T-25429/19

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

MOHIT CHOUDHARY
ADVOCATE
SUB REGISTRAR OFFICE
GREATER NOIDA
REG. No. D/9615/2018

सत्यमेव जयते

CERTIFICATE LOCKED

SHCIL G. NOIDA (U.P.)

Certificate No.	:	IN-UP06371575893397R
Certificate Issued Date	:	18-Jul-2019 03:51 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0107575174317802R
Purchased by	:	CIVITECH BUILDCON PVT LTD
Description of Document	:	Article 35 Lease
Property Description	:	PLOT NO.C-1B,SECTOR-16B,GREATER NOIDA,G.B.NAGAR
Consideration Price (Rs.)	:	
First Party	:	GNIDA AND FASTIDIOUS BUILDMART PVT LTD
Second Party	:	CIVITECH BUILDCON PVT LTD
Stamp Duty Paid By	:	CIVITECH BUILDCON PVT LTD
Stamp Duty Amount(Rs.)	:	6,00,00,000 (Six Crore only)

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

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

SR 0002924344

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषाधिकारी गौतम बुद्ध नगर 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

G 920365

MOHIT CHOUDHARY
ADVOCATE
SUB REGISTRAR OFFICE
GREATER NOIDA
REG. No. D/9015/2018

TRIPARTITE SUB-LEASE DEED

Value as per Circle rate	:	**59,37,40,000/-**
Sale Consideration	:	**120,71,20,000/-**
Stamp Value	:	**6,03,56,000/-**
Plot Area	:	**15089 sq.mtr.**
Plot No.	:	**C-1B, Sector-16B, Greater Noida.**

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

M/s Civitech Buildcon Pvt Ltd.

Sec 63 Noida

कोषागार * गौतमबुद्ध नगर *

18 JUL 2019

रोकड़िया

किया गया।

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019 तहसील कोषाधिकारी गौतम बुद्ध नगर

उत्तर प्रदेश UTTAR PRADESH

G 920366

This Sub-Lease Deed is made at Greater Noida on this ..31st.. Day of ..JULY..2019.

Between

Greater Noida Industrial Development Authority(GNIDA), a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) through its Manager Ms. Sonika Yadav (hereinafter referred to as the "Lessor") of the **FIRST PART**.

And

M/s Fastidious Buildmart Private Ltd.(SPC of M/s Galaxy Infraheights Pvt. Ltd.)a Company duly incorporated under the Companies Act, 2013 and having its Registered Office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092 through its Authorized Signatory Mr. Ajay Singh Bisht S/o Sukhdev Singh Bisht R/o 116A, Pocket-E, GTB Enclave ,Delhi-110093 (**Aadhar No. 384007699748**)duly authorized by the Board of Directors vide resolution dated 04.06.2019 (hereinafter referred to as the "Lessee" which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors, liquidators and assigns) of the **SECOND PART. (PAN No. AACCF7934K)**

And

M/s Civitech Buildcon Pvt. Ltd. a company incorporated under the companies act 1956 with its registered office at Unt-105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, East Delhi-110092 Through its Director **Mr. Subodh Goel S/o Sh. J. P. Gupta R/o 65, Shrestha Vihar, Delhi-110092(Aadhar No.916773553456)** duly authorized by the Board of Directors vide resolution dated 11th July-2019 (hereinafter referred to as "**Sub-Lessee/Allottee**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns) of the **Third Part**. (**PAN AAECC5011A**)

For Fastidious Buildmart Private Limited

For CIVITECH BUILDCON PVT. LTD.

(LESSOR)
GNIDA

Authorised Signatory
(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

Authorised Signatory
(SUB-LESSEE)

नं. 2288 के ..... में शामिल किया गया।
18 JUL 2019
कोषागार * सोकाड़िया * गौतमबुद्ध नगर

आवेदन सं०: 201900743066326

उप पट्टा विलेख

बही स०: 1 **रजिस्ट्रेशन स०: 25429** **वर्ष: 2019**

प्रतिफल- 1207120000 स्टाम्प शुल्क- 60356000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्री मै० सिविटेक बिल्डकॉन प्रा० लि० द्वारा
सुबोध गोयल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री जे.पी.गुप्ता
व्यवसाय : नौकरी
निवासी: 65,श्रेष्ठ विहार दिल्ली-110092

श्री, मै० सिविटेक बिल्डकॉन प्रा० लि० द्वारा

सुबोध गोयल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 01/08/2019 एवं
02:12:42 PM बजे
निबंधन हेतु पेश किया।

रजिस्टीकरण अधिकारी के हस्ताक्षर

राकेश कुमार सिंह
उप निबंधक :सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
01/08/2019

अनुपम कुमार माहेश्वरी
निबंधक लिपिक

प्रिंट करें

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019 कोषाधिकारी

उत्तर प्रदेश UTTAR PRADESH

G 920367

WHEREAS:

A. That the Land hereinafter described forms part of the land acquired under the land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

B. That on the basis of sealed tenders Greater Noida Industrial Development Authority vide letter bearing No. GNIDA/Prop/Commercial/3279 dated 14-10-2015 has allotted Commercial Builders Plot No. C-01, Sector-16B, Greater Noida, admeasuring 35076 sq.mtr. for the purpose of Development of Commercial activities such as shopping malls, showrooms, retail outlets, restaurants, hotels, offices and such other commercial uses to a consortium comprising of following members :-

- M/s Galaxy Infraheights Pvt. Ltd. -**Lead Member**
- M/s Gaursons India Limited (Now known as M/s Gaursons India Pvt. Ltd.) – **Relevant Member**
- M/s Bigword Infraprojects Pvt. Ltd. – **Relevant Member**
- M/s Shaktiman Infrastructure Pvt. Ltd. – **Relevant Member**
- M/s Bountiful Infraprojects Pvt. Ltd. – **Relevant Member**
- M/s Kanav Realtech Pvt. Ltd. – **Relevant Member**

C. That in terms of Article 8(d) of the Brochure of the Scheme, the Consortium Members have formed the Special Purpose Company i.e. M/s Fastidious Buildmart Private Limited, a Company incorporated under the provisions of the Indian Companies Act, 2013 and having its registered office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC Savita Vihar, Delhi-110092.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

किया गया। नं. 28 न. न. शामिल
18 JUL 2019
रोकड़िया
कोषागार * गौतमबुद्ध नगर

आवेदन सं०: 201900743066326

बही स०: 1 रजिस्ट्रेशन स०: 25429 वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री ग्रे० नौ० औ० वि० प्रा० द्वारा सोनिका यादव के द्वारा संजीव कुमार शर्मा , पुत्र श्री स्व० राम शरण शर्मा

निवासी: ग्रे० नौ० औ० वि० प्रा०

व्यवसाय: नौकरी

पट्टा दाता: 2

श्री मै० फैस्टीडीयूज बिल्डमार्ट प्रा० लि० के द्वारा अजय सिंह बिष्ट , पुत्र श्री सुखदेव सिंह बिष्ट

निवासी: 116ए,पॉकेट-ई,जी.टी.बी.एन्क्लेव दिल्ली-110093

व्यवसाय: नौकरी

पट्टा गृहीता: 1

श्री मै० सिविटेक बिल्डकॉन प्रा० लि० के द्वारा सुबोध गोयल , पुत्र श्री जे.पी.गुप्ता

निवासी: 65,श्रेष्ठ विहार दिल्ली-110092

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया । जिनकी पहचान ,

पहचानकर्ता : 1

श्री राजेन्द्र , पुत्र श्री रघुवर

निवासी: एच-165,गामा-02,ग्रेटर नॉएडा

व्यवसाय: अन्य

पहचानकर्ता : 2

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

G 920368

However, the Members of Consortium have agreed that Lead Member M/s Galaxy Infraheights Pvt. Ltd. shall have at least 30% of the shareholding in the SPC i.e. M/s Fastidious Buildmart Pvt. Ltd. till the Occupancy/Completion Certificate of at least one phase of the project for an area measuring 30% Construction of the total FAR is obtained from the GNIDA. Each Member of the Consortium with equity stake of at least 5% will be considered as the relevant member. The Lead Member of the consortium must necessarily be a firm/company registered in India with appropriate Statutory Authority.

AND WHEREAS, at the request of the aforesaid Consortium members, the LESSOR has agreed to execute the lease of the allotted plot in the name of the Special Purpose Company i.e. M/s Fastidious Buildmart Pvt. Ltd., the Lessee and has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of constructing commercial building(s) in accordance with the approved building plan(s) utilizing the built-up space as approved by the LESSOR.

D. That Lease Deed of the above said Plot No. C-01, Sector-16B area 35076 sq.mtr. was executed by Lessor (GNIDA) in favour of SPC i.e. M/s Fastidious Buildmart Private Limited vide Lease Deed dated 06-07-2016, Document No. 18272, Book No. 1, Volume No. 21072 page 295 to 382 which got registered before the Sub-Registrar Sadar Gautam budh Nagar (hereinafter referred as "**Lease Deed**").

E. That the Lessor (GNIDA) granted permission vide its letter commercial/2019/ 2834 dated 04-06-2019 for tripartite sub-lease deed of sub-divided Plot C-1B, Sector-16B, area admeasuring 15089 sq.mtr. in favour of M/s Civitech Buildcon Pvt. Ltd. (SUB-LESSEE) (Layout Plan of C-1B, Sector-16B Annexed herewith).

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

Authorised Signatory

किया गया। 290 नं. 287 नं. 18 JUL 2019 रोकड़िया कोषागार गौतमबुद्ध नगर

श्री टिंकू, पुत्र श्री वेदपाल

निवासी: एच-165,गामा-02,ग्रेटर नॉएडा

व्यवसाय: अन्य

Tinku

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

राकेश कुमार सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

अनुपम कुमार माहेश्वरी
निबंधक लिपिक

प्रिंट करें

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019 वरिष्ठ कोषाधिकारी कोष बुलन्दशहर

उत्तर प्रदेश UTTAR PRADESH

G 920369

F. In terms of the lease deed dated 06-07-2016 Executed by the Lessor in favour of the SPC (Special Purpose Company), and the relevant members, the Sub-Lessee is desirous for execution of Tripartite Sub-Lease Deed of the said plot in its favour and the Lessor has agreed to confirm the Sub-Lease for the unexpired period of 90 years of the lease deed dt.06.07.2016, except and always reserving to the Lessor:-

i. 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.

ii. Full right and title to all mines and mineral, coals, washing gold's, earth, oils, quarries, in, over, or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on provided always that the Lessor shall make reasonable compensation to Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Lessee.

iii. That the vacant and peaceful possession of the said plot has been delivered to the Sub-Lessee simultaneously with the signing and execution of the Sub-Lease Deed and the Sub-Lessee confirms the taking over of the possession of the said plot after satisfying himself/herself/itself as to the area of the said plot

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd.

* सं. 291 ने 287 में शामिल किया गया।

18 JUL 2019

रोकड़िया

* कोषागार * गौतमबुद्ध नगर *

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019 कोषाधिकारी

उत्तर प्रदेश UTTAR PRADESH

G 920370

NOW THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

A. PAYMENT

1. That the total Consideration of the said plot admeasuring 15089 sq.mt. is **Rs.120,71,20,000/-(Rupees One Hundred Twenty Crores Seventy One lakhs Twenty Thousands Only)** which shall be paid as per details given below:-

   a. That out of the above consideration a sum of Rs. **23,94,58,259/- (Rupees Twenty Three Crores Ninety Four lakhs Fifty Eighty Thousands Two Hundred Fifty nine Only)** has been paid by the Allottee/s/Sub-Lessee(s) to the Lessee. The receipt whereof the Lessee hereby admits and acknowledges;

The Sub Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Scheme Brochure, the Lease Deed executed between the Lessor and the Lessee and the terms and conditions of **Allotment Letter executed between the lessor and the Lessee**, the Lessee doth hereby agrees to demise and , the Sub Lessee agrees to take on Sub-Lease of the Said Plot together with all rights and easements whatsoever necessary for the enjoyment of the Said Plot subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

For CIVITECH BUILDCON PVT. LTD.

(LESSEE)
M/s Civitech Buildcon Pvt. Ltd

* सं. 292 रु. ..... *
किया गया। 287 मे शामिल
* 18 JUL 2019 *
रोकड़िया
* कोषागार * गौतमबुद्ध नगर *

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

G 920371

b. That the balance consideration amount **Rs. 96,76,61,741/-** (balance premium) shall be paid by the sub-lessee(s) to the Lessor directly as per the schedule mentioned below

Reschedule Installments:

Particulars	Due Date	Payable Premium	Payable Interest	Total payable Installment	Balance Premium
					967661741.00
Re-Schedl.Installment-01	10/08/2019	96766174.00	53221396.00	149987570.00	870895567.00
Re-Schedl.Installment-02	10/02/2020	96766174.00	47899256.00	144665430.00	744129393.00
Re-Schedl.Installment-03	10/08/2020	96766174.00	42577117.00	139343291.00	677363219.00
Re-Schedl.Installment-04	10/02/2021	96766174.00	37254977.00	134021151.00	580597045.00
Re-Schedl.Installment-05	10/08/2021	96766174.00	31932837.00	128699011.00	483830871.00

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSEE)

M/s Fastidious Buildmart Pvt. Ltd.

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(SUB-LESSEE)

M/s Civitech Buildcon Pvt. Ltd.

(LESSOR)

GNIDA

* सं. 293 क्र. ..... *
..... में शामिल
किया गया। 287
* 18 JUL 2019 *
रोकड़िया
* कोषागार * गौतमबुद्ध नगर *

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

G 920372

Re-Schedl.Instalment-06	10/02/2022	96766174.00	26610698.00	123376872.00	387064697.00
Re-Schedl.Instalment-07	10/08/2022	96766174.00	21288558.00	118054732.00	290298523.00
Re-Schedl.Instalment-08	10/02/2023	96766174.00	15966419.00	112732593.00	193532349.00
Re-Schedl.Instalment-09	10/08/2023	96766174.00	10644279.00	107410453.00	96766175.00
Re-Schedl.Instalment-10	10/02/2024	96766175.00	5322140.00	102088315.00	--
		967661741.00	**292717677.00**	**1260379418.00**	

2. That besides the above consideration, the Sub-lessee has already paid a sum of Rs. 9,30,64,425/-(Rupee Nine Crores, thirty Lakh, Sixty Four Thousands & Four hundred Twenty Five only) to the lessor towards transfer charges for the sub-division of plot and the lessor has acknowledged the same.

3. Premium referred to in this document means total amount payable by **the Sub-lease** to the Authority (GNIDA) for the **sub-divided** plot.

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSEE)

M/s Fastidious Buildmart Pvt. Ltd.

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(SUB-LESSEE)

M/s Civitech Buildcon Pvt. Ltd

(LESSOR)

GNIDA

किया गया। 18 JUL 2019 रोकड़िया
कोषागार * गोरखपुर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

G 920373

4. 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/NOIDA/GREATER NOIDA indicating the name of the Sub- Lessee and the number of plot on the reverse of the demand draft/pay order.

5. In case of default in depositing the instalments or any payment, interest @ 15% or as per GNIDA norms compounded half yearly shall be leviable for defaulted period on the defaulted amount.

6. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-Lessee should ensure remittance on the previous working day.

7. The payment made by the Sub-Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and the premium due.

8. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority. In the event extension is granted, interest @ 15% per annum compounded half yearly shall be payable by the Sub-Lessee on the outstanding amount for the period of extension is granted.

9. That any liability in reference to the said property till the execution of this sub-lease deed shall be borne by the lessee and sub-lessee shall not be responsible for the same.

10. In addition to the premium of plot, the Sub-Lessee shall have to pay yearly lease rent in the manner given below:

(i) The lease rent will be @ one percent of the premium of the **Sub-divided plot** per year for the first 10 years from the date of execution of the lease deed. The lessee has paid the lease rent for the period upto 31.03.2019 which amount the LESSOR hereby acknowledges.

For Fastidious Buildmart Private Limited

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

किया गया। 18 JUL 2019 में शामिल

कोषागार सौरभ नगर

सौरभ नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

G 920374

(ii) After ten years from the date of execution of the lease deed, the lease rent may be increased @ fifty percent and that rate will be applicable for the next ten years and this process will continue for future.

(iii) The lease rent shall be payable in advance every year. First such payment shall fall due on ~~31.03.2019~~ 31.7.2019 for F.Y. 2019-20 and thereafter, every year, on or before the last date of previous financial year.

(iv) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. (12% normal interest + 3 % penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.

(v) The Sub-Lessee has the option to pay lease rent equivalent to 11 years @ one percent of the premium of the demised plot per year as "One Time Lease Rent" 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 Sub-Lessee is not in arrears as on the date of exercising the option to pay one time lease rent has and paid the earlier lease rent due and lease rent already paid will not be considered in calculating the amount payable under the One Time Lease Rent option.

B. POSSESSION

1. The date of execution of this sub-lease deed shall be treated as the date of taking over of possession.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

किया गया। 18 JUL 2019 सोकड़िया गोविन्दपुर नगर
कोषागार

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

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कार्यालय कोषागार 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

G 920375

2. The possession of the demised premises has been handed over to the SUB-LESSEE by the LESSEE and SUB-LESSEE hereby acknowledges that it has received the actual physical possession of the demised premises. The SUB-LESSEE further acknowledges that the allotment and the demise of the plot is on "As is where is basis".

3. This lease is for a period of ninety years from the lease deed dated 06.07.2016.

C. DEVELOPMENT NORMS AND PERMISSIBLE CONSTRUCTION

1. The Sub-Lessee subject to what is set out in the chart below, can carry out on the demised plot, the development as per the norms specified in the Building Regulations and directions of Lessor.

Sr. No.	Use	Allowed %age
A.	Maximum Ground Coverage	40%
B.	Maximum permissible FAR	4
C.	Setback	As per Building bye-laws of GNIDA
D.	Maximum Height	No Limit

2. Any Construction will be permissible only as per details given in the Development Norms and only after the approval of the building plans by GNIDA.

3. All the infrastructural services shall have to be provided by the Sub-Lessee within the plot area only.

4. All clearances/approval must be obtained by the Sub-Lessee from the respective competent statutory authorities prior to the commencement of the construction work.

5. Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory authority (ies).

For Fastidious Buildmart Private Limited

For CIVITECH BUILDCON PVT. LTD.

(LESSOR)
GNIDA

(LESSEE)
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(SUB-LESSEE)
Authorised Signatory
M/s Civitech Buildcon Pvt. Ltd

किया गया। 297 से 287 तक शामिल

18 JUL 2019

कोषागार * सोकाड़िया * गौतमबुद्ध नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs. 25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

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6. The dimensions of the site given in the brochure are subject to any change/modification as per the actual measurements at the site.

7. All other provisions not specified above, shall be in accordance with the Building Regulations and directions of Greater Noida Authority and the amendments made there in from time to time.

D. UTILITY

1. This respective Plot as mentioned in A-2 shall be used for development of Commercial Complex(s) for commercial activities such as shopping malls, showrooms, retails outlets, restaurants, hotels offices and such other commercial uses, as permissible in zonal regulation in master plan, subject to the conditions that the activities considered to be a public nuisance/hazardous shall not be carried out.

2. All the allowed activities shall be only within the permissible floor area ratio (F.A.R). It shall be the responsibility of the sub-lessee to obtain all statutory clearance from the concerned authority (ies) prior to starting functioning in the premise. The Lessor shall not be responsible for any consequences arising out of the failure of the sub-lessee to receive any such statutory clearance.

E. TRANSFER

1. The Sub-Lessee shall not sell, transfer or assign the whole or part of the said plot to anyone except with the previous consent in writing of the Lessor and on such terms and conditions including the transfer charges/fee as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by Lessor in respect of Lease-hold properties. However, the Lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
M/s Fastidious Buildmart Pvt. Ltd.

(SUB-LESSEE)
M/s Civitech Buildcon

कोषागार रोकड़िया गौतमबुद्ध नगर

18 JUL 2019

किया गया। सं. 2847 दिनांक 23/7 में शामिल

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019 वरिष्ठ कोषाधिकारी गौतम बुद्ध नगर

उत्तर प्रदेश UTTAR PRADESH

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2. All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the allottee /Sub-Lessee.

3. No transfer charges shall be payable in case of transfer between son, daughter, husband, wife, mother, father and vice-versa. However, processing fee of Rs. 10,000/- will be payable on such transfer.

4. Change in Constitution shall be permitted as per prevailing policy of the lessor. In case Sub-Lessee is a Company, then the conditions laid down in clause C (8), C(9) & C(10) of the Broucher shall be applicable.

5. No transfer charges shall be applicable if built up space of commercial plot is transferred within two years from the date of issuing of the completion certificate by GNIDA. Thereafter, the transfer charges shall be payable on a pro- rata basis as applicable. In addition to the transfer charges, an amount of Rs.10,000/- shall also be payable against the processing fee. The sub-lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions:-

(i) The dues of GNIDA towards the cost of land shall be paid in accordance with the payment schedule specified in the lease Deed/sub- lease deed of built-up premises

(ii) The lease deed/sub lease deed as per rules has been duly executed.

(iii) The sub lessee will obtain temporary occupancy building completion certificate for the respective phase from the GNIDA.

(iv) The sub –lessees/transferees undertake to put to use the premises for the original permissible use only and the premises being transferred shall be as per completion certificate.

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSEE)

M/s Fastidious Buildmart Pvt. Ltd.

For CIVITECH BUILDCON PVT. LTD.

(SUB-LESSEE)

M/s Civitech Buildcon Pvt. Ltd.

Authorised Signatory

(LESSOR)

GNIDA

किया गया। नं. 7999 नं. 12387 में शामिल

18 JUL 2019

कोषागार सोकड़िया गौतमबुद्ध नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

कार्यालय कोषागार 18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

217230

(v) The sub-lessee shall also execute a sub-lease deed between lessor, **lessee (sub-lessee)** and proposed sub-lessee. The sub –lessee shall also ensure adherence to the building regulation and directions of the GNIDA. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessee as well.

(vi) The sub-lessee shall also be required to pay pro –rata lease rent as applicable .The sub-lessee shall be require to make the built-up space functional within one year from the date of sub-lease and submit sufficient documents to GNIDA in proof thereof. Thereafter, extension charges, as applicable by sub lessee to GNIDA.

(vii) All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed, MOU etc. shall be applicable on the sub-lessees.

F. OTHER CLAUSES

1. AS IS WHEREAS IS BASIS

The plot will be accepted by the allottee on "As is where is basis" on a lease for a remaining period of 90 years starting from the date of execution of lease deed.

2. POSSESSION AND DOCUMENTION

i. Possession of allotted land will be handed over to the Sub-Lessee after execution and registration of Sub-lease deed. Possession of part of land shall not be allowed.

ii. Execution and registration of Sub-lease deed can be done only after payment of one year lease rent in advance for FY 2019-20.

iii. The Sub-lessee will be authorized to develop, sale and market the Commercial Space only after the lawful possession of the allotted plot is taken over.

iv. The allottee will be required to execute the lease deed of the plot within 60 days from the date of issue of check-list.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
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(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

किया गया। 18 JUL 2019 रोकड़िया कोषागार गौतमबुद्ध नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

Rs. 10000

TEN THOUSAND RUPEES

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उत्तर प्रदेश UTTAR PRADESH

217231

3. MISUSE, ADDITIONS AND ALTERATION ETC.

The Sub-Lessee shall not use land for any purpose other than for specified 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 Authority.

The Sub-Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Sub-Lessee 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 Sub-Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

4. LIABILITY TO PAY TAXES

i. The Sub-Lessee shall be liable to pay all rates, taxes, like GST, Cess, etc charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the Plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
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(SUB-LESSEE)
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किया गया। 18 JUL 2019 सेक्टर-ई-2 कोषागार गोरखपुर नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

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18 JUL 2019

उत्तर प्रदेश UTTAR PRADESH

217232

5. OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, mineral, coals, washing gold's, earth, oils, quarries, in, over, or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on provided always that the Lessor shall make reasonable compensation to Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Lessee.

6. LEASE RENT

In addition to the premium of plot, the Sub-Lessee shall have to pay yearly lease rent in the manner given below :-

i. The lease rent will be 1% of the premium of the plot per year for the first 10 years from the date of execution of the lease deed.

ii. After ten year from the date of execution of the lease deed, the lease rent may be increased @50% and that rate will be applicable for the next ten years and this process will continue for future.

iii. The lease rent shall be payable in advance every year. First such payment has fallen due on 31.03.2019 for FY 2019-20 thereafter, every year, on or before the last date of previous financial year.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)
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(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

कोषागार * सोनभद्र नगर *
18 JUL 2019
सोनभद्र नगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

BF 228800

ii. In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. compounded half yearly or as per GNIDA norms, on the defaulted amount and for the defaulted period.

v. The Sub-Lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the demised plot per year as "One Time Lease Rent" 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 is not in arrears as on the date of exercising the option to pay one time lease rent has and paid the earlier lease rent due and lease rent already paid will not be considered in calculating the amount payable under the One Time Lease Rent option.

7. IMPLEMENTATION & COMPLETION OF PROJECT

i. The Sub-Lessee shall be required to complete the construction of minimum 30% of the permissible area of allotted plot as approved layout plan and get the occupancy certificate within a period of 3 years from the date of execution of the lease deed and shall complete the project in phases within 5 years. However, the residential and commercial development/construction may be completed in phases within 7 years. Furthermore, the sub-lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by GNIDA, on payment of extension charges applicable as given by Sub-Lessee :

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
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(LESSEE)
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(SUB-LESSEE)
M/s Civitech Buildcon Pvt. Ltd

नं. 302 से 287 तक शामिल
दिया गया।
18 JUL 2019
सोफाड़िया
बोपाखार * गौतमबुद्ध नगर

Without prejudice to the Authority'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:

a. For first year the penalty shall be 4% of the total premium.

b. For Second year the penalty shall be 6% of the total premium

c. For third year the penalty shall be 8% of the total premium.

d. Extension for more than three years normally will not be permitted.

ii. The construction on the land shall have to be done as per the controls prescribed under these Terms and Conditions and the building regulations and directions of the GNIDA.

iii. The 'Completion Certificate' will be issued by the GNIDA on the completion of the project or part thereof in phases and on the submission of the necessary documents required for certifying the completion of the project or part thereof.

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

8. INDEMNITY

The Sub-Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent operations and maintenance of the facilities and services, till such time as the alternate agency for such work is identified and legally appointed by the **Sub- lessee** after prior written approval of GNIDA. The Sub-Lessee shall execute an Indemnity bond, indemnifying the GNIDA against all disputes arising out of:

a) The non-completion of the project
b) The quality of development, construction, operations and maintenance.
c) Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser(s).

9. DOCUMENTATION CHARGES

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses shall be borne by the Sub-Lessee, who shall also pay the stamp duty levied on the transfer of immovable property or any other duty or charges that may be levied by any statutory authority empowered in this behalf.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR) (LESSEE) (SUB-LESSEE)

उपनिबंधक रजिस्ट्रार फर्म्स एण्ड चिट्स उत्तर प्रदेश

10. MORTGAGE

The mortgage permission by GNIDA shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Sub-Lessee should have valid time period for construction as per terms of the lease deed/sub-lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and lease rent.

The Sub-Lessee will submit the following documents:

(a) Sanction letter of the scheduled Bank/Govt. Organization financial Institution approved by the Government of India.
(b) Clearance of upto date dues of the GNIDA.

GNIDA shall have the first charge on the plot towards payment of all dues of GNIDA.

Provided that in the event of foreclosure of the mortgaged/ charged property, the GNIDA shall be entitled to claim and recover such percentage, as decided by the GNIDA, of the unearned increase in value of properties in respect of the market value of the said land as first charge, having priority over the mortgage charge. The decision of the GNIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

The GNIDA'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 from a court of law.

11. MAINTENANCE

The Sub-Lessee at his own expense shall take permission for sewerage, electricity, and water connections from the concerned departments of the Authority or from the competent authority in this regard.

i. The Sub-Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
   a). at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,
   b). and the available facilities as well as the surroundings neat and clean and in good health and safe condition to the convenience of the inhabitants of the place.

For Fastidious Buildmart Private Limited

Authorised Signatory

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(LESSEE)

(SUB-LESSEE)

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If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and the expenses incurred in carrying out such works will be borne by the Sub-Lessee. The decision of the Authority will be final as regards to the expenses incurred in the maintenance work.

That the Sub-Lessee shall abide by all Regulations, Bye-Laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and rules made therein.

In case of non-compliance of these terms & conditions of this deed or any Directions of the Lessor, the Lessor shall have the right to impose such penalty as the C.E.O may consider just and/or expedient.

The Sub-Lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executives officer authorized by Chief Executive officer, GNIDA will have the power to get the maintenance done through any other Authority and recover the amount so spent from the sub-lessee. The sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the sub-lessee.

12. CANCELLATION

In addition to the other specific clauses relation to cancellation/ determination, GNIDA/the Lessor will be free to exercise its right of cancellation/ determination of the allotment/ the lease of this Commercial plot in case of the followings:

i. Allotment having been obtained through misrepresentation, by suppression of material facts, false-statement and /or fraud.
ii. Any violation of the directions issued or of the regulations framed by GNIDA or by any other statutory body.
iii. In case of default on the part of the sub-lessee(s) or any breach/ violation of the terms and conditions of the tender, allotment, lease, sub-lease and/or non-deposit of the allotment amount, installments or any other dues.

If the allotments is cancelled on the grounds mentioned in para (i) above. The entire amount deposited by the sub-lessee till the date of cancellation/ determination shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSEE)

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(SUB-LESSEE)

(LESSOR)
GNIDA

If the allotment is cancelled on the grounds mentioned in paras(ii) and (iii) above 30% of the total premium of the plot shall be forfeited and the balance, if any, shell be refunded without any interest and no separate notice shall be given in this regard.

After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structures thereupon, if any, and the sub-lessee will have no right to claim any compensation thereon.

13. GENERAL TERMS AND CONDITIONS

1) Land will be given to the Sub-Lessee free from all encumbrances lease for a period of 90 years for which appropriate Tripartite Sub-Lease deed shall be executed between GNIDA, Lessee and the Sub-Lessee.
2) Subject to provision of Master plan regulation of GNIDA.

   i. Commercial area can be sub- leased as per conditions of brochure on tripartite agreement basis.
   ii. Multiple renting shall be admissible to the sub-lessee as per prevailing policy.
   iii. The Sub-Lessee shall make necessary arrangements for designing, engineering and construction of the project in accordance with the provisions of the master Plan and regulations of GNDIA.
   iv. The Sub-Lessee shall adhere to Government policies and relevant codes of BIS/IS relating to disaster management and energy conservation in land use planning and construction works.
   v. The Sub-Lessee shall obtain applicable permits/sanctions/approvals etc. form relevant Government agencies or local bodies or other authorities, as applicable. GNIDA shall assist and facilitate the Sub-Lessee to procure the sanction/ approval license etc. expeditiously.
   vi. The Sub-Lessee shall abide by the suggestions of state Government if any, in the master plan of GNIDA.
   vii. The Authority/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.
   viii. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
   ix. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Sub-Lessee to undertake the activities in pursuance of execute lease deed, the deposit depending on the stages of payments will be refunded along with simple interst@4% p.a. if the delay in refund is more than one year from such date.

For Fastidious Buildmart Private Limited

Authorised Signatory

(LESSEE)

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(SUB-LESSEE)

(LESSOR)
GNIDA

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उत्तर प्रदेश

x. if the sub-lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Sub-Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Sub-Lessee's cost and charges for the damages from the Sub-Lessee during the period of submission of nuisance.

xi. Any dispute between the Authority, Lessee and 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.

xii. The Sub-Lease Deed/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.

xiii. That Authority will monitor the implementation of the project.

xiv. The Sub-Lessee shall be liable to pay all taxes/charges livable from time to time by GNIDA or any other authority duly empowered by them to levy the tax/charges.

xv. All arrears due to the Sub-Lessee would be recoverable as arrears of land revenue.

xvi. The Sub-Lessee shall not be allowed to assign of change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

xvii. The Authority in larger public interest may take back the possession of the land /building by making payment at the prevailing rate.

xviii. In case the Authority is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest @4% per annum.

3) The Sub-Lessee shall not sub-divide or amalgamate the said Plot with any other Plot without taking prior approval of the Lessor.

4) All notices, orders and other documents required under the terms of the Lease Deed and/or this Sub-Lease Deed or under the Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) or any rules or regulations made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).

5) All powers exercisable by the Lessor under the Deed may be exercised by the Chief Executive Officer/Chairman of the Authority. The C.E.O./Chairman may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chief Executive Officer/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the Authority with the functions similar to those of the Chief Executive Officer/Chairman.

For Fastidious Buildmart Private Limited

For CIVITECH BUILDCON PVT. LTD.

(LESSOR)
GNIDA

(LESSEE)
Authorised Signatory

Authorised Signatory
(SUB-LESSEE)

सत्यमेव जयते
उत्तर प्रदेश

CIVITECH BUILDCON PRIVATE LIMITED

Unit No.-105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC,
Savita Vihar East Delhi 110092
CIN : U70100DL2010PTC210428
Email : galaxy.infra.ncr@gmail.com Contact No. 0120-4805000

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF CIVITECH BUILDCON PRIVATE LIMITED HELD ON 11th DAY OF JULY 2019 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO.-105, FIRST FLOOR, VARDHMAN'S SIDHANT SHOPPING PLAZA, LSC, SAVITA VIHAR EAST DELHI 110092 .

"**RESOLVED THAT** pursuant to the applicable provisions of Companies Act, 2013 consent of the board of directors of the company be and is hereby accorded to acquire by purchase the Commercial Land situated at C – 1B, Sector 16B, Greater Noida (West), Gautam Budh Nagar UP from M/S Fastidious Buildmart Private Limited having its Registered Office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092 for business purposes on such terms and conditions as may be considered appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. Subodh Goel S/O Mr. J. P. Gupta R/O 65, Shrestha Vihar, Delhi-110092, Director/ Authorised Signatory of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition.

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to Mr. Subodh Goel S/O Mr. J. P. Gupta R/O 65, Shrestha Vihar, Delhi-110092, Director/ Authorised Signatory of the Company to sign, execute and present the Sub-Lease Deed before the concerned Sub – Registrar Greater Noida for registration of Sub Lease Deed and to sign all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

RESOLVED FURTHER THAT a certified true copy of the above resolution be furnished to the concerned Sub Registrar, Greater Noida for their records and the same shall be kept for perusal & records

CERTIFIED TRUE COPY
For Civitech Buildcon Private Limited

Aditya Agrawal

Aditya Agrawal
Director
DIN : 08150939

Alka Goel

Alka Goel
Director
DIN :00689728

FASTIDIOUS BUILDMART PRIVATE LIMITED

Unit no. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC,
Savita Vihar, Delhi-110092
CIN: U45209DL2016PTC298153
Email: galaxy.infra.ncr@gmail.com Contact No: 0120-4805000

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S FASTIDIOUS BUILDMART PRIVATE LIMITED HELD ON MONDAY, 3rd DAY OF JUNE, 2019 AT REGISTERED OFFICE OF THE COMPANY AT 05.00 P.M.

"**RESOLVED THAT** the consent of the Board be and is hereby accorded for Sub-Lease/Transfer of property of the Company situated at Plot No. C-01, Sector-16 B, Greater Noida admeasuring 15,089 Square (Part) Meter to M/s Civitech Buildcon Private Limited having its Registered Office at Unit No.-105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, East Delhi DL 110092

RESOLVED FURTHER THAT Mr. Pradeep Kumar Agrawalla, Director of the Company be and is hereby authorised to negotiate, settle the terms and conditions and the most advantageous price for Sub Lease/Transfer of the aforesaid property and also to sign/execute the requisite Agreement to Sale with M/s Civitech Buildcon Private Limited.

RESOLVED FURTHER THAT Mr. Ajay Bisht S/o Sh. Sukdev Singh Bisht, R/o 116A, Pocket – E, GTB Enclave, Delhi–110093 Authorised Signatory of the Company to sign and execute the Sub-Lease/Transfer Deed, Agreement, Affidavit/Undertaking, Letters and other related documents in respect of the Company's property (Part) situated at Plot No. C-01, Sector-16 B, Greater Noida, Uttar Pradesh for and on behalf of the Company and also to present for registration of the Sub-Lease/ Transfer Deed before the concerned Sub-Registrar.

RESOLVED FURTHER THAT Certified true copy of the above resolution be furnished to the concerned sub register for the record and the same shall be kept for perusal and records."

CERTIFIED TRUE COPY
For Fastidious Buildmart Private Limited

Pradeep Kumar Agrawalla
Directors
DIN : 03058835
Add : 5, First Floor, Sunder Nagar, New Delhi 110003

Date : 16.07.2019
Place : Delhi

For Fastidious Buildmart Private Limited

Authorised Signatory

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

FASTIDIOUS BUILDMART PRIVATE LIMITED

08/04/2016

Permanent Account Number

AACCF7934K

16042016

For Fastidious Buildmart Private Limited

Authorised Signatory

Boundary of the Plot

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

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

WITNESSES: Tinku

1. TINKU S/O VEDPAL
R/O H-165, GAMMA-2,
Gr. NOIDA.

2. RAJENDRA
S/O RAGHUBAR
R/O H-165, GAMMA-2,
Greater NOIDA

31/7/19
LESSOR

For Fastidious Buildmart Private Limited

Authorised Signatory
LESSEE

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory
SUB-LESSEE

MOHIT CHOUDHARY
ADVOCATE
SUB REGISTRAR OFFICE
GREATER NOIDA
REG. No. D/9015/2018

For Fastidious Buildmart Private Limited

Authorised Signatory
(LESSEE)

For CIVITECH BUILDCON PVT. LTD.

Authorised Signatory

(LESSOR)
GNIDA

(SUB-LESSEE)

आवेदन सं०: 201900743066326

बही संख्या 1 जिल्द संख्या 33543 के पृष्ठ 31 से 90 तक क्रमांक 25429 पर दिनाँक 01/08/2019 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश कुमार सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

01/08/2019

प्रिंट करें