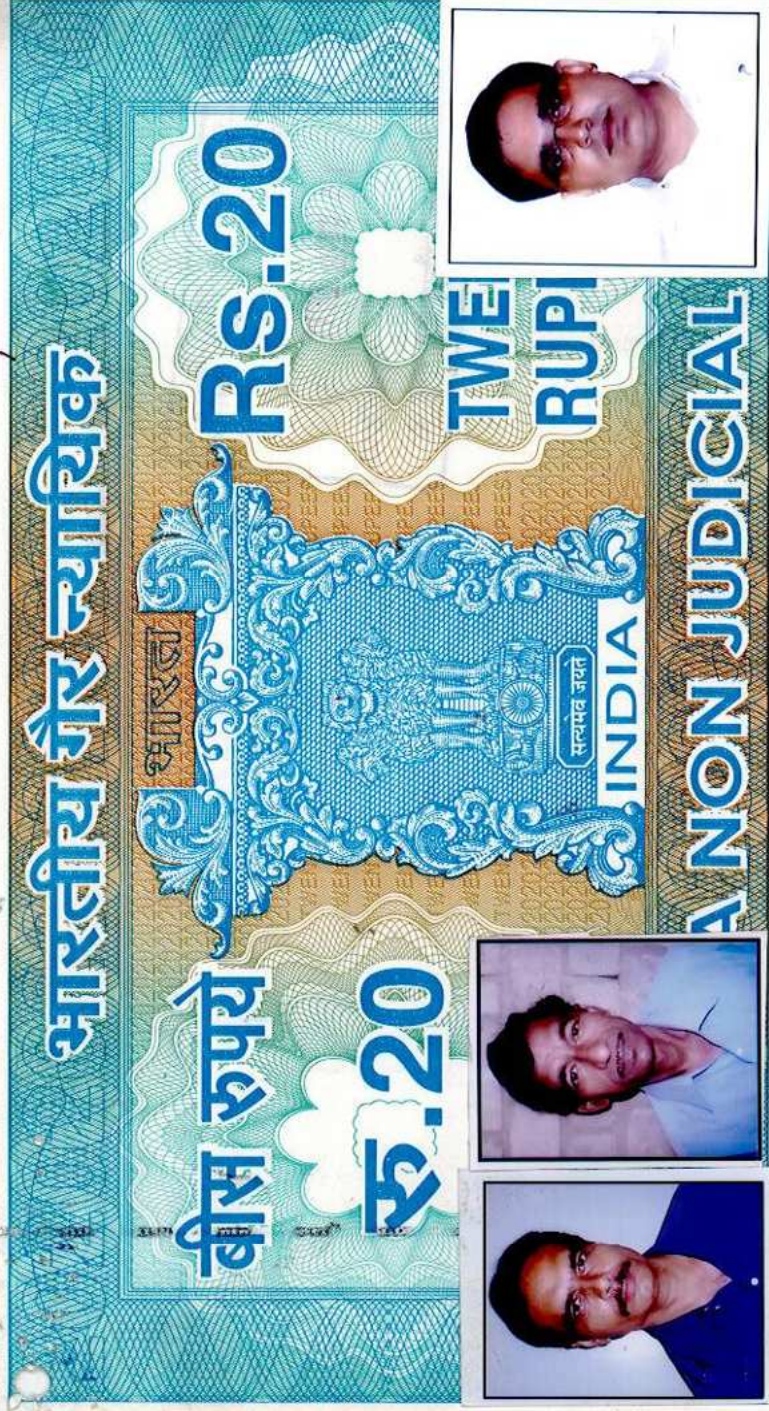


T-2350/2011



उत्तर प्रदेश UTTAR PRADESH

14AA 098658

Lease- Deed

Stamp duty paid in cash certificate in favour of- M/S TRIDENT INFRA HOMES PVT.LTD., H-58, SEC-63, NOIDA

In pursuance of the order of the collector NO...memo....dated.08.02.11 passed under Section 40-A of the stamp act. It is certified that an amount of Rs. 1,95,38,450-00 (In words Rs. One crore ninety five lacs thirty eight 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, NOIDA

By Challan No...N103244... dated..11.02.11

A copy of which is annexed herewith.

11-2-2011

Dated

Senior Treasury Officer

Gautam Budh Nagar

प्रबन्धक विल्डर्स
ग्रेटर नोएडा प्राधिकरण

Trident Infra Homes Pvt. Ltd

Director

M/s Trident Infra homes Pvt Ltd
Noida



उत्तर प्रदेश सरकार
मुख्य सचिव

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : docuplko@yahoo.com
Website : www.seiaaup.com

To,

Mr. Sumit Kumar Narvar,
Managing Director,
H-58, Sector- 63,
Noida, U.P.

Ref. No. 1574 / Praya/SEAC/1492/2012/DD(Sh)

Date: 07 October, 2013

Sub: Environmental Clearance for Group Housing Project "Trident Embassy", Plot No-5B, Sector-I, Greater Noida, Distt-GB Nagar, U.P. -Regarding.

Dear Sir,

Please refer to your letter dated 05-02-2013 & 28-06-2013 addressed to the Secretary, SEAC, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the Project Proponent along with the Consultant M/s GRC India Pvt. Ltd. in the State Level Expert Appraisal Committee meeting dated 31-08-2013. The project proponent informed the committee that:-

1. The environmental clearance is sought for Group Housing Project "Trident Embassy", Plot No-5B, Sector-I, Greater Noida, Distt-GB Nagar, U.P.
2. The area details of the project is as follows:

S. No.	Particulars	Area (in m.) ²
1.	Total Plot Area	30,480.000
3.	Permissible Ground Coverage (35% of Total Plot Area)	10,668.000
4.	Proposed ground coverage (17.08 % of Total Plot Area)	5,207.572
5.	Permissible FAR Area (@ 3.5 of Total Plot Area)	1,06,680.000
6.	Proposed FAR (@ 3.46)	1,05,728.303
	• Residential Area	1,04,410.211
	• Commercial Area	838.092
	• Community Area	480.000
7	Basement Area	26979.760
8	Podium Area	23,918.380
9	Stilts Area	608.678
10.	Ancillary FAR	9549.983
11.	Built-up area	1,66,785.104
12.	Open Area	25,272.428
13.	Landscape Area (50% of Open Area)	12,636.214

3. Tower wise details are as follows"

FLOORS/ BLOCKS	Block A		FAR	Block B				FAR
	A 1	A-2		B-1	B2	B-3	B-4	
Ground Floor Far	388.141	388.141	776.282	225.305	225.305	225.305	225.305	901.22
ST 1 st Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
ND 2 nd Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
ND 3 rd Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 4 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 5 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 6 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 7 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 8 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104
TH 9 th Floor Far	388.141	388.141	776.282	283.276	283.276	283.276	283.276	1133.104

LEASE DEED

This Lease Deed made on **11th** day of **February 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 TRIDENT INFRAHOMES PVT. LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at **2, Hailey Road, K.G. Marg, New Delhi-110001** through its Director Mr. Sumit Kumar Narvar S/o Mr. Jogender Singh R/o 627, Patrakar Vihar, Nyay Khand-1, Indrapuram, Ghaziabad, U.P. duly authorized by its Board of Directors vide Resolution dated 14.10.2010 (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 -

- **M/s Paramount Propbuild Private Limited**
- **M/s Flora Realtech Private Limited**
- **M/s Wiseman Estates Private Limited**
- **M/s Trident Infratech Private Limited**
- **M/s Summit Construction Private Limited**
- **M/s Assotech Limited**
- **M/s Gulshan Homes Private Limited**

the plot NO. GH-05, SECTOR-01, GREATER NOIDA, area 76121 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1673 dated 23.07.2010 and Allotment Letter No.PROP/BRS-03/2010/1730 dated 18TH AUGUST 2010 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-03/2010).

The registered consortium consists of following :-

प्रबन्धक-विल्डर्स
ट्रिडेंट इन्फ्राहोम प्रौद्योगिकी

Trident Infra Homes Pvt. Ltd

LESSEE
Director

190,768,840.00	10,000.00	50	10,050.00	2,500
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मै0 ट्राईडेन्ट इन्फ्राहोम्स प्रा0 लि0 द्वारा सम्मिली कुमार नरवर

व्यापार व्यवसाय

ने यह लेखपत्र इस कार्यालय में दिनांक 11/2/2011 समय 5:55PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(सह)
उपनिबन्धक सदर

पट्टा दाता

प्रतिनिधि ग्रेड नौ औ वि० द्वारा सन्तोष कुमार
(प्र० बि०)

पुत्र/पत्नी श्री पेशा नौकरी

श्री
जिनकी पहचान
राजीव गोयल

पेशा व्यापार

व श्री
विनोद कुमार गुप्ता

पेक्षा व्यापार

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक सदर
गौतमबुद्धनगर

TH 16 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 17 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 18 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 19 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 20 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 21 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
ND 22 ND Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
RD 23 RD Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TH 24 TH Floor Far	366.87	366.87	733.74	490.599	490.599	981.198	425.575
TOTAL			18172.43			24324.22	3771.414

4. The quantity of earth to be excavated is proposed as 7,50,532.9 m³.
5. The total nos. of tower and floors is 12 and 24. Height of the highest tower is 69 m.
6. Parking facility is required for 1337 ECS and proposed for 1872 ECS.
7. The total water requirement is proposed as 551 KLD. Total fresh water requirement is 531 KLD from Municipal supply.
8. The total waste water generation is proposed as 457 KLD to be treated in STP of 550 KLD capacity. Treated waste water shall be used in flushing (159 KLD), Horticulture (13 KLD) and DG Cooling (08 KLD). 185 KLD treated waste water shall be discharged into CSTP.
9. Total power requirement is proposed as 13000 KVA to be supplied by Noida Power Company Limited.
10. 6 nos. of DG sets of 1500 KVA (6x 250 KVA) are proposed for power backup.
11. Green area of the proposed project is 12,636.214 sqm.
12. Quantity of MSW to be generated is proposed as 3213 kg/day.
13. The proposed quantity of RW to be harvested is 187.12 m³. The volume of RWH pits is proposed as 30 m³, whereas the total no of proposed RWH pits are 05.
14. All internal roads are proposed to be at least 09 meter wide.
15. The Project proposal falls under category 8"b" of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31-08-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 30-09-2013 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

a. General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.

I 2350

(भाग १) क्रम संख्या.....
(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक... ११/११/११

प्रस्तुत कर्ता या प्रार्थी का नाम... गुजिन शुभसिंह

लेख का प्रकार.....

प्रतिफल की धनराशि... 10407000

१. रजिस्ट्रीकरण शुल्क... 1000000=100000

२. प्रतिलिपिकरण शुल्क.....

३. निरीक्षक या तलाश के लिए शुल्क.....

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

५. कमीशन शुल्क.....

६. विविध.....

७. यात्रिक भत्ता.....

१ से दत्तककायोग.....

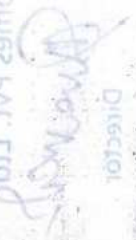
शुल्क वसूल करने की दिनांक... ११/११/११

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाणित शुल्क

पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर... गौतमबुद्धनगर

Trident Infra Homes Pvt. Ltd



1995

Registration No.:

पट्टा दाता

12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.

S. No.	Name of member	Shareholding	Status
1.	M/s Paramount Propbuild Private Limited	26%	Lead Member
2.	M/s Flora Realtech Private Limited	12%	Relevant Member
3.	M/s Wiseman Estates Private Limited	12%	Relevant Member
4.	M/s Trident Infratech Private Limited	20%	Relevant Member
5.	M/s Summit Construction Private Limited	20%	Relevant Member
6.	M/s Assotech Limited	5%	Relevant Member
7.	M/s Gulshan Homes Private Limited	5%	Relevant Member

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s Paramount Propbuild Private Limited has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No.	Sector	Divided area (in sq.m.)	Name of member	Status
1.	GH-05A	01	45673	M/s Paramount Home Land Private Limited (SPC of M/s Paramount Propbuild Private Limited, M/s Flora Realtech Private Limited, M/s Wiseman Estates Private Limited, M/s Assotech Limited and M/s Gulshan Homz Private Limited)	Special Purpose Company
2.	Gh-05B	01	30480	M/s Trident Infrahomes Pvt.Ltd. (SPC of M/s Trident Infratech Private Limited and M/s Summit Construction Private Limited)	Relevant Member

Whereas the said registered consortium has given an undertaking dated 09.02.2011 (Copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s Trident Infrahomes Private Limited (Special Purpose Company)** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided plot No. GH-05, Sector-01, Greater Noida measuring 76121.00 square metre vide letter No. Builders / BRS/2011/346 dated 10.02.2011.

प्रबन्धक बिल्डर्स
ट्रेडिंग एंड डेवलपर्स

Trident Infra Homes Pvt. Ltd.
Director

330221



जुगेन्द्र सिंह

0201 मै0ट्राईडेन्ट इन्फ्राहोम्स प्रा0लि0द्वारा सूमित कुमार नरवर

Registration No.: 2350

पट्टा गृहीता

37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. Trident Infrahomes Private Limited** having its registered office at **2, Hailey Road, K.G. Marg, New Delhi-110001 and local office at H-58, Sector-63, Noida (U.P.)** shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-05B, Sector-01, Greater Noida and lessee shareholding shall remain unchanged till the occupancy / completion certificate of at least one phase of the project is obtained from the Lessor (Authority). However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

And it has been represented to the lessor that lessee shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-05B, Sector 01, Greater Noida measuring an area 30480.00 sq.m.

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of Rs. 35,20,44,000.00 (Rupees Thirty Five Crore Twenty Lac Forty Four Thousand only) out of which 10% Rs. 3,52,04,400.00 (Rs. Three Crore Fifty Two Lac Four Thousand Four 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. 31,68,39,600.00 (Rs. Thirty One Crore Sixty **Eight Lac Thirty Nine Thousand Six Hundred Only**) of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

Due date	Head	Premium Balance 90% premium	Interest	Total amount of Instalment	Balance Premium
18.2.2011	Instalment No.1	0	19010376	19010376	316839600
18.8.2011	Instalment No.2	0	19010376	19010376	316839600
18.2.2012	Instalment No.3	0	19010376	19010376	316839600
18.8.2012	Instalment No.4	0	19010376	19010376	316839600
18.2.2013	Instalment No.5	19802475	19010376	38812851	297037125
18.8.2013	Instalment No.6	19802475	17822228	37624703	277234650


प्रबन्धक विन्डस
ग्रेंटर नौएडा प्राधिकरण

LESSOR

Trident Infra Homes Pvt. Ltd.


Director

LESSEE

10/10/2014



11/2/14
Director
Tinent Infra Homes Pvt. Ltd

in case of allotment of the said additional land.

In case of allotment of additional land, the payment of the premium of 1% due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

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, if any, and thereafter the balance will be adjusted towards the lease rent payable.

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.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

The Lessee should clearly indicate his name and details of plot applied for, payable at any Scheduled Bank located in New Delhi/Greater Noida/ Noida/ Sector of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and all payment should be made through a demand draft/pay order drawn in defaulter amount.

12% compounded half yearly shall be leviable for defaulted period on the

18.8.2010	Installation No. 20	18802412	1188146	50880824	0
18.8.2010	Installation No. 18	18802412	5138827	52118775	18802412
18.8.2010	Installation No. 16	18802412	3884116	3388827	3884116
18.8.2010	Installation No. 14	18802412	4132384	3488827	4132384
18.8.2010	Installation No. 12	18802412	5840112	35147218	5840112
18.8.2010	Installation No. 10	18802412	5138827	3527386	5138827
18.8.2010	Installation No. 8	18802412	8713042	58117821	8713042
18.8.2010	Installation No. 6	18802412	3527386	58307867	3527386
18.8.2010	Installation No. 4	18802412	1088333	30188815	1088333
18.8.2010	Installation No. 2	18802412	1088333	31083860	1088333
18.8.2010	Installation No. 10	18802412	13088834	38825109	13088834
18.8.2010	Installation No. 8	18802412	1088333	34080027	1088333
18.8.2010	Installation No. 6	18802412	1088333	34080027	1088333
18.8.2010	Installation No. 4	18802412	1088333	34080027	1088333
18.8.2010	Installation No. 2	18802412	1088333	34080027	1088333

66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.

b. Specific Conditions:

1. If any of Wetlands/Ponds exit within the project area as per revenue records, it should be protected and maintained and brought to the notice of forest department / SEIAA for directions.
2. Digging of basement shall be undertaken in consultation with District Administration/Mining Department in view of structural safety of adjacent buildings.
3. Rain water harvesting pits should be calculated on the basis of 50 mm/hour rain intensity.
4. Kitchen waste/effluent shall be collected/treated separately prior to STP.
5. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
6. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three month) on need base assessment study in the study area. Income generating measures which can help in upliftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified.
7. Separate parking shall be provided for township and commercial areas.
8. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual power.
9. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
10. The three tier Green Belt shall be raised all around the plant site which shall comprise of not less than 33% of the total area. The project proponent shall ensure that the density of trees are not less than 2500 per ha and rate of survival of plantation shall be not less than 80%. The selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.
11. Wheel wash arrangement is to be made at exit point during construction phase.
12. STP to be constructed during construction phase. 100% waste water is to be treated in STP conforming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. To discharge excess treated waste water into public drainage system/drain permission from the competent authority to be taken before prior to any discharge.
13. LIG & EWS housing to be provided as per Aligarh Development Authority Norms.
14. Provision for 100% Rain Water Harvesting in the project premises shall be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB. No. of rain water harvesting pits shall be increased towards open area.
15. Dedicated guest parking at stilt should be provided.
16. Management of manure shall be adequately undertaken.
17. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
18. The total excavated soil will be completely utilized at project site for leveling and back filling. The top soil generated during basement construction will be used for plantation and green area development. The management of surplus soil, if any, will be transported and managed in Eco- friendly manner and the plan will be submitted within 3 month.
19. Crèche to be provided during the construction and operation phase.

18.2.2014	Instalment No.7	19802475	16634079	36436554	257432175
18.8.2014	Instalment No.8	19802475	15445931	35248406	237629700
18.2.2015	Instalment No.9	19802475	14257782	34060257	217827225
18.8.2015	Instalment No.10	19802475	13069634	32872109	198024750
18.2.2016	Instalment No.11	19802475	11881485	31683960	178222275
18.8.2016	Instalment No.12	19802475	10693337	30495812	158419800
18.2.2017	Instalment No.13	19802475	9505188	29307663	138617325
18.8.2017	Instalment No.14	19802475	8317040	28119515	118814850
18.2.2018	Instalment No.15	19802475	7128891	26931366	99012375
18.8.2018	Instalment No.16	19802475	5940743	25743218	79209900
18.2.2019	Instalment No.17	19802475	4752594	24555069	59407425
18.8.2019	Instalment No.18	19802475	3564446	23366921	39604950
18.2.2020	Instalment No.19	19802475	2376297	22178772	19802475
18.8.2020	Instalment No.20	19802475	1188149	20990624	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.

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.

प्रत्यक्ष बिलडर्स
LESSEE अधिकरण

Trident Infra Homes Pvt. Ltd.
Director
LESSEE

37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.

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 sub divided plot of land numbered as Group Housing Plot **No.GH-05B, SECTOR-01, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **30480 Sq. mtrs.** be the same a little more or less and bounded:

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

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 **11th DAY OF FEBRUARY 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


LESSOR
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Trident Infra Homes Pvt. Ltd

Director
LESSEE

20. Provision of separate dedicated room to be made for senior citizen commensurate with proper amenities (TV, music system, indoor games etc.) for and user in and around the club house.
21. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB. Temporary storage for MSW for two days shall be provided.
22. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
23. Adequate Ventilation arrangement for the basement shall be undertaken along with installation of CO Monitors.
24. The basement should be constructed in consultation with CGWB to avoid infringement of water table.
25. Project falling within in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco-sensitive zone is not earmarked.
26. An area of 500mt radius around is to be treated as no-development zone as required/prescribed/ identified under law and should be kept as buffer / no activity zone. The proposed site should not be a part of any no-development zone as required/prescribed/identified under law."
27. Arrangement should be made for guard for collection of storm water.
28. Detailed MSW Management plan including collection and transportation is to be submitted with in 03 month.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Greater Noida. In case of violation, it would not be effective and would automatically be stand cancelled.

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deemed to be cancelled.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.


(J. S. Yadav)
Member Secretary, SEIAA

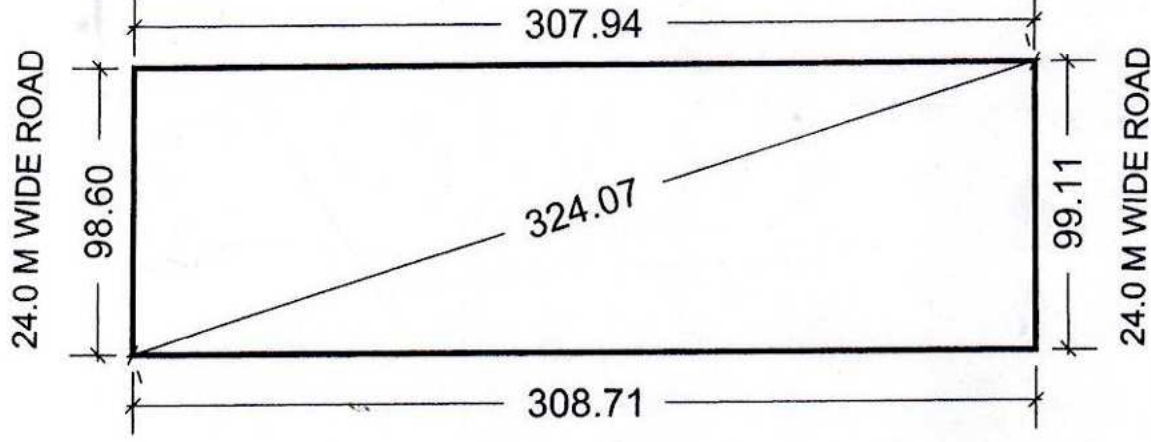
Dated: As above

No..... /Parya/SEAC/1492/2013/DD(Sh.)
Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Gautam Budh Nagar.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.


(O. P. Varma)
Secretary, SEAC/
Director (I/C), Environment

PLOT NO.- GH-05B



PLOT NO-GH-06C

PLOT NO-GH-05A

Trident Infra Homes Pvt. Ltd
Director

प्रमुखक विल्डर्स
ग्रेटर नोएडा प्राधिकरण

TOTAL AREA= 30480.00 SQM.

SIGN -		SIGN -	
POSSESSION TAKEN OVER		POSSESSION HANDED OVER	
LEASE PLAN FOR PLOT NO-GH-05B OF SECTOR-1 GREATER NOIDA	PROJ. DEPTT.	ASST. MANAGER 7-02-11	SR. MANAGER
	LAND DEPTT.	LEKHPAL	TEHSILDAR
	LAW DEPTT.	A.L.O.	MANAGER
	PLNG. DEPTT.	SR. DRAFTSMAN	SR. EXECUTIVE

 **GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY**

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 DOTH 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. 3520440.00** (Rs. Thirty Five Lac Twenty Thousand Four Hundred Forty only) 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 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


LESSOR

Trident Infra Homes Pvt Ltd

LESSEE Director

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.

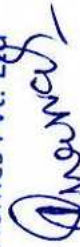
i) Such allottee/sub Lessee should be citizen of India and competent to contract.

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:-

- 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 phase wise 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 from the date of obtaining occupancy certificate.


प्रबन्धक विस्डर्स
ग्रेटर नोएडा प्राधिकरण
LESSOR

Trident Infra Homes Pvt. Ltd

Director
LESSEE

- 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 transfer 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.

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	35 %
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Trident Infra Homes Pvt. Ltd

LESSEE
Director

Maximum permissible FAR	2.75
Set backs	As per Building Bye-laws
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.
- 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.

प्रयन्तक बिल्डर्स
शेडर नोएडा प्राधिकरण
LESSOR

Trident Infra Homes Pvt. Ltd.
Director
LESSEE

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 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.

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).

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,


प्रबंधक-विल्डर्स
श्री रमेश कुमार
LESSOR

Trident Infra Homes Pvt. Ltd


LESSEE
Director

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.
3. That the Lessee / sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8,


LESSOR विल्डर्स
मैटर नौएडा प्राधिकरण

Trident Infra Homes Pvt. Ltd

LESSEE
Director

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
प्रदाता वित्तकर्ता
प्रतिकरण

Trident Infra Homes Pvt. Ltd.

Director
LESSEE

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.
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.

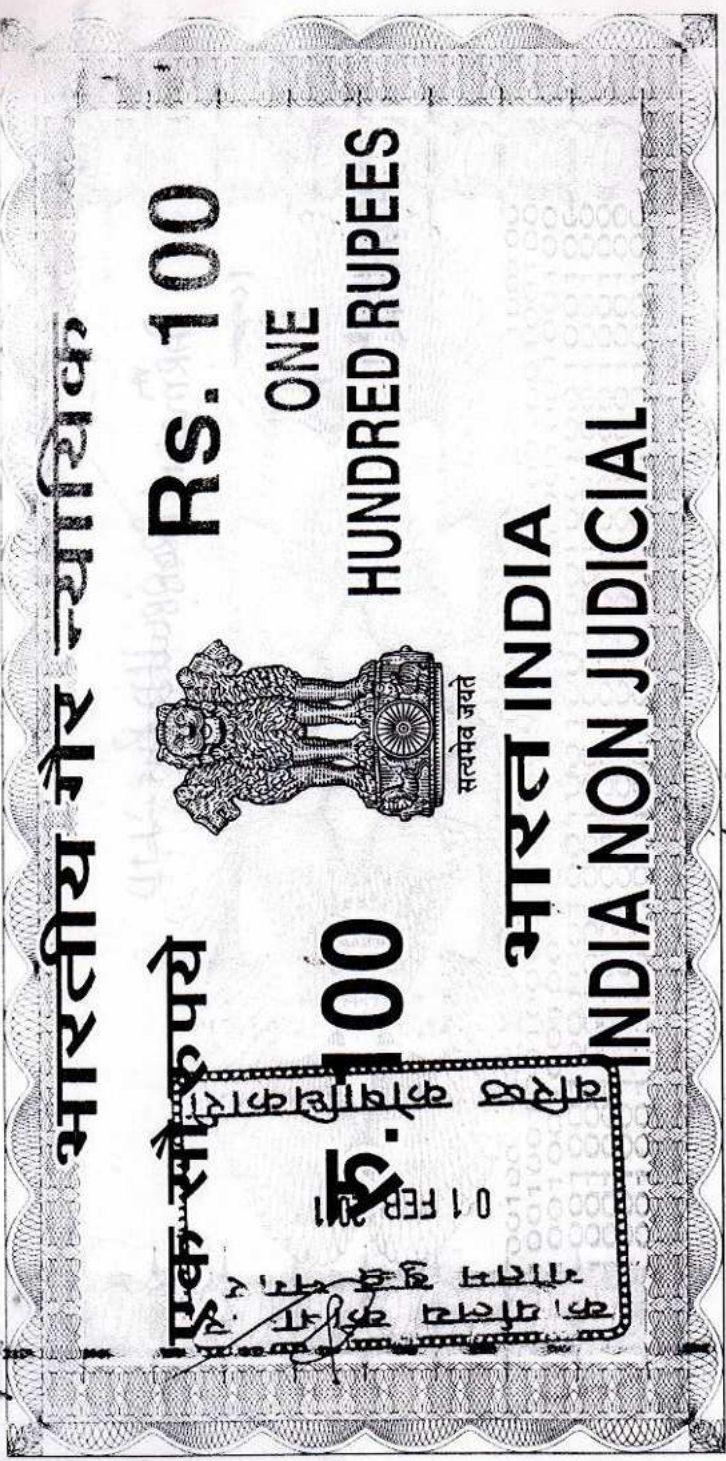
LESSOR
1001 मालिक

14

Trident Infra Homes Pvt. Ltd.

Director
LESSEE

Annexure- 1



उत्तर प्रदेश UTTAR PRADESH

AP 003450

UNDERTAKING

This undertaking is signed and executed at Delhi on February 09, 2011 by:

M/s. Paramount Propbuild Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 208, Second Floor, Sikka Mansion, LSC, Savita Vihar, Delhi-110092 acting through its Authorised Representative, Mr. Ashwani Prakash, duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the Lead member of the consortium;

AND

For Wiseman Estates Private Limited
Authorized Signatory

M/s. Flora Realtech Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 208, Second Floor, Sikka Mansion, LSC, Savita Vihar, Delhi-110092 acting through its Authorised Representative, Mr. Ashwani Prakash, duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

AND

For Flora Realtech Private Limited
Authorized Signatory

IDENT INFRA TECH PVT. LTD.

प्रबंधक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण

For Gulshan Homz Pvt. Ltd.

Authorized Signatory

For Assoch Limited
Authorized Signatory

Director
For Summit Corporation (P) Ltd.

For Summit Corporation (P) Ltd.
Director

M/s. Wiseman Estates Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 208, Second Floor, Sikka Mansion, LSC, Savita Vihar, Delhi-110092 acting through its Authorised Representative, Mr. Ashwani Prakash, duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

its Authorised Representative, Mr. Ashwani Prakash, duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

AND

M/s. Trident Infrotech Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 8F Netaji Subhash Place, Pitampura, New Delhi-110034 acting through its Director, Mr. Sumit Kumar Narvar duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

AND

M/s. Summit Construction Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at S-551, School Block, Shakarpur, New Delhi acting through its Director, Mr. Ramveer Singh duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

AND

M/s. Assotech Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 148F, Pocket IV, Mayur Vihar, Phase-I, Delhi-91 acting through its Authorised Representative, Mr. Sanjay Gandhi duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

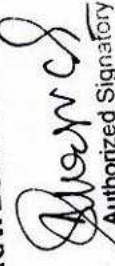
M/s. Gulshan Homz Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 4, Dayanand Vihar, Delhi- 110092 acting through its Authorised Representative, Mr. Manoj Mittal, duly authorized for the purpose by a Resolution passed by the Board of Directors of the said Company hereinafter referred to as the relevant member of the consortium;

WHERE is response to the invitation for bid in the BRS-03/2010 (scheme code) schemes of the Builders Residential/ Large Group Housing Plots floated by the Greater Noida Industrial Development Authority (GNIDA) hereinafter referred to as GNIDA), the consortium M/s Paramount Propbuild Private Limited submitted the bid for allotment of Plot No GH-05, Sector 01, Greater Noida area 76121.00 sq mt. and agreed to be bound by all the terms and conditions set out in the boucher of the scheme.

AND WHEREAS the GNIDA vide letter bearing no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotting area 76121.00 sq mt. in favour of consortium.

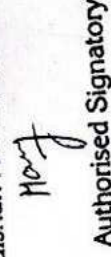
WHEREAS upon being called to have lease deed of the allotted plot executed in the name of the consortium the lead member and the relevant member agreed among themselves as permissible under clause C (8)(a) of the boucher of the scheme of lease deed of an area of 45,673 sq. mtrs be executed in

TRIDENT INFRA PVT. LTD.

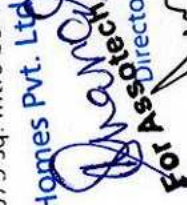

Authorized Signatory

प्रबन्धक/विलेडर्स
ग्रेटर नोएडा प्राधिकरण

For Gulshan Homz Pvt. Ltd.


Authorized Signatory

Trident Infra Homes Pvt. Ltd.


FOR Assotech Limited
Director

Auth. Signatory

favour of the M/s Paramount Homeland Private Limited and a separate lease deed of an area of 30,448 sq. mtrs be executed in favour of M/s Trident Infrahomes Private Limited and a request letter dated October 28, 2010 was addressed to GNIDA in this regards.

AND WHEREAS a request of the lead member and the relevant member as contained in the said letter dated October 28, 2010 has been agreed in principal by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 10.02.11 including submission of an undertaking.

Now this undertaking witnesses as under:

1. That we the member and the relevant member do hereby agrees that notwithstanding the execution of the lease deed of an area of 45,673 sq. mtrs in favour of M/s Paramount Homeland Private Limited and of area of 30,448 sq. mtrs be executed in favour of M/s Trident Infrahomes Private Limited in favour of relevant members, we shall be jointly and severally liable for due compliances of all terms and condition of the lease deed, including but not limited to payment of consideration for the area mentioned in both the lease deeds and any breach of the GNIDA to take action against both of us.
2. That each of us jointly and severally agree that this undertaking shall form part of lease deed to be executed and necessary clause(s) to this effect shall be stipulated in the lease deed to be executed
3. That any breach of the condition set out in this undertaking shall render the permission granted in principal vide GNIDA's letter dated 10.02.11 withdrawn in case Lease Deed has been GNIDA shall be entitled action against us, including determination of both the lease deeds to be executed.
4. That in terms of clause C (8)(a) of the scheme we undertake that the lead member of the consortium shall retain at least 26% of the shareholding as per the MOA till completion certificate of at least one phase of the project is obtained from GNIDA
5. That each of the signatory on behalf of Lead Member and the relevant member has been duly authorized by their representative Board of Directors to submit this undertaking and copy of the Board resolution in favour of each of the signatory is being annexed as Annexure A , B, C, D, E, F, and G to this undertaking and the same shall be deemed to be part of this undertaking.
6. That this undertaking has been given by us voluntarily and without any treat, coercion or duress of any kind whatsoever.

For Flora Realech Private Limited

Witnesses:

Authorized Signatory

IN WITNESSES WHEREOF each of executants have appended their signature in presence of each other on the date first mentioned above.

For Paramount Propbuild Private Limited

AUTHORISED REPRESENTATIVE

Trident Infratech Pvt. Ltd.

Director

For Assqtech Limited

TRIDENT INFRA TECH PVT. LTD.

Authorized Signatory

For Gulshan Homz Pvt. Ltd.

May

Authorized Signatory

प्रबन्धक-विल्डर्स
ग्रेटर नौरडा प्राधिकरण

For Flora Realtech Private Limited


AUTHORISED REPRESENTATIVE

For Wiseman Estates Private Limited


AUTHORISED REPRESENTATIVE

For Trident Infratech Private Limited


DIRECTOR

For Summit Construction Private Limited


DIRECTOR

For Assotech Limited


AUTHORISED REPRESENTATIVE

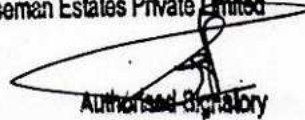
For Gulshan Homz Private Limited


AUTHORISED REPRESENTATIVE

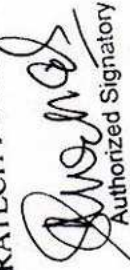
For Flora Realtech Private Limited


Authorised Representative

For Wiseman Estates Private Limited


Authorised Signatory

TRIDENT INFRA TECH PVT. LTD.


Authorized Signatory

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Trident Infra Homes Pvt. Ltd.


Director

For Summit Construction (P) Ltd.
Director

For Assotech Limited
Auth. Signatory

PARAMOUNT PROPBUILD PVT. LTD.

Annexure-A

Regd. Off. : 208, Second Floor, Sikka Mansion, LSC, Savita Vihar, Delhi-110092

COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON FEBRUARY 09, 2011 AT H-123 SECTOR 63 NOIDA-201305

The Chairman placed before the Board a copy of Allotment letter no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotted to the consortium consisting of:

1. Paramount Propbuild Private Limited
2. Flora Realtech Private Limited
3. Wiseman Estates Private Limited
4. Trident Infotech Private Limited
5. Summit Construction Private Limited
6. Assotech Limited
7. Gulshan Homz Private Limited

Resolved that Mr. Ashwani Prakash, Authorised Representative of the Company is hereby authorized to represent the Company before the consortium members and to take appropriate actions for the development of the group housing project on Plot No. GH-05, Sector 01, Greater Noida and to do all matters, acts, deeds, things to execute on behalf of the Company, all necessary formalities, documents, letters and consents and take such steps as may be necessary to give effect to the development of Group Housing Project on allotted land and fulfill the obligations of the Company in the said Memorandum of Agreement.

Certified True Copy
For Paramount Propbuild Private Limited

M. Ashwani

Director

Accepted:

(Ashwani Prakash)

Trident Infra Homes Pvt. Ltd.
(Signature)
Director



An ISO 9001:2000
Certified Company

(Signature)
प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण



Corp. Off. : H-123, Sector-63, Noida 201305
Ph.: 0120-4613000 Fax : 0120-4613001

E mail : info@paramountinfra.com in Website : www.paramountinfra.com in

Annexure- B

Wiseman Estates Private Limited

Registered Office: 208, Second Floor, Sikka Mansion, LSC, Sakita Vihar, Delhi-110092

COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON FEBRUARY 09, 2011 AT H-123 SECTOR 63 NOIDA-201305

The Chairman placed before the Board a copy of Allotment letter no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotted to the consortium consisting of:

1. Paramount Propbuild Private Limited
2. Flora Realtech Private Limited
3. Wiseman Estates Private Limited
4. Trident Infotech Private Limited
5. Summit Construction Private Limited
6. Assotech Limited
7. Gulshan Homz Private Limited

Resolved that Mr. Ashwani Prakash, Authorised Representative of the Company is hereby authorized to represent the Company before the consortium members and to take appropriate actions for the development of the group housing project on Plot No. GH-05, Sector 01, Greater Noida and to do all matters, acts, deeds, things to execute on behalf of the Company, all necessary formalities, documents, letters and consents and take such steps as may be necessary to give effect to the development of Group Housing Project on allotted land and fulfill the obligations of the Company in the said Memorandum of Agreement.

Certified True Copy
For Wiseman Estates Private Limited

N. E. O. No.

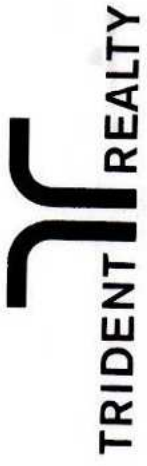
Director

Accepted:

(Ashwani Prakash) -

Trident Infra Homes Pvt. Ltd.
Director

प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण



Annexure - C

COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON 8TH FEBRUARY 2011 AT THE REGISTERED OFFICE OF THE COMPANY.

The chairman placed before the board a copy of Allotment letter No prop /BRS -03/2010/1730 Dated 18.08.2010 Allotted to the consortium of:

1. M/s Paramount Propbuild Private Limited,
2. M/s Flora Realtech Private Limited,
3. M/s Wiseman Estates Private Limited,
4. M/s Trident Infratech Private Limited,
5. M/s Summit Construction Private Limited,
6. M/s Assotech Limited,
7. M/s Gulshan Homz Private Limited,

Resolved that Mr. Sumit Kumar Narvar, Director of the company is hereby authorized to represent the company before the consortium members and to take appropriate actions for the Development of the group housing project on plot no. GH-05, Sector-1 Noida Extn. GNIDA (U.P) , and to do all matters , acts deeds, things to execute on behalf of the company, all the necessary to give effect to the development of group housing project on allotted land and full fill the obligations of the company in the said memorandum of agreement

Certified True Copy

For Trident Infratech Private Limited

Director

Accepted:

Trident Infra Homes Pvt. Ltd

Director

प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण



Next Generation Spaces

Residential
Retail
Corporate
Hospitality
Healthcare
Facility Management

COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF THE DIRECTORS OF THE COMPANY HELD ON 24TH DAY OF JANUARY, 2011 AT 11:00 A.M. AT ITS CORPORATE OFFICE-148-F, POCKET-IV, MAYUR VIHAR, PHASE-I, DELHI-110091.

The Chairman placed before the Board a copy of Allotment letter no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotted to the consortium consisting of:

1. M/s Paramount Propbuild Private Limited
2. M/s Flora Realtech Private Limited
3. M/s Wiseman Estates Private Limited
4. M/s Trident Infratech Private Limited
5. M/s Summit Construction Private Limited
6. M/s Assotech Limited
7. M/s Gulshan Homz Private Limited

After the deliberate discussion on the terms & conditions of the Allotment letter, it was thereupon:

“RESOLVED THAT Mr. Sanjay Gandhi, Authorised Representative, be and is hereby authorized on behalf of the Company before the consortium members, Noida Authority and to take appropriate steps/ formalities pertaining to the development of the Group Housing Project located at Plot No. GH-05, Sector 01, Greater Noida, Uttar Pradesh and to such acts, deeds, things to be executed on behalf of the Company including ratify any of the deeds in the interest of the Company, all necessary formalities, documents, letters and consents and take such steps as may be necessary to give effect to the development of Group Housing Project on allotted land and fulfill the obligations of the Company in the said Memorandum of Agreement.

Certified True Copy
For Assotech Limited


(SANJEEV SRIVASTVA)
Managing Director


(AMIT KUMAR)
Company Secretary

Trident Infra Homes Pvt. Ltd.

Director



प्रबन्धक बिल्डर्स
ग्रेंडर नौएडा प्राधिकरण

Flora Realtech Private Limited

Registered Office: 208, Second Floor, Sikka Mansion, LSC, Sarita Vihar, Delhi-110092

COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON FEBRUARY 09, 2011 AT H-123 SECTOR 63 NOIDA-201305

The Chairman placed before the Board a copy of Allotment letter no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotted to the consortium consisting of:

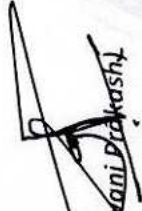
1. Paramount Propbuild Private Limited
2. Flora Realtech Private Limited
3. Wiseman Estates Private Limited
4. Trident InfraTech Private Limited
5. Summit Construction Private Limited
6. Assotech Limited
7. Gulshan Homz Private Limited

Resolved that Mr. Ashwani Prakash, Authorised Representative of the Company is hereby authorized to represent the Company before the consortium members and to take appropriate actions for the development of the group housing project on Plot No. GH-05, Sector 01, Greater Noida and to do all matters, acts, deeds, things to execute on behalf of the Company, all necessary formalities, documents, letters and consents and take such steps as may be necessary to give effect to the development of Group Housing Project on allotted land and fulfill the obligations of the Company in the said Memorandum of Agreement.

Certified True Copy
For Flora Realtech Private Limited

Memo

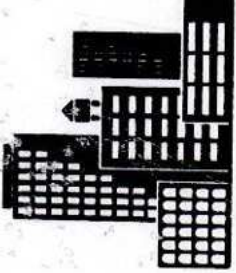
Director
Accepted:


(Ashwani Prakash)

Trident Infra Homes Pvt. Ltd.

Director

प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण



Annexure - F

Ph. : 0120-2766228
Mob. : 9810092407

Summit Construction (P) Ltd.

Office :- C-88, RDC, RajNagar, Ghaziabad

Ref.

Date

COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON 8TH FEBRUARY 2011 AT THE REGISTERED OFFICE OF THE COMPANY.

The chairman placed before the board a copy of Allotment letter No prop /BRS -03/2010/1730 Dated 18.08.2010 Allotted to the consortium of:

1. M/s Paramount Propbuild Private Limited,
2. M/s Flora Realtech Private Limited,
3. M/s Wiseman Estates Private Limited,
4. M/s Trident Infratech Private Limited,
5. M/s Summit Construction Private Limited,
6. M/s Assotech Limited,
7. M/s Gulshan Homz Private Limited,

Resolved that Mr. Ramveer Singh, Director of the company is hereby authorized to represent the company before the consortium members and to take appropriate actions for the Development of the group housing project on plot no. GH-05, Sector-1 Noida Extn. GNIDA (U.P) , and to do all matters , acts deeds, things to execute on behalf of the company, all the necessary to give effect to the development of group housing project on allotted land and full fill the obligations of the company in the said memorandum of agreement

Certified True Copy

For Summit construction Private Limited

निर्मला दोमर

Director

Accepted:

Trident Infra Homes Pvt. Ltd.

Director

प्रबन्धक बिल्डर्स
ग्रेंटर नोएडा प्राधिकरण



Annexure - G

**COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS IN THEIR MEETING HELD ON
13th OCTOBER, 2010 AT 4, Dayanand Vihar, Delhi-110092**

The Chairman placed before the Board a copy of Allotment letter no. PROP/BRS-03/2010/1730 dated August 18, 2010 allotted to the consortium consisting of:

1. Paramount Propbuild Private Limited
2. Flora Realtech Private Limited
3. Wiseman Estates Private Limited
4. Trident Infratech Private Limited
5. Summit Construction Private Limited
6. Assotech Limited
7. Gulshan Homz Private Limited

Resolved that Mr. Manoj Mittal, Authorised Representative of the Company is hereby authorized to represent the Company before the consortium members and to take appropriate actions for the development of the group housing project on Plot No. GH-05, Sector 01, Greater Noida and to do all matters, acts, deeds, things to execute on behalf of the Company, all necessary formalities, documents, letters and consents and take such steps as may be necessary to give effect to the development of Group Housing Project on allotted land and fulfill the obligations of the Company in the said Memorandum of Agreement.

**Certified True Copy
For Gulshan Homz Private Limited**

Director



प्रबन्धक बिल्डर्स
ट्रेडर नोएडा प्राधिकरण

Trident Infra Homes Pvt. Ltd

Director

Gulshan Homz Pvt. Ltd.

Corp. Off: 4, Dayanand Vihar,

Delhi - 110 092

Tel: +91 11 22375246

info@gulshan-homz.com

www.gulshan-homz.com

In case the lessee is not able to give possession of the land to the

circumstances deposited money will be refunded to the allottee with simple

interest.

All terms and conditions of brochure and its counterpart are allotment conditions

payable and as emerged from time to time shall be binding on the lessee.

IN WITNESS WHEREOF the parties have set their hands on the day and in the

presence of:

for the lessee
Signature of the lessee

FOR AND ON BEHALF OF LESSOR

btj pvt ltd
Director

Director

अज निमांक 11/02/2011 को

वही सं. 1 जिल्द सं. 7962

पृष्ठ सं. 323 से 382 पर कमांक 2350

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)

उपनिबन्धक सदर

गौतमबुद्धनगर

11/2/2011



btj pvt ltd
Director

Director

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 corrigendums, 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.


प्रबन्धक बिल्डर्स
ट्रेडर नौएडा प्राधिकरण

For and on behalf of LESSOR

Trident Infra Homes Pvt. Ltd


Director

For and on behalf of LESSEE

2.


LESSOR बिल्डर्स
ट्रेडर नौएडा प्राधिकरण

Trident Infra Homes Pvt. Ltd

Director
LESSEE