

218634/2012

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उत्तर प्रदेश UTTAR PRADESH Leave-Deed

18AA 045562

(4)

For Plot No. GH05A, Sector-16

Stamp Duty Paid in Cash Certificate in favour of m/s Rudra Buildwell Homes Pvt. Ltd.  
253 Okhla Phase-1, New Delhi

In Pursuance of the order of the Collector  
No. memo Dated 24/09/12 passed under

section 10-A of the Stamp Act: It is certified that  
an amount of Rs. 4,85,00,000/-

(In words: Rs. Four crore Eighty five Lacs only)

has been Paid in Cash as stamp Duty in Respect  
of this instrument in the State Bank of India

Treasury/Sub Treasury of No. 12A

by Challan No. 26-09-12

a Copy of Which is annexed herewith.

27.09.2012

जोकर

Officer-in-Charge

Treasury

Gautam Budh Nagar

27/09/12

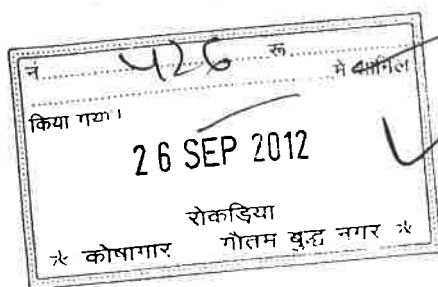
प्रबंधक (बिल्डर्स)

ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

Director



M/s Rudra Buildwell Homes

RA Lda.

N. Delhi;



उत्तर प्रदेश UTTAR PRADESH

AE 213492

Lean- Deed  
for Plot No GH-05A / Sec-16

प्रबंधक (विकास)  
ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

क्रम सं० 16 स्टॉप विक्रय की तिथि.....  
 स्टॉप क्रय करने का प्रायोजन.....  
 स्टॉप क्रेता का नाम व पता.....  
 स्टॉप की धनराशि.....  
 पौरव शर्मा स्टॉप विक्रेता  
 लाईसेन्स नं० 134/11-12 अद्वि 31-3-2013  
 उपनिबन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर

27/9/12

मै रुद्र बिल्डवैल होम्स प्रा० लि०  
 D-53 ओखला फेस-1 नई दिल्ली

पट्टा विलेख (90 वर्ष )  
 96,988,500.00 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
 श्री मै० रुद्र बिल्डवैल होम्स प्रा० लि० द्वारा डाय० मुकेश खुराना  
 पुत्र श्री आर० पी० खुराना  
 व्यवसाय व्यापार  
 निवासी स्थायी डी-53 ओखला फेस-1 नई दिल्ली-110020  
 अस्थायी पता डी-53 ओखला फेस-1 नई दिल्ली-110020  
 ने यह लेखपत्र इस कार्यालय में दिनांक 27/9/2012 समय 4:40PM  
 वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदस्य

गौतमबुद्धनगर

27/9/2012

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

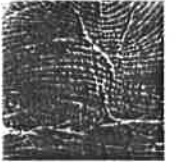
पट्टा दाता

पट्टा गृहीता

श्री संजीव कुमार शर्मा  
 प्रतिनिधि ग्रे० नो० ओ० वि० प्रा० द्वारा विवेक गोयल  
 प्र० सं०  
 पुत्र श्री  
 पुत्र/पत्नी श्री पेशा नौकरी



श्री मै० रुद्र बिल्डवैल होम्स प्रा० लि० द्वारा डाय० मुकेश  
 खुराना  
 पुत्र श्री आर० पी० खुराना  
 पेशा व्यापार  
 निवासी डी-53 ओखला फेस-1 नई दिल्ली-110020



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विजय कुमार शुक्ला

पुत्र श्री स्व० आई० डी० शुक्ला

पेशा

निवासी ए-4 खसरा नं०-258 सैदुल्लाजाब एक्स० दिल्ली-30

व श्री

सरस कुमार

पुत्र श्री

एस० पी० सक्सेना

पेशा

निवासी 158 एफएफ ज्ञान खन्ड-3 इन्द्रापुरम गाजियाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदस्य

गौतमबुद्धनगर



उत्तर प्रदेश UTTAR PRADESH

AE 213493

Lease Deed

For plot No- GH-05A / Sec-16

प्रबंधक (बिल्डर्स)  
रेटर नौएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

*[Signature]*

Director

17  
क्रम सं०.....  
स्टाम्प क्रय करने का प्रायोजन.....  
स्टाम्प क्रेता का नाम व पता.....  
स्टाम्प की धनराशि.....  
**मौरव शर्मा स्टाम्प विक्रेता**  
लाईसेन्स नं० 134/11-12 अवधि 31-3-20.....  
उपनिदेशक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर

पट्टा दाता

Registration No.: 18634

Year : 2,012

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रे०नौ०ओ०वि०प्रा० द्वारा विवेक गा

ग्रे०नौ०ओ०वि०प्रा० गौतमबुद्धनगर उ०प्र०  
नौकरी





उत्तर प्रदेश UTTAR PRADESH

AE 213494

Lease - Deed  
for Plot No- GH-05 / Sec-16

प्रबंधक (बिल्डर्स)  
ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

  
Director

क्रम सं०.....<sup>18</sup> स्टॉप विक्रय की तिथि.....<sup>22/9/11</sup>  
स्टाम्प क्रय करने का प्रायोजन.....  
स्टाम्प क्रेता का नाम व पता.....  
स्टाम्प की धनराशि.....  
**मौरव शर्मा स्टाम्प विक्रेता**  
लाईसेन्स नं० 134/11-12 अवधि 31-3-20.....<sup>13/04/11</sup>  
उपनिर्देशक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर

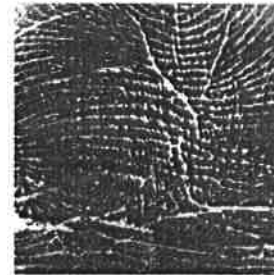
### पट्टा गृहीता

Registration No. : 18634

Year : 2,012

Book No. : 1

0201 मै० रुद्र बिल्डवैल होम्स प्रा० लि० द्वारा डाय० मुकेश खुराना  
आर० पी० खुराना  
डी-53 ओखला फेस-1 नई दिल्ली-110020  
व्यापार



5



उत्तर प्रदेश UTTAR PRADESH

AE 211162

Lease deed  
for Plot No. GH-05A Sector-16

प्रबंधक (रिकॉर्ड्स)  
ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

क्रम संख्या.....195.....स्टाम्प बिक्रय की तिथि.....  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रेता का नाम व पूरा पता.....  
स्टाम्प की धनराशि.....5000.....

**अरविन्द कुमार स्टाम्प विक्रेता**

लाइसेन्स नम्बर-95/2003

लाइसेन्स की नवीनीकरण की अवधि-31-3-2013

अधिकृत स्टाम्प बिक्रय करने स्थान उप निबन्धक  
कार्यालय ग्रेटर नोएडा

26 SEP 2012

ह. स. 31 बिन्दु बेल्ट टोमर ज. 2  
D-53 शांतिनगर पार्क 2  
हरिद्वार





उत्तर प्रदेश UTTAR PRADESH

AE 211163

*Leau - Read*

*for Plot No. GH-05A / Sector-16*

प्रबंधक (मिल्डस)  
ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

क्रम संख्या 196/195 स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि.....

126 SEP 2012

अरविन्द कुमार स्टाम्प विक्रेता

लाईसेन्स नम्बर-95/2003

लाईसेन्स की नवीनीकरण की अवधि-31-3-2013

अधिकृत स्टाम्प विक्रय करने स्थान उप निबन्धक  
कार्यालय ग्रेटर नोएडा



A 5000 Indian Rupee banknote is shown with a non-judicial stamp. The stamp is rectangular with a decorative border and contains the following text: "भारतीय गैर न्यायिक" (Indian Non-Judicial) in Hindi, "INDIA NON JUDICIAL" in English, "26 SEP 2013" (date), "कायानियम" (Kayaninayam) (stamp type), "वरिष्ठ कायानियम" (Varishtha Kayaninayam) (rank), and "गोविन्द बुद्ध" (Govind Buddhi) (name). The banknote features the Ashoka Lion Capital and the text "सत्यमेव जयते" (Satyameva Jayate) and "INDIA". The denomination "Rs. 5000" and "FIVE THOUSAND RUPEES" are printed on the right side, and "पाँच हजार रुपये" (Paanch Hajar Rupaye) is printed on the left side.

AE 211164

Learn - Read  
for Plot No. GH-05A / Sec-16

प्रबंधक (बिल्डिंग)  
ग्रेटर नौएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

126 SEP 2012

क्रम संख्या 197  
195.....स्टाम्प विक्रय की तिथि.....  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रेता का नाम व पूरा पता.....  
स्टाम्प की धनराशि.....

अरविन्द कुमार स्टाम्प विक्रेता

लाईसेन्स नम्बर-95/2003

लाईसेन्स की नवीनीकरण की अवधि-31-3-2013

अधिकृत स्टाम्प विक्रय करने स्थान उप निबन्धक  
कार्बालिय ग्रेटर नोएडा



(8)



उत्तर प्रदेश UTTAR PRADESH

BF 363355

Learn Deed  
for Plot No- GH-05A / Sec-16

18 SEP 2017  
कार्यालय कोषागार  
वरिष्ठ काषाधिकारी  
सत्यमेव जयते  
भारत  
INDIA  
NON JUDICIAL  
एक सौ रुपये  
Rs. 100  
ONE HUNDRED RUPEES  
भारतीय गैर न्यायिक

प्रबंधक (बिल्डर्स)  
रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

27 SEP 2012

128 स्टाम्प विक्रय का ताब

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम

स्टाम्प की संख्या

100

महेन्द्र पाल सिंह राणा स्टाम्प विक्रेता

सा० न० 27 जा० अक्टू 31-3-2012

संयुक्त निदेशक

५० अडा बिन्दुबन्धन रोडक प्र. सि. डि. २-५३  
कोरबना पंचायत चौक देवना



## LEASE DEED

This Lease Deed made on **27<sup>TH</sup>** day of **SEPTEMBER, 2012** 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. RUDRA BUILDWELL HOMES PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at D-53, Okhla Phase-1, New Delhi-110020 through its Director Mr. Mukesh Khurana S/o. Late Mr. R.P. Khurana R/o B-7-100, Extn. Safdarjung Enclave, New Delhi duly authorized by its Board of Directors vide Resolution dated 10.09.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

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


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

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

1. **RUDRA BUILDWELL DEVELOPERS PRIVATE LIMITED- LEAD MEMBER**
2. **RUDRA BUILDWELL CONSTRUCTION PRIVATE LIMITED- RELEVANT MEMBER**
3. **RUDRA BUILDWELL INFRA PRIVATE LIMITED- RELEVANT MEMBER**
4. **ASSOTECH LIMITED- RELEVANT MEMBER**

the Plot NO. GH-05, SECTOR-16, GREATER NOIDA, area 83115.11 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-04/2011/285 dated 14.01.2011 and Allotment Letter No. PROP/BRS-04/2011/399, dated 01.03.2011 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-04/2010). The registered consortium consists of following :-

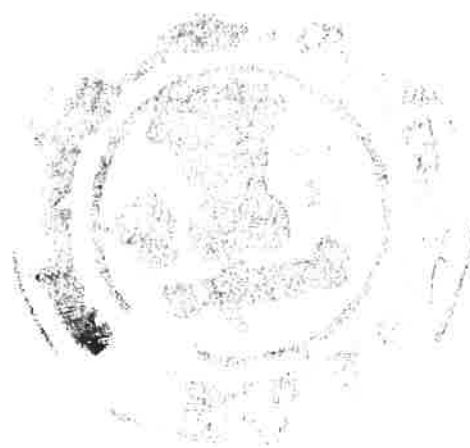
S.No.	Name of member	Shareholding	Status
1.	<b>RUDRA BUILDWELL DEVELOPERS PRIVATE LIMITED</b>	50%	LEAD MEMBER
2.	<b>RUDRA BUILDWELL CONSTRUCTION PRIVATE LIMITED</b>	25%	RELEVANT MEMBER
3.	<b>RUDRA BUILDWELL INFRA PRIVATE LIMITED</b>	20%	RELEVANT MEMBER
4.	<b>ASSOTECH LIMITED</b>	5%	RELEVANT MEMBER

  
 प्रबंधक (बिल्डिंग्स)  
**LESSOR** प्राधिकरण

1

For RUDRA BUILDWELL HOMES PVT. LTD.

  
**LESSEE** Director



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. RUDRA BUILDWELL DEVELOPERS 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	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-05A	16	43115.11 (as per lease plan total area 43137.85 sqm. & clear area 43105.85)	RUDRA BUILDWELL HOMES PVT. LTD. (SPC of M/s. Rudra Buildwell Developers Pvt. Ltd.- Lead Member & Assotech Limited- Relevant Member)	SPC
2.	GH-05B	16	20000.00	RUDRA BUILDWELL CONSTRUCTION PRIVATE LIMITED	Relevant Member
3.	GH-05C	16	20000.00	RUDRA BUILDWELL INFRA PRIVATE LIMITED	Relevant Member

Whereas the said registered consortium has given an undertaking dated 27.09.2012 (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 vide letter No. Prop/BRS-4-2010/332, dated 20.09.2012 and name and status of **M/s. RUDRA BUILDWELL HOMES PRIVATE LIMITED (SPC)** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme. Accordingly lessee has to develop and market the project on demarcated/sub-divided **Plot No. GH-05A, Sector-16, Greater Noida measuring 43137.85 square metre** (out of which presently 43105.85 sq.m. land area is being leased through this lease deed and accordingly consideration is determined) vide letter No. Builders/BRS-04/2010-11/332, dated 20.09.2012. Rest encroached/affected area i.e. 32.00 sq.m. shall be offered for possession after execution of supplementary lease deed to the lessee as and when it becomes clear. For staking claim on this affected area, lessee shall pay the instalments as per letter dated 20.09.2012. The difference of increase in area shall be payable by the lessee alongwith dues if any.

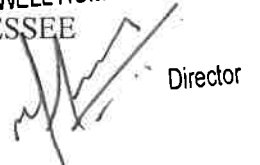


LESSOR

प्रबंधक (बिल्डर्स)  
ग्रेटर नोएडा प्राधिकरण

2

For RUDRA BUILDWELL HOMES PVT. LTD.  
LESSEE



Director



AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. RUDRA BUILDWELL HOMES PRIVATE LIMITED (Lessee)** having its registered office at D-53, Okhla Phase-1, New Delhi-110020 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-05A, Sector-16, Greater Noida. Shareholding conditions on the lessee company/ companies shall be applicable on lessee as per clause C-8 & C-10 of the brochure of BRS-04/2010 scheme.

**A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total proportionate premium of the 43105.85 sq.m. is **Rs. 49,79,15,673.00** (Rs. Forty Nine Crore Seventy Nine Lac Fifteen Thousand Six Hundred Seventy Three Only) out of which 10% **Rs. 4,97,91,567.00** 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.44,81,24,106.00** of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

<u>Due date</u>	<u>Head</u>	<u>Premium</u>	<u>Interest</u>	<u>Total amount of Instalment</u>	<u>Balance Premium</u>
		<b>Balance 90% premium</b>			
01.09.2011	Instalment No.1	0.00	26887446.00	26887446.00	448124106.00
01.03.2012	Instalment No.2	0.00	26887446.00	26887446.00	448124106.00
01.09.2012	Instalment No.3	0.00	26887446.00	26887446.00	448124106.00
01.03.2013	Instalment No.4	0.00	26887446.00	26887446.00	448124106.00
01.09.2013	Instalment No.5	28007757.00	26887446.00	54895203.00	420116349.00
01.03.2014	Instalment No.6	28007757.00	25206981.00	53214738.00	392108592.00
01.09.2014	Instalment No.7	28007757.00	23526516.00	51534273.00	364100835.00
01.03.2015	Instalment No.8	28007757.00	21846050.00	49853807.00	336093078.00
01.09.2015	Instalment No.9	28007757.00	20165585.00	48173342.00	308085321.00
01.03.2016	Instalment No.10	28007757.00	18485119.00	46492876.00	280077564.00
01.09.2016	Instalment No.11	28007757.00	16804654.00	44812411.00	252069807.00
01.03.2017	Instalment No.12	28007757.00	15124188.00	43131945.00	224062050.00
01.09.2017	Instalment No.13	28007757.00	13443723.00	41451480.00	196054293.00
01.03.2018	Instalment No.14	28007757.00	11763258.00	39771015.00	168046536.00
01.09.2018	Instalment No.15	28007757.00	10082792.00	38090549.00	140038779.00

प्रबंधक (बिल्डर्स)  
LESSOR  
प्रेटर-मैनेजर प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.  
LESSEE

Director



01.03.2019	Instalment No.16	28007757.00	8402327.00	36410084.00	112031022.00
01.09.2019	Instalment No.17	28007757.00	6721861.00	34729618.00	84023265.00
01.03.2020	Instalment No.18	28007757.00	5041396.00	33049153.00	56015508.00
01.09.2020	Instalment No.19	28007757.00	3360930.00	31368687.00	28007751.00
01.03.2021	Instalment No.20	28007757.00	1680465.00	29688222.00	0.00

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.

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.

प्रबंधक (बिल्डर्स)  
ग्रेटर नोएडा प्राधिकरण

LESSOR

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For RUDRA BUILDWELL HOMES PVT. LTD.

Director  
LESSEE



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-05A, SECTOR-16, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **43105.85 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 **27<sup>TH</sup> DAY OF SEPTEMBER 2012** except and always reserving to the Lessor.

- 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.
- The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

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

- Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-

  
प्रबंधक (विल्डर्स)  
ग्रेटर नोएडा प्राधिकरण

LESSOR



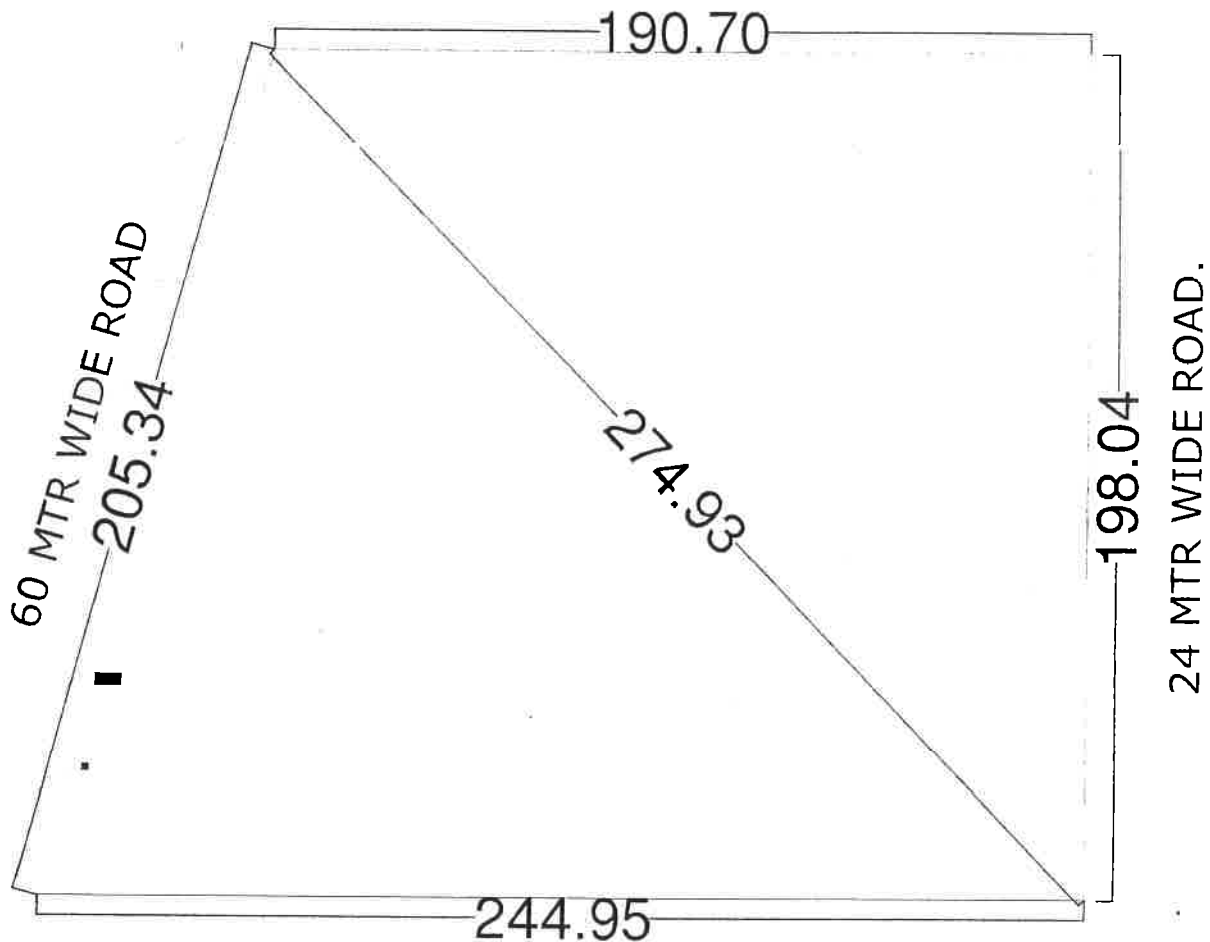
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For RUDRA BUILDWELL HOMES PVT. LTD.

  
LESSEE Director



45 MTR WIDE ROAD.



PLOT NO-GH-05C

PLOT NO-GH-05B

TOTAL AREA = 43137.85SQM.  
 ENCROACHED AREA = 32.0SQM.  
 NET AREA = 43105.85SQM.

प्रबंधक (बिल्डिंग्स)  
 ग्रेटर नोएडा प्राधिकरण

For RUDRA BUILDWELL HOMES PVT. LTD.

Director

SIGN—

SIGN—

POSSESSION TAKEN OVER

POSSESSION HANDED OVER



LEASE PLAN FOR  
 PLOT NO-GH-5A  
 OF SECTOR-16  
 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/mgr.



GREATER NOIDA INDUSTRIAL  
 DEVELOPMENT AUTHORITY



- (i) Lessee has paid **Rs. 49,79,157.00** as annual lease rent being 1% of the plot premium.
  - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
  - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year.
  - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
  - (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part or its members/sub Lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.
- i) Such allottee/sub Lessee should be citizen of India and competent to contract.
  - ii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed,

LESSOR

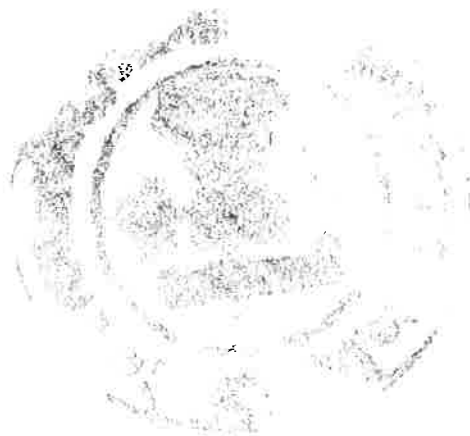
प्रबंधक (बिल्डर्स)  
ग्रेटर नोएडा प्राधिकरण

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For RUDRA BUILDWELL HOMES PVT. LTD.

LESSEE

Director



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1912年6月

वही सं. 4 जिल्द सं. 305

रजिस्ट्रीकृत किया गया ।

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27/9/2012

