

PLOT NO:-GH-15 B

LEASE DEED

This Lease Deed made on 26th day of May 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) having its corporate office at 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. G.B. Nagar, U.P. (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 JMDR Infra Projects Private Limited, a company within the meaning of Companies Act, 1956, having its registered office at G-6/376, 3rd Floor, Sector-16, Rohini, New Delhi-110085 through its Director Mr. Surendra Singh Deol S/o. Late Sh. Khajan Singh R/o. G-6/376, First Floor, Sector-16, Rohini, New Delhi-110085 duly authorized by its Board of Directors vide Resolution dated 25.05.2011 (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/allotted to the CONSORTIUM CONSISTING OF –

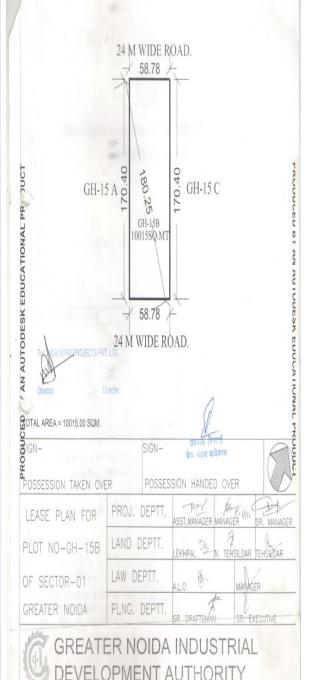
- · M/s Antriksh Engineers Constructions Corporation
- . M/s Apex Buildcon India Pvt.Ltd.
- M/s Vihaan Developers Pvt. Ltd.
- M/s Diligent Builders Pvt. Ltd.
- . M/s JMDR Infra Projects Pvt.Ltd.
- · M/s Param Dairy Limited

the plot NO. GH-15, SECTOR-01, GREATER NOIDA, area 61325 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/281 dated 14.01.2011 and Allotment Letter No. PROP/BRS-04/2011/398 dated 1³⁶ March 2011 and for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/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 Antiksh Engineers Constructions Corporation	41%	Lead Member	
2.	M/s Apex Buildcon India	5%	Relevant Member	

LESSOR प्रसन्धक विन्तुन् प्रेटर नेएखा प्राधिकरण

LESSEE



and the second	
APPLICANT'S COPY	
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY CHALLAN FORM FOR RESIDENTIAL/INDUSTRIAL/COMMERCIAL PLOT/FLAT	
To be filled in Quadruplicates & deposit with Gama Branch only	
Tel. No	
1. NAME OF SCHEME SCHEME CODE	
2. ALLOTMENT NO. PR 0 PB RS - 04/398 PLOT SIZE 100/15 30 m	(90 (11)
3. ALLOTTEE NAME (कृपया तीर्गा प्रति मूल क्य से लिखे)	पट्टा विलेख (२००४ वर्ष) 10,000,00 50 10,050,00 2,500
JMDR INFRA PROJECTS PVTLTD	28,175,124,60 जेलाव जारिक कियाबा प्राप्त मीकाड़ी महत्व व कि कुछ जीव अर्थ जाएग
4. LOCATION : SECTOR BLOCK PLOTIFLAT NO. 15 B.	प्रतिपत्त । १९ और वा अधिका स्थापन प्राप्तिक तथा स्थापन
5. CODEWISE DEPOSITS (FOR HEADS SEE CODES BELOW) :	पुत्र औ अवस्थित किए किए
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A S O S O O O O	page and 40 0/3/6 that the 10-16 (10-4) Reed - 45
B. 5 9	अध्यापन जी प्राप्त कर राज स्थापन के राज स्थापन के राज स्थापन के राज स्थापन जी प्राप्त कर राज स्थापन के राज स्थापन स्थापन के राज
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0.67	वन विकास के पा किया।
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	गीतमपुद्धनगर
Rs. (in words)	विष्यक्ष नेपास्त्र नव मान्य व पाना वस्त्रीय क्ष्मीय स्थापना क्रमा अस्त्र स्थापना स्
S TO BE FILLED IN BY THE DEPOSITOR	में के मिला के किया है। विकास के मिला के किया है। किया के किया
Bank Draft No. 067831 Dated 9/6/2011 For Rs. 9,47,320 Drawn on	मा प्राचीन क्यापर शर्मा
Bank H.D. F.C. Bon K. Branch 110 (Non Tack) is enclosed herewith	uAlali रोठनोठजोठिराणा द्वारा सन्तोप कुगार पुत्र श्री स्वर्ण खजान शिह
SUDVATURE OF THE DEPOSITOR	पुत्र श्री पुत्र पत्नी थी वेशा तीकरी निवासी जी १८७७६ वधन तल शेंक 16 सेहिनी दिल्ली
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7. TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK	
Received No. La	
responsively or opposition, in takes writer that consocial of the above deposit made. The right of GREATER NOIDA INDUSTRIAL entitle the depositor to claim any benefit on account of the above deposit made. The right of GREATER NOIDA INDUSTRIAL ENTITY is reserved to initiate further action as is admissible under the rules and regulations. Any unauthorised EVEX.00.000 and the rules are required to the rules and regulations.	**
payments remitted are liable to be forfeited by GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY	· ·
Above deposits credited in Greater Noids A/C No. 9 8 2 5 0 1 0 0 0 0 2 7 6 4 on	
SIGNATURE OF BEGENVING AUTHORITYBANK OF BARODA CODE HEADS CODE HEADS	
CODE HEALS 31 Excess Area Amount 53 Revision Charges	
02 Installment 1 32 Lease Rant - Annual 34 5 7 5 Water Connection Charges	
04 Installment 3 34 Coase Rein-Gardina	
06 Installment 5 (Size Scheme) 50 Mahwa Charges	
10 Excess Area Convention Amount (Registration, PosselSing 60fffirschiert) 52 Revival Charges 53 Sale of Forms-By-Laws etc	
15 Venezifes Changes 10 + L-700 K . RS Ahadi Piot Development Unstigos	
13 Installment 12	
16 Interest on Premium 51 Compounding Fees 68.7empley STUC Pale	

Bank of Baroda Gamma Sector-Authority Complex, Greater Noida



CREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

P	OSSESSION CE	RTIFICATE	
	明	Letter No.	26.05.11
Plot Code Allotment No. PROP/BRS-04 Plot No. GH-I Block No. 01	39 b 5 B	Lessee / Allotte & Address M/- PROJECT G-6/3- Sector- New D	C. JMDR INFRA S PVT. LTD. 76 3rd Floor
Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East Jean South-West As Park North-West Dian	roud	10015.00	Sqm
North-West plan			
Site plan of the plot is enclosed We have taken over possessic I/We agree with the plot sic encroachment. Possession handed over by	herewith. G	d in the enclosed plan ar	ector
Site plan of the plot is enclosed !/We have taken over possession !/We agree with the plot site encroachment.	herewith. G	Block No	nd the plot is free from

- 1. Lessee
- General Manager (Property)
 General Manager (Engg.)

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