders
Greater Noida Authority
LESSOR


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LESSEE


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SUB-LESSEE

1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 12 months.
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 occupancy certificate issued from Building Cell/Planning Department of the LESSOR 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% 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 a period of 5 years from the date of execution of lease deed.

The process of allowing 1% of total permissible FAR for convenient shopping on a Group Housing plot (instead of present 0.75% of the total plot area) is in progress. This increase shall be allowed on the plots to be allotted under this scheme but the maps for the same shall be approved by the GNIDA only after approval of State Government to this amendment.


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 sub- lessee.
4. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 6% of the total premium.
 - For third year the penalty shall be 8% of the total premium.

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

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


 Manager (Builders)
 Greater Noida Authority
 LESSOR


 Authorised Signatory
 Eco Green Buildtech Pvt. Ltd.
 LESSEE


 Director
 Bulland Realtors Pvt. Ltd.
 SUB-LESSEE

Institutional use would be admissible but the Lessee/Sub-Lessee may utilize the same for residential use as per their convenience.

7. The 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.

H. MORTGAGE

The Sub-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 sub-lessee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/ Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

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


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

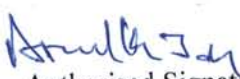
I. MISUSE, ADDITIONS, ALTERATIONS ETC.


In case of violation of any of the 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 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 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 Sub-lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.


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J. LIABILITY TO PAY TAXES


The Sub-lessee or allottee(s)/final purchasers of sub-lessee shall be liable to pay all 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.

K. OVERRIDING POWER OVER THE DORMANT PROPERTIES

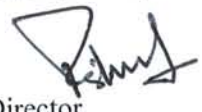
The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same 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 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 Sub-lessee.

L. MAINTENANCE

1. The sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The 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/land fills sites as per the policy of LESSOR for similar sectors.
3. The 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 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 and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975


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SUB-LESSEE

shall be applicable on the sub-lessee. No objection to the amount spent for maintenance of the building by the Lessee/LESSOR shall be entertained and decision of the LESSOR in this regard shall be final.


M. 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 sub-Lease in the case of:


1. Sub-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 Sub-lessee for breach/ violation of terms and conditions of and/ or non-deposit of due amounts.
4. If at the 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 without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.
5. If the Sub-lease deed is cancelled on the ground mentioned in para M1. above, the entire amount deposited by the sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

N. 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 Lessee control, the Lessee is unable to make allotment or facilitate the sub-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 Sub-Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/sub-lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Sub- Lessee's cost and



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LESSOR


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LESSEE



Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

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 Sub Lease Deed 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.
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. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed 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 Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee 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.


Manager (Builders)
Greater Noida Authority
LESSOR

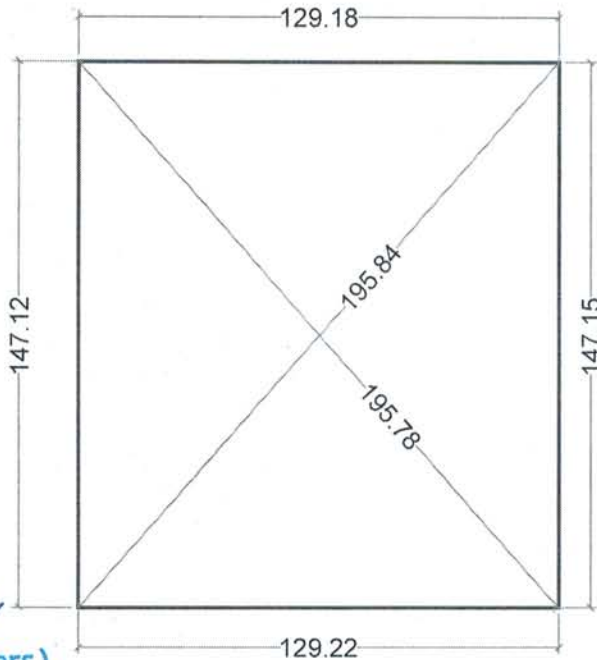

Authorised Signatory
Eco Green Buildtech Pvt. Ltd.
LESSEE


Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

PLOT NO:-GH-02B1

24.0 M WIDE ROAD

PARK



Manager (Builders)

Greater Noida Indl. Dev. Authority

For Bulland Realtors Pvt. Ltd.

Director

PLOT NO-GH-2B

PLOT NO-GH-2C

PLOT NO-GH-2A

For Eco Green Bulldtech Pvt. Ltd.

Director / Authorised Signatory

TOTAL AREA = 19000.00 SQM.

TENTATIVE SUPERIMPOSED

SIGN—

SIGN—



POSSESSION TAKEN OVER

POSSESSION HANDED OVER

LEASE PLAN FOR
PLOT NO-GH-02B1
OF SECTOR-10
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

Schedule of Plot

Sub-Divided Group Housing Plot No.GH-02B-1, Sector-10, Greater Noida measuring 19000.00 sq.m. in the Distt. Gautam Budh Nagar (U.P) alongwith undivided, impartibly, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:

West:

South:

North:

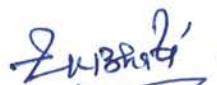
As per Plan Attached

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

In presence of
Witnesses

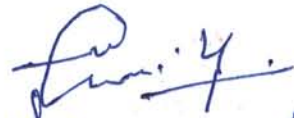

Manager (Builders)
Greater Noida Indl. Dev. Authority

Signed for and on behalf of LESSOR

1. 
पंकज भारती 'डी.ओ.ए. ग्रेटर नोयडा' भारती
मिशन मकानों की लीज धारिता

For Eco Green Buildtech Pvt. Ltd.

Director / Authorised Signatory

2. 
पंकज कुमार भारती 'डी.ओ.ए. ग्रेटर नोयडा'
मिशन मकानों की लीज धारिता
लीज धारिता के तहत का अधिकार


Signed for and on behalf of LESSEE

For Bulland Realtors Pvt. Ltd.



Director

Signed for and on behalf of SUB-LESSEE

PANKAJ KUMAR BHATT
DOCUMENT WRITER
LIC No. 56-101
DIST. GAUTAM-BUDH-NAGAR


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd.
LESSEE


Director
Bulland Realtors Pvt. Ltd.
SUB-LESSEE

आज दिनांक 01/07/2014 को

वही सं. 1 जिल्द सं. 16268

पृष्ठ सं. 119 से 146 पर क्रमांक 20800

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह योदव)

उपनिबन्धक सदर

गौतमबुद्धनगर

1/7/2014





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. BRS/2015/785
Date 27/05/15

Plot Code -
Allotment No. BRS04/2010
Plot No. GH-02B-1
Block No. -
Sector 10

Lessee / Allottee's Name
& Address M/s. Bulland Realtors
Pvt. Ltd.
A-20, Bada Mohalla, Khanpur
Ext. New Delhi-110062

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

As per lease plan enclosed

19000 Sq. mtr.

Site plan of the plot is enclosed herewith.

GH-02B-1

I/We have taken over possession of the plot No.Block No.Sector 10 on 27.5.15

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

For Eco Green Buildtech Pvt. Ltd.

Possession handed over by

Aswini K Jain
Director / Authorised Signatory

Possession taken over by

For Bulland Realtors Pvt. Ltd.

Sab
Manager (Builders)

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

Director

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

“Extract of Board Meeting of M/s Bulland Realtors Private limited held on 12th June 2014 at 10.00 a.m. at A- 20, Bada Mohalla, Khanpur Extension, New Delhi – 110062”.

“Company has decided to acquire land for Group Housing Project, Measuring 19000 Sq. mtrs. and now needs to execute lease deed in its favour and hence, the following resolution is passed in this respect:-

“Resolved that the lease deed for Plot No. GH -02B-1, Sector- 10, Greater Noida measuring 19000 Sq. mtrs. to be executed in favour of Company”.

“Further Resolved that Mr. Rajneesh Nagar, one of the director is authorised to execute lease deed & to take possession of the above said plot on behalf of company”.

“Further resolved that all needful acts by the authorised director i.e. Rajneesh Nagar is binding upon us”.

For & on Behalf of the board of directors



(Rajneesh Nagar)



(Sunil Nagar)



(Krishan Pal Singh)



(Anil Mithas)

BULLAND REALTORS PVT. LTD.

Regd Office : A-20, Bada Mohalla, Khanpur Extn., New Delhi - 110 062
M. No : 9871011799, Office : 91-11-41016843