

1-22/86/10

भारतीय गैर न्यायिक

बीस रुपये

Rs. 20

रु. 20

TWENTY RUPEES



INDIA NON

Supplementary Leave Deed

उत्तर प्रदेश UTTAR PRADESH

11AA 786272

Stamp Duty Paid in Cash Certificate in favour of

M/s Patel Advance TV.  
E. 29. Sec - 8 Noida.

In Pursuance of the order of the Collector  
No. 12/10/10 Dated 13/10/10 Passed under  
section 10-A of the Stamp Act, 1899 certified that  
an amount of Rs. 1,51,92,500/-

Rs. one crore twenty one lac ninety two-  
thousand five hundred only

has been Paid in Cash as stamp Duty in Respect  
of this instrument in the State Bank of India  
Treasury/Sub Treasury of Noida  
by Challan No. 105489 Dated 13.10.10  
a Copy of Which is annexed herewith.

Date 13.10.2010

Officer-in-Charge  
Treasury

Gautam Budh Nagar

प्रबन्धक बिल्डर्स  
ग्रेटर नोएडा प्राधिकरण

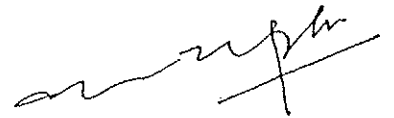
## SUPPLEMENTARY LEASE DEED

The Deed made on the 13th day of October 2010 between Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 2 (d) of the Uttar Pardesh 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 and assigns) of the One Part and M/s PATEL ADVANCE, JV, a partnership firm within the meaning of Indian Partnership Act 1932 having its registered office at S-406, Lower Ground Floor, Greater Kailash-II, New Delhi through its authorised signatory Mr. Naveen Chander Gupta S/o Late Shri S.N.D. Gupta R/o G-101, Parsavnath Prestige, Plot No.2, Taj Expressway, Sector-93A, NOIDA District Gautam Budh Nagar (U.P.) duly authorised by the firm vide Resolution/Authority Letter dated 13.10.2010 (hereinafter called the 'lessee') which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns) of the Other Part.

Through this supplementary lease deed the parties hereto agree to change and modify the original deed dated 06.08.2010 registered on 06.08.2010 vide Bahi No.1 Jild No.7238 Page No.137 to 172 Sl.no.19809 executing and registering the Group Housing/ Builders Residential Plot No.GH-03, Sector-Techzone-04, Greater Noida.

  
प्रबन्धक बिल्डर्स  
ग्रेटर नोएडा प्राधिकरण

LESSOR



LESSEE

द्वितीय पक्ष

Registration No. 22186

Year : 2010

Book No. 1

0201 मै0पटेल एडवांस जे वी द्वारा नवीनचन्द्र गुप्ता  
मै0एस0एम0डी0 गुप्ता  
जो-101 पाम्बनाथ प्रेसटीज सै0-93ए नौएडा  
व्यापार

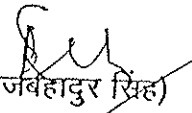


आज दिनांक 13/10/2010 को

वही सं 1 जिल्द सं 7448

पृष्ठ सं. 293 से 308 पर क्रमांक 22186

रजिस्ट्रीकृत किया गया ।

  
(राजबहादुर सिंह)

उपनिबन्धक, सदर  
गौतमबुद्धनगर

13/10/2010

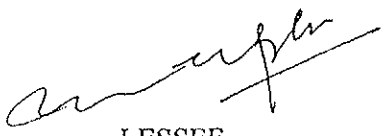
In 1 and 2 (typed portion) of the main lease deed it is mentioned that "the total area of the plot No.GH-03, Sector-Techzone-IV, Greater Noida measuring 95970.00 sq.m. out of which an area of 74539.46 square metre are in possession of the lessor of which lease deed is presently executed and accordingly consideration is determined. Rest affect area i.e. 21430.54 sq.m., which is not in possession of the lessor, the lessee do hereby commits that whenever lessor offers this affected areas possession, they will execute supplementary lease deed and get possession. The lessee further commits that for staking claims on the affected area they would pay the instalments as intimated them vide letter No.Builders/2010/BRS-67/1685 dated 28<sup>th</sup> July 2010."

The Lessor has got the affected area possession i.e. 21430.54 sq.m. Lessee has requested to transfer and give possession of this cleared area after execution of supplementary lease deed. Hence, through this supplementary lease deed, the parties hereby execute supplementary lease deed of 21430.54 sq.m. on the terms and conditions mentioned in the main lease deed. Lessee further commits that they would pay the instalments as per 95970.00 sq.m. plot as intimated them vide Lessor's letter dated 28th July 2010. They further commits that they would pay the annual or one time lease rent as per 95970.00 sq.m. plot area. Copy of lease plan earlier attached with main lease deed dated 06.08.2010 is annexed herewith as Annexure-1. Revised lease plan showing the entire plot as clear area i.e. 95970.00 sq.m. is annexed herewith as Annexure-2.

The total consideration of the 21430.54 sq.m. (clear area of which presently this supplementary lease deed is being executed) land is Rs. 21,96,84,466,00 (Rupees Twenty One Crore Ninety Six Lac Eighty Four Thousand Four Hundred Sixty Six only). The

  
प्रबन्धक बिल्डर्स  
ग्रेटर नोएडा प्राधिकरण

LESSOR

  
LESSEE

lessee has paid the proportionate 10% premium and annual lease rent of this clear area and balance 90% shall be paid alongwith interest as per payment schedule attached as Annexure-1 of lessor's letter dated 28th July 2010. Lessee has paid one year advance lease rent of this cleared area and balance annual/one time lease rent will be paid by the lessee to the lessor as per terms and conditions laid down in the original lease deed.

Except as hereinafter varied/modified the original lease deed dated 06.08.2010 (registered on 06.08.2010 with Sub Registrar, Gautam Budh Nagar, Greater Noida) which was duly registered in the office of Sub-Registrar Gautam Budh Nagar, Greater Noida on 06.08.2010 vide Bahi No.1 Jild No.7238 Page No.137 to 172 Sl.no.19809 shall continue to have full force and effect.

In witness whereof, the parties hereto have signed this supplementary deed on the day year first mentioned above.

  
प्रत्यक्षक रिल्डर्स  
ग्रेटर नोएडा प्राधिकरण  
For and on behalf of Lessor

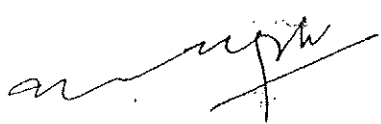
Witnesses Chawla

1. ANIT CHAWLA  
S/O. SHRI SUBHASH CHAND CHAWLA  
AC-45 TAGORE GARDEN  
NBW DELHI-27

For and on behalf of Lessee

2.   
Manish Aggarwal  
S/o Sh. Narender Gupta  
B-7/1 SEC-1 Rohini Delhi - 85.

  
गिल्डर्स  
करण  
LESSOR

  
LESSEE

PLOT NO-GH-6

223.75

PLOT NO-10

426.40

481.29

433.02

24.0 M WIDE ROAD

223.31

20.0 M GREEN BELT

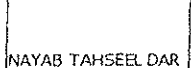
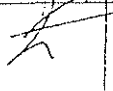
DATE: ADVANCE

Authorised Signatures

प्रबन्धक बिल्डर्स  
ग्रेटर नोएडा प्राधिकरण

REA-95970.00 SQM

E-DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.  
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

| POSSESSION TAKEN OVER ALLOTTEE                                                   | SIGN POSSESSION HANDED OVER |                                                                                                          |                                                                                                            | NORTH           |
|----------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| REVISED<br>LEASE PLAN OF<br>LOT NO.-GH-3 SECTOR<br>TECHZONE -IV<br>GREATER NOIDA | PROJ. DEPTT                 | <br>ASST. MANAGER    | <br>MANAGER           | <br>SR. MANAGER |
|                                                                                  | LAND. DEPTT                 | <br>LEKHPAL           | <br>NAYAB TAHSEEL DAR | <br>TAHSEEL DAR |
|                                                                                  | LAW. DEPTT                  | <br>A.L.O.           | <br>MANAGER           |                                                                                                      |
|                                                                                  | PLANIG. DEPTT               | <br>SR. DRAUGHTSMAN | <br>SR. EXECUTIVE     |                                                                                                      |

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY