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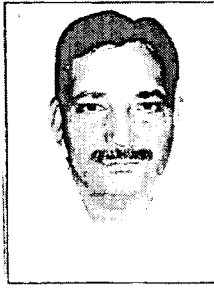
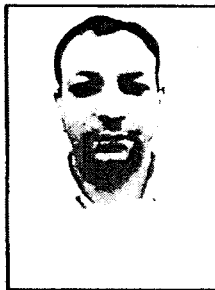
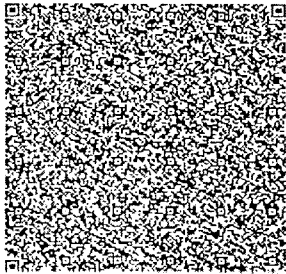


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

L e-Stamp

Certificate No. : IN-UP00104185205471L  
Certificate Issued Date : 24-Jul-2013 03:45 PM  
Account Reference : NONACC (BK)/ upbobbk02/ INDIRAPURAM/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUPBOBBK0200104503729605L  
Purchased by : NIRALA PROJECTS PRIVATE LIMITED  
Description of Document : Article 63 Transfer of Lease  
Property Description : PLOT NO. GH-03A, SECTOR-02, GREATER NOIDA, UP  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : NIRALA PROJECTS PRIVATE LIMITED  
Second Party : DUKE BUILDCON PRIVATE LIMITED  
Stamp Duty Paid By : NIRALA PROJECTS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 1,53,19,700  
(One Crore Fifty Three Lakh Ninteen Thousand Seven Hundred only)



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

**THIS STAMP PAPER IS ATTACHED WITH SUB-**  
**LEASE DEED FOR PLOT NO. GH-03A, SECTOR-02,**

**GREATER NOIDA**

M/s DUKE BUILDCON PRIVATE LIMITED

Manager (Builders)

For NIRALA PROJECTS PVT. LTD.

0000030201

Greater Noida Indl. Dev. Authority

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at [www.shclustamp.com](http://www.shclustamp.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.



**SUB LEASE DEED**

MARKET VALUE	Rs. 30,63,93,750/-
AREA OF PLOT	13617.5 sq.mtr.
TOTAL COST OF PLOT- (As per allotment rate)	Rs. 15,72,82,125/-
PLOT NO. :	<b>GH-03A, Sector-02, Greater Noida</b>
STAMP DUTY	Rs. 1,53,19,700/-

THIS SUB LEASE DEED is made at Greater Noida on this **31<sup>st</sup>** day of **JULY, 2013**.

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

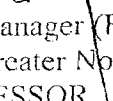
**M/S. NIRALA PROJECTS PVT. LTD.** a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 1113, 11<sup>th</sup> Floor, Kailash Building, Plot No.26, K.G.Marg, New Delhi-110001 through its authorised signatory Sh. Ranjan Gupta S/o. Late Sh. Prakash Chandra Gupta R/o. A-3/12, IInd Floor, Left Side, Above Kotak Mahendra Bank, Janakpuri, Delhi-110058 duly authorised by its Board of Directors vide Resolution dated 22.07.2013 (hereinafter 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. DUKE BUILDCON PVT. LTD.**, a company incorporated under the Companies Act 1956 and having its registered office at 211, New Delhi House, 27, Barakhamba Road, New Delhi-110001 through its authorised signatory / Director Mr. Manoj Bansal S/o. Mr. Siya Ram Bansal R/o. B-202, Pearl Gate Way Tower, Sector 44, Noida, U.P. duly authorised by its Board of Directors vide Resolution dated 20.07.2013 (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-03 Sector-02, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.  
LESSEE

  
Duke Buildcon Pvt. Ltd.  
SUB-LESSEE

306,393,750.00 उप पट्टा विलेख (90 वर्ष ) 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

मै0 ड्यूक बिल्डकोन प्रा0लि0 द्वारा मनोज बंसल

पुत्र श्री सियाराम बंसल

व्यवसाय व्यापार

निवासी स्थायी 211 नई दिल्ली हाउस-27 बरहखम्बा रोड नई दिल्ली-110001

अस्थायी पता 211 नई दिल्ली हाउस-27 बरहखम्बा रोड नई दिल्ली-110001

ने यह लेखपत्र इस कार्यालय में दिनांक 8/8/2013 समय 4:25PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर

गौतमबुद्धनगर

8/8/2013

निष्पादन लेखपत्र वाद सनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री संजीव कुमार शर्मा

प्रतिनिधि घे0नौ0ओ0वि0प्रा0 द्वारा विवेक गोयल

प्र0सं0

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



मै0 ड्यूक बिल्डकोन प्रा0लि0 द्वारा मनोज बंसल

पुत्र श्री सियाराम बंसल

पेशा व्यापार

निवासी 211 नई दिल्ली हाउस-27 बरहखम्बा रोड नई दिल्ली-110001

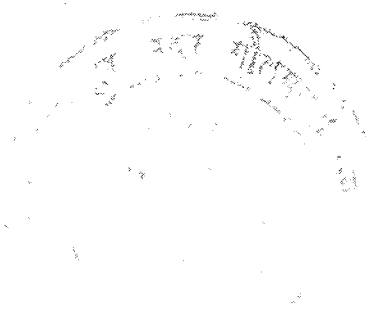


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पुत्र श्री स्व0 प्रकाश चन्द्र गुप्ता


पेशा नौकरी


निवासी ए-3/12 एसेफ लेफ्ट साईड जनकपुरी नई दिल्ली-58



- b) The Lessee herein was the successful bidder for Plot No.GH-03, Sector-02, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh admeasuring 54470 square metres.
- 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 dated 07.07.2011 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in Book No. 1 Jild No. 10034 Page No. 83 to 114 document No.25111, on dated 29.12.2011 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-03A of GH-03, Sector-02, Greater Noida admeasuring 13617.50 sq.m.**, all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.
  - The layout plan of Developers / Lessee has been approved vide Lessor's letter dated 24.06.2013. 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 Buildore Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. **GH-03A**,

  
 Manager (Builders)  
 Greater Noida Authority  
 LESSOR

  
 Nirala Projects Pvt. Ltd.  
 LESSEE

  
 Duke Buildcon Pvt. Ltd.  
 SUB-LESSEE

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री अनुराग अग्रवाल

पुत्र श्री मूलचन्द अग्रवाल

पेशा

निवासी बी-42 जी0के0-1 नई दिल्ली-48

व श्री वरुण रात्रा

पुत्र श्री जगदीश चन्द्र

पेशा


निवासी 151 एसएफ सै0-03 वसुन्धरा गाजियाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


  
उपनिबन्धक सदर  
गौतमबुद्धनगर  
8/8/2013




**Sector- 02, Area 13617.50 square metres** in the Project namely – **NIRALA GREENSHIRE** being developed by the Lessee to **M/S. DUKE BUILDCON PVT. LTD. (Sub-Lessee)** a company incorporated under the companies act 1956 having its registered office at 211, New Delhi House, 27, Barakhamba Road, New Delhi-110001 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. 1,57,28,213.00** premium and Annual lease rent (till 31-03-2014) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.11550/- 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.

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.  
LESSEE

  
Duke Buildcon Pvt. Ltd.  
SUB-LESSEE

## पट्टा दाता

Registration No.: 20154

Year : 2,013

Book No. : 1

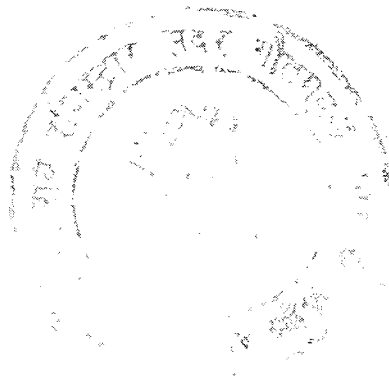
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ग्रे0नौ0ओ0वि0प्रा0 गौतमबुद्धनगर  
नौकरी



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स्व0 प्रकाश चन्द्र गुप्ता  
ए-3/12 एसेफ लेफ्ट साईड जनकपुरी नई दिल्ली-58  
नौकरी





8. The total cost of the plot is **Rs. 15,72,82,125.00** (Rupees Fifteen Crore Seventy Two Lac Eighty Two Thousand One Hundred Twenty Five only) i.e. @ Rs.11550/- per square metre.
9. The sub-lessee shall have to pay balance 90% premium i.e. **Rs. 14,15,53,913.00** per square metre of the plot/sub-leased directly to the Lessor/Authority in the following manner:-

Head	Due date	Premium	Interest	Total amount of payable installment	Balance Premium
Instalment No.1 (Paid)	01.09.2011	0	8493235.00	8493235.00	141553913.00
Instalment No.2 (Paid)	01.03.2012	0	8493235.00	8493235.00	141553913.00
Instalment No.3 (Paid)	01.03.2013	0	8493235.00	8493235.00	141553913.00
Instalment No.4	01.09.2013	0	8493235.00	8493235.00	141553913.00
Instalment No.5	01.03.2014	8847120.00	8493235.00	17340355.00	132706793.00
Instalment No.6	01.09.2014	8847120.00	7962408.00	16809528.00	123859673.00
Instalment No.7	01.03.2015	8847120.00	7431580.00	16278700.00	115012553.00
Instalment No.8	01.09.2015	8847120.00	6900753.00	15747873.00	106165433.00
Instalment No.9	01.03.2016	8847120.00	6369926.00	15217046.00	97318313.00
Instalment No.10	01.09.2016	8847120.00	5839099.00	14686219.00	88471193.00
Instalment No.11	01.03.2017	8847120.00	5308272.00	14155392.00	79624073.00
Instalment No.12	01.09.2017	8847120.00	4777444.00	13624564.00	70776953.00
Instalment No.13	01.03.2018	8847120.00	4246617.00	13093737.00	61929833.00
Instalment No.14	01.09.2018	8847120.00	3715790.00	12562910.00	53082713.00
Instalment No.15	01.03.2019	8847120.00	3184963.00	12032083.00	44235593.00
Instalment No.16	01.09.2019	8847120.00	2654136.00	11501256.00	35388473.00
Instalment No.17	01.03.2020	8847120.00	2123308.00	10970428.00	26541353.00
Instalment No.18	01.09.2020	8847120.00	1592481.00	10439601.00	17694233.00
Instalment No.19	01.03.2021	8847120.00	1061654.00	9908774.00	8847113.00
Instalment No.20	01.09.2021	8847120.00	530827.00	9377947.00	0.00

**Note-**

The total area of sub-divided/ sub leased plot is 13617.50 sq.mtr. out of which presently 11991.13 sq.mtr. land area is being offered for possession. Rest affected area 1626.37 sq.mtr. shall be offered for possession to the sub lessee as and when it becomes clear. For staking claim on this affected area , sub-lessee shall pay the installments of the entire plot area i.e. 13617.50 sq.mtr. as per above payment plan.

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.

10. The additional land compensation cost as per the order of the hon'ble High Court @ 2015 per sq.mtr. shall be payable by the sub-lessee as per the payment schedule provided by the Authority.

**B. EXTENSION OF TIME**

Manager (Builders)  
Greater Noida Authority  
LESSOR

Nirala Projects Pvt. Ltd.

LESSEE

Duke Buildcon Pvt. Ltd.

SUB-LESSEE

## पट्टा गृहीता

Registration No. : 20154

Year : 2,013

Book No. : 1

0201 मै0 ड्यूक बिल्डकोन प्रा0लि0 द्वारा मनोज बंसल

सियाराम बंसल

211 नई दिल्ली हाउस-27 बरहखम्बा रोड नई दिल्ली-110001

व्यापार



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. **07.07.2011**

#### 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 sub-lessee has paid one year lease rent @ 1% of total premium directly to the Lessee. The lease rent will be payable by the Sub-lessee to the Lessor @ 1.00 % of premium i.e. **Rs. 15,72,822.00** 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

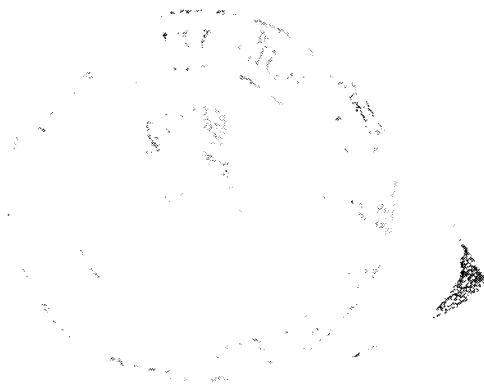
Manager (Builders)  
Greater Noida Authority  
LESSOR

Nirala Projects Pvt. Ltd.

LESSEE

Duke Builders Pvt. Ltd.

SUB-LESSEE



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

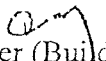
The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor on the fulfilment of the following conditions:-


- 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.
- 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 form 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 1<sup>st</sup> 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

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.  
LESSEE

  
Duke Buildcon Pvt. Ltd.  
SUB-LESSEE



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.

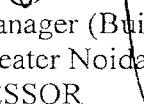
#### G. CONSTRUCTION

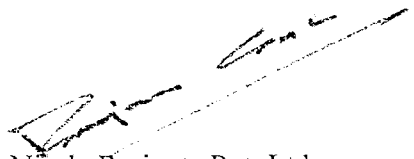
1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 12 months.
2. Date of execution of lease deed shall be treated as the date of possession. The sub-lessee shall be required to complete 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.

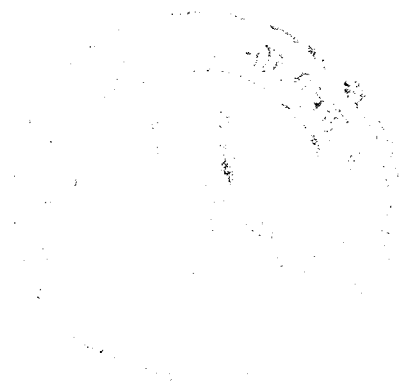
  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.

LESSEE

  
Duke Buildcon Pvt. Ltd.

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.

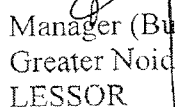
5. In case the sub-lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed/sub-lease deed as the case may be, shall be liable to be cancelled. Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant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

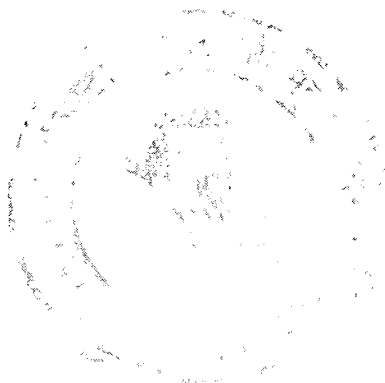
  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.

LESSEE

  
Duke Builders Pvt. Ltd.

SUB-LESSEE



# **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.

# **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**

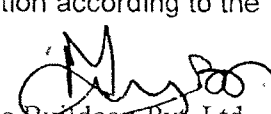
The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same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

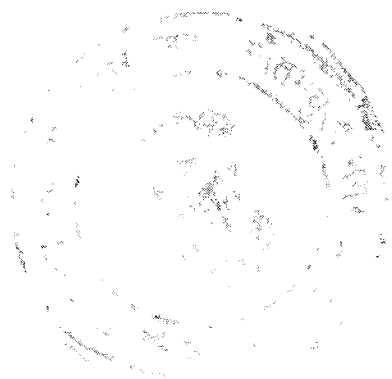
# **L. MAINTENANCE**

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

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Nirala Projects Pvt. Ltd.  
LESSEE

  
Duke Buildcon Pvt. Ltd.  
SUB-LESSEE



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 fill 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 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 Sublessee 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.

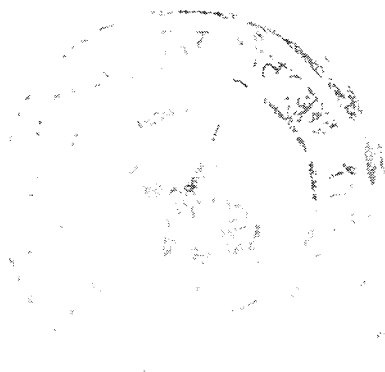
Manager (Builders)  
Greater Noida Authority  
LESSOR

Nirala Projects Pvt. Ltd.

LESSEE

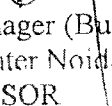
Duke Buildcon Pvt. Ltd.

SUB-LESSEE




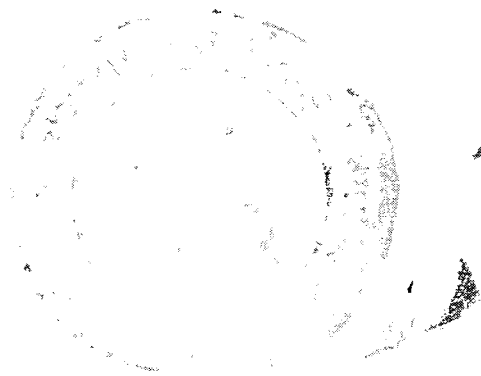
## N. OTHER CLAUSES

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 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.

  
 Manager (Builders)  
 Greater Noida Authority  
 LESSOR

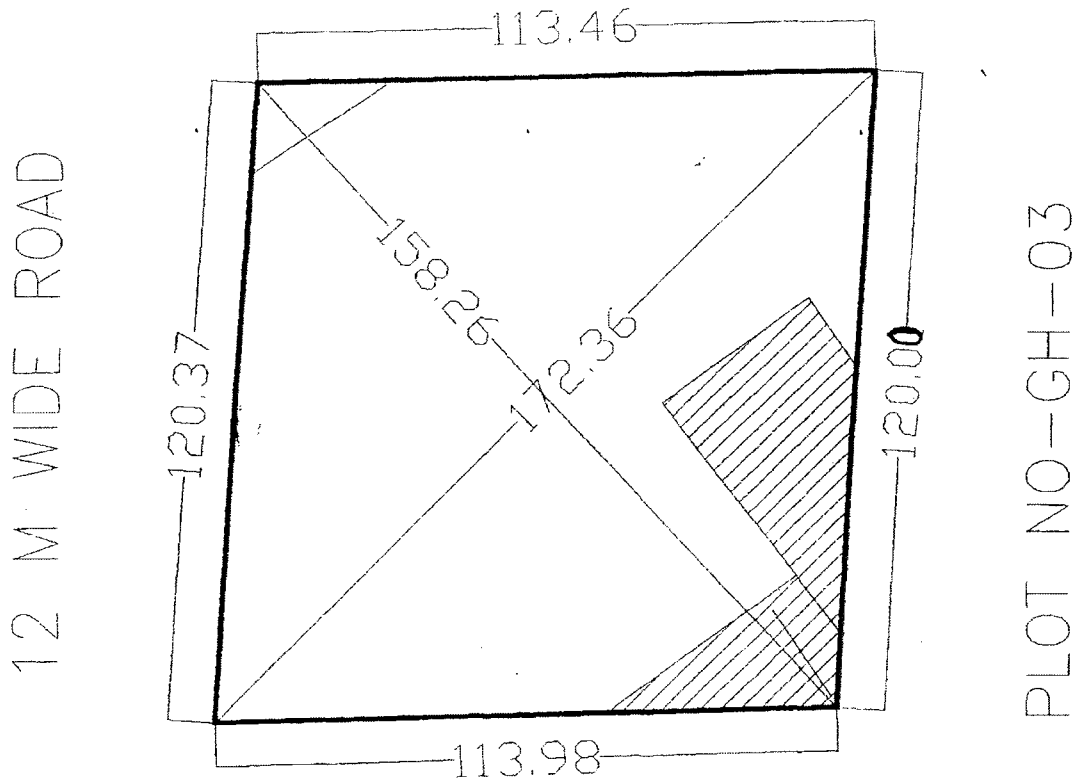
  
 Nirala Projects Pvt. Ltd.  
 LESSEE

  
 Duke Builders Pvt. Ltd.  
 SUB-LESSEE





PLOT NO-GH-03



Manager (Planners)  
Greater Noida Ind. Dev. Authority

10 M GREEN BELT

M/s DUKE BUILDCON PRIVATE LIMITED

TOTAL AREA-13617.50SQM

ENCROACHED AREA-1626.37SQM




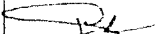
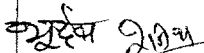





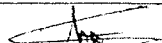
NET AREA-11991.13 SQM

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.

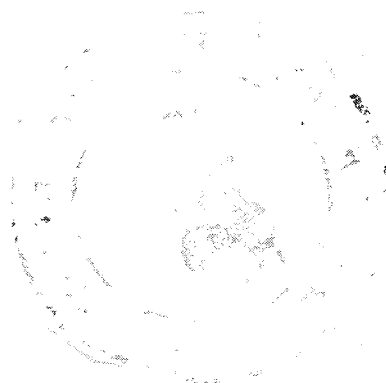
Director

SIC -		SIGN-		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO:-GH-03A 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

ਪੰਨਾ ੩੩ ਜੀ / ਜਾਰੀ ਫਰਮਾ - ੬/੧੩/੨੨੬੯ ਆਦਿ. ੦੪ <sup>੦੭</sup>/<sub>੧੩</sub>



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.

### Schedule of Plot

Sub-Divided Group Housing Plot No. GH-03A, Sector-02, Greater Noida measuring **13617.50** 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: As per Plan Attached

South:

North:

In witnesses whereof the parties have hereunto set their hands on the day, month and the year first above written.

In presence of  
Witnesses

1.

*ANURAG AGGARWAL*  
*Sh. MOOL CHAND AGGARWAL*  
*B-42, G K-I, New Delhi-48.*

2.

*VARUN RATNA*  
*151, Sector-3*  
*Vasundhara Ghaziabad*

*[Signature]*  
Manager (Builders)

Greater Noida Indl. Dev. Authority

Signed for and on behalf of LESSOR

For NIRALA PROJECTS PVT. LTD.

*[Signature]*  
Authorized Signatory  
Signed for and on behalf of LESSEE

M/s DUKE BUILDCON PRIVATE LIMITED

*[Signature]*  
Director

Signed for and on behalf of SUB-LESSEE

*[Signature]*  
Manager (Builders)  
Greater Noida Authority  
LESSOR

*[Signature]*  
Nirala Projects Pvt. Ltd.

LESSEE

*[Signature]*  
Duke Buildcon Pvt. Ltd.

SUB-LESSEE


आज दिनांक 08/08/2013 को

बही सं. 1 जिल्द सं. 13924

पृष्ठ सं. 369 से 394 पर क्रमांक 20154

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
उपनिबन्धक सदर

गौतमबुद्धनगर

8/8/2013



## ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

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

पत्रांक- ग्रेनो/बिल्डर्स/2015/ 453

दिनांक 02 मार्च, 2015

सेवा में,

**M/s. Nirala World Residency Pvt. Ltd.**  
(Formerly Known as Duke Buildcon Pvt. Ltd.)  
H-61, Sector-63  
Noida, U.P.

महोदय,

अवगत कराना है कि आपके पक्ष में बिल्डर्स आवासीय/ग्रुप हाउसिंग भूखण्ड संख्या- जीएच-03ए, सैक्टर-2, क्षेत्रफल 13617.50 वर्ग मीटर उप-विभाजित/आवंटित है। जिसकी सबलीजडीड निष्पादित हो चुकी है। सबलीजडीड के समय 1626.37 वर्ग मीटर एरिया क्लियर नहीं था, जिसके कारण तत्समय 11991.13 वर्ग मीटर का कब्जा हस्तांतरित किया गया था। सबलीजडीड के क्लॉज-9 के अनुसार कुल क्षेत्रफल 13617.50 वर्ग मीटर की सबलीजडीड पंजीकृत हो चुकी है, जिसकी स्टाम्प ड्यूटी भी दी जा चुकी है। सबलीजडीड में स्पष्ट है कि तत्समय 1626.37 वर्ग मीटर एरिया क्लियर नहीं था, जिसे क्लियर होने पर कब्जा हस्तांतरित कर दिया जायेगा।

उपरोक्त के क्रम में सूचित करना है कि आपके भूखण्ड का उक्त 1626.37 वर्ग मीटर एरिया क्लियर हो चुका है। अतः किसी भी कार्य दिवस में कुल क्षेत्रफल 13617.50 वर्ग मीटर का कब्जा-पत्र प्राप्त करने का कष्ट करें।

इसके अतिरिक्त यह भी अवगत कराना है कि प्राधिकरण के रिकार्ड में आपकी कंपनी का परिवर्तित नाम M/s. Nirala World Residency Pvt. Ltd. दर्ज कर दिया गया है। भविष्य में इसी नाम से पत्राचार किया जायेगा।

भवदीया,

*Rob 2/3/15*  
प्रबंधक (बिल्डर्स)



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Registrar of Companies, Delhi  
4th Floor , IFCI Tower , 61 , Nehru Place New Delhi - 110019, Delhi, INDIA

**Certificate of Incorporation pursuant to change of name**  
**[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]**

Corporate Identification Number (CIN): : U45400DL2008PTC182852

I hereby certify that the name of the company has been changed from DUKE BUILDCON PRIVATE LIMITED to NIRALA WORLD RESIDENCY PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name DUKE BUILDCON PRIVATE LIMITED

Given under my hand at Delhi this Twenty Eighth day of July Two Thousand Fourteen.

Signature Not Verified  
Digitally signed by  
Sah Atma  
Date: 2014.07.28  
16:37:56 GMT+05:30

MANMOHAN JUNEJA  
Registrar of Companies  
Registrar of Companies  
Delhi

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Mailing Address as per record available in Registrar of Companies office:

NIRALA WORLD RESIDENCY PRIVATE LIMITED  
211, NEW DELHI HOUSE,, 27, BARAKHAMBHA ROAD,  
NEW DELHI - 110001,  
Delhi, INDIA