

I-6720/2014



सत्यमेव जयते

INDIA NON JUDICIAL

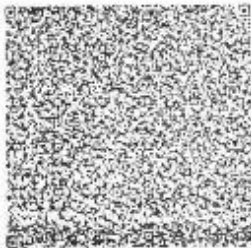
Government of Uttar Pradesh

e-Stamp



CERTIFICATE LOCKED

Certificate No.	: IN-UP00251606692513M
Certificate Issued Date	: 14-Feb-2014 03:10 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100287785524281M
Purchased by	: AIMS GOLFTOWN DEVELOPERS PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. GH-04, SECTOR-4, GREATER NOIDA
Consideration Price (Rs.)	: 13,44,70,525 (Thirteen Crore Forty Four Lakh Seventy Thousand Five Hundred And Twenty Five only)
First Party	: GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: AIMS GOLFTOWN DEVELOPERS PVT LTD
Stamp Duty Paid By	: AIMS GOLFTOWN DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 1,68,93,000 (One Crore Sixty Eight Lakh Ninety Three Thousand only)



Please write or type below this line.....



(Signature of Authority)

Greater Noida Ind. Dev. Authority

0000036832

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the Certificate.
3. In case of any discrepancy please inform the Competent Authority.

पट्टा गृहीता

Registration No. : 6728

Year : 2,014

Book No. : 1

0201 एम्स गोल्लू टाउन डी0 प्रा0 लि0 द्वारा डा0 मल्लूक नागर
स्व0 दयाल नागर
डी-3/10 वसन्त विहार नई दिल्ली
व्यापार



आज दिनांक 28/02/2014 को

वही सं 1 जिल्द सं 15249

पृष्ठ सं 165 से 176 पर क्रमांक 6728

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गीतमबुद्धनगर

28/2/2014

Noida vide Bahi No. 1 Jild No. 7662, Page No. 1 to 616, Sl. No. 24525 shall continue to have full force and effect.

In witness whereof, the parties hereto have signed this Supplementary Lease Deed on this day of FEBRUARY, 2013.

Witness :

AMIR SKANDER
171 BHATWARA,
MEERUT

Witness :

Ravindra
RAVINDRA
VILL. CHITSOWA ALIPUR,
DIST. BULAND SHAHR

Manager (Builders)

For and on behalf of Lessor

For and on behalf of Lessee

Manager (Builders)

Greater Noida Authority

LESSOR

Manager (Builders)

Greater Noida Ind. Dev. Authority

Director

M/s. Aims Golf Town Dev. Pvt. Ltd.

LESSEE

337.855.000.00

पट्टा विलेख

(90 वर्ष)

10,000.00

50

10,050.00

2,500

पानिफल

मानियत

औसत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

पुत्र श्री

स्व० दयाल नगर

पेशा व्यापार

निवासी स्थान

डी-3/10 वसन्त विहार नई दिल्ली

अध्यापी पता

डी-3/10 वसन्त विहार नई दिल्ली

ने यह लेखन इस कार्यालय में

दिनांक

28/2/2014

समय

10:33AM

उक्त निवेदन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

निष्पादन लेखपत्र वाद गुनने व मनशने मजपुन व प्राप्त धनगशि रु. पलेखानुमार उक्त

पट्टा दाता

पट्टा गृहीता

28/2/2014

श्री संजीव कुमार

प्रतिनिधि ग्रेड-नो० औ० वि० प्रा० द्वारा स्नेह लता

प्रबन्धक सम्पत्ति

पुत्र श्री

पुत्र/पत्नी श्री पेशा

एम्स गोल्ल टाउन डी० प्रा० लि० द्वारा डा० मलूक

नागर

पुत्र श्री स्व० दयाल नगर

पेशा व्यापार

निवासी डी-3/10 वसन्त विहार नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री

आमिर सिकन्दर

पुत्र श्री

ए रहमान

पेशा

नीकरी

निवासी

171 भटवारा मेरठ

पुत्री श्री

रविन्द्र

पुत्र श्री

सूरज पाल सिंह

पेशा

नीकरी

निवासी

धिलसोना अलिपुर बु० शहर

ने की।

स्वयंभक्त मंद माक्षियों के निशान अंगूठे निचनानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

SUPPLEMENTARY LEASE DEED

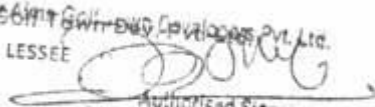
This Supplementary Lease Deed is made on this 26th day of FEBRUARY, 2014 at Greater Noida between Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 8 of 1976) (hereinafter 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. AIMS GOLF TOWN DEVELOPERS PRIVATE LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at D-3/10, Paschimi Marg, Vasant Vihar, New Delhi-110057 through its authorised signatory/ Director Sh. Malook Nagar S/o. Late Sh. Rameshwar Dayal Nagar R/o. D-3/10, Vasant Vihar, New Delhi duly authorised by its Board of Directors vide Resolution dated 01.12.2010 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the **OTHER PART**.

Through this Supplementary Lease Deed the parties hereto agree to completing the original Lease Deed dated 10.12.2010 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered


Manager (Builders)
Greater Noida Authority
LESSOR

Director
M/s. AIMS GOLF TOWN DEVELOPERS PVT. LTD.
LESSEE

Authorised Signatory

पट्टा दाता

Registration No.: 6728

Year: 2,014

Book No.: 1

0101 संजीव कुमार प्रतिनिधि ग्रेडनोड औड विड प्राड द्वारा स्नेह लता



in Book No. 1 Jild No. 7662, Page No. 1 to 616, Sl. No. 24525 executing and registering the Residential Township Plot No. GH-04, Sector-04, Greater Noida by adding the remaining area of 11491.65 sq.mtr

This in consideration of the total proportionate premium of the 11491.65 sq.m. is Rs. 13,44,70,525/- which has been paid in lump sum alongwith 11% one time lease rent Rs. 1,47,91,750/- of the excess area of 11491.65 sq.m

At the time of lease deed 11491.65 sq.m. area was not under possession of the Lessor. Now the Lessor has got the possession of affected area i.e. 11491.65 sq.m.. Lessee has requested the Lessor to hand over of this clear area, after execution of this Supplementary Lease Deed. Hence, through this Supplementary Lease Deed, the parties hereby execute lease deed of 11491.65 sq.m. area on the terms and conditions mentioned in the main Lease Deed dated 10.12.2010. Lessee further commits that they would pay the dues if any, as per intimated payment plan. Copy of lease plan dated, attached with main Lease Deed dated 10.12.2010 is annexed herewith as **Annexure-1**. Now revised lease plan showing the clear plot area is annexed herewith as **Annexure-2**.

Except as hereinafter varied/modified the original Lease Deed dated 10.12.2010 registered with Sub-Registrar, Gautam Budh Nagar, Greater


Manager (Builders)

Greater Noida Authority
LESSOR

Manager (Builders)

Greater Noida Indl. Dev. Authority


Director

M/s. Aims Golf Town Dev. Pvt. Ltd.
LESSEE



Annexure - 1

PLOT NO:- GH-04

60.00 MTR. WIDE ROAD

45.00 MTR. WIDE ROAD

60.00 MTR. WIDE ROAD

130.00 MTR WIDE ROAD

Manager (Planners)
Greater Noida Indl. Dev. Authority

TOTAL AREA OF PLOT = 414363.48 sqm.
 AREA FOR FUTURE PLANNING = 238273.35 sqm.
 NET AREA = 176090.13 sqm.

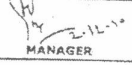
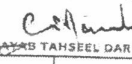
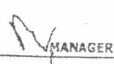
NOTE: DEVELOPMENT WORK IS IN PROGRESS. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND. AREA OF PLOT MAY BE INCREASE & DECREASE AFTER COMPLETION OF SITE DEVELOPMENT

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER



REVISED
LEASE PLAN FOR
PLOT NO. GH-04
FOR SECTOR-4
GREATER NOIDA

PROJ. DEPTT.	 ASSTT. MANAGER	 MANAGER	 SR. MANAGER
LAND. DEPTT.	 LEKH PAL	 TAHSEEL DAR	 TAHSEEL DAR
LAW. DEPTT.	 ALO	 MANAGER	
PLNG. DEPTT.	 SR. DRAFTSMAN	 SR. EXECUTIVE	



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

FUNCTIONAL PRODUCT
PLOT NO:- GH-04

Manager (Buildings)
Greater Noida Indl. Dev. Authority

$$= 414363.48 \text{ sqm.}$$

= 226781.70 sqm.

= 187581.78 sqm.

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

SIGN
POSSESSION
HANDLED OVER

PROJ. DEPTT.	ASST. MANAGER	MANAGER	SR. MANAGER
LAND. DEPTT.	LEKH PAL	NAYAB TAHSEEL DAR	TAHSEEL DAR
LAW. DEPTT.	ALO	MANAGER	SR. EXECUTIVE
PLNG. DEPTT.	SR. DRAFTSMAN		



GREATER NOIDA

भाग 1

पस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला।

आपनेवन्का सदर कम सं० 9350

प्राप्तमुक्तनगर

वस्तु या पार्थना पत्र पस्तुत करने का दिनांक 28-Feb-2014

पस्तुतकर्ता या प्राप्ति का नाम एम्स गोल्फ टाउन डी० प्रा० लि० द्वारा डा० मलू

नेम का प्रकार पट्टा दिलेख

पस्तुतकर्ता की धनराशि 337,855.00 / 0.00

1. रजिस्ट्रिकरण शुल्क 10,000.0
2. प्रतिनिधिकरण शुल्क 50
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिपमाणों करण के लिए शुल्क
5. कर्माज शुल्क
6. शिद्विधि
7. यात्रिक भत्ता

संग 6 तक का योग 10,050.0

शुल्क वगैरह करण का दिनांक 28-Feb-2014

निष्पत्ति जय लेख प्रतिनिधि या तलाश प्रमाण पत्र

पस्तुत करने के लिए तैयार किया 28-Feb-2014

SUB - REGISTRAR

(Greater Noida)

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

Gantam Budh Naoar (LL)