



उत्तर प्रदेश UTTAR PRADESH

Number No. 359, Street No. 1  
Surajpur, Gr. Noida  
Distt. Gautam Budh Nagar, U.P.  
Mob No. 9999999999

Number No. 359, Street No. 1  
Surajpur, Gr. Noida  
Distt. Gautam Budh Nagar, U.P.  
Mob No. 9999999999

ER 092742

DECLARATION/SUPPLEMENTARY DEED

This Deed is made at Greater Noida, Distt. Gautam Budh Nagar (U.P.) on this the 27<sup>th</sup> day of NOVEMBER, 2018 between **Greater Noida Industrial Development Authority**, a body corporate constituted under Section 3 read with Section 3(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called 'Lessor' which expression shall unless the context does not admit, include its successors and assigns) of **One Part**

विवेक गोमल  
वरिष्ठ कार्यपालक (विलडसी)  
ग्रेटर नोएडा प्राधिकरण

For Gulshan Developers Pvt. Ltd.

*Nancy*  
Authorised Signatory

क्रम सं० ५० ..... स्थाप्य दिनांक की तिथि ..... 22/11/2016  
स्थाप्य क्रयकारने का प्रक्रियान् ..... ०० .....  
स्थाप्य द्वेष्ठा स्थाप्य द्वारा पूर्ण करा .....  
स्थाप्य की इकाई 100 .....  
प्रदीप द्वुमन र स्थाप्य दिक्रीला  
लां नं० 122 लां की अवधि 31-03-2019  
संख-रजिस्टर कार्यालय चेहर जीपजा

Galaxy Developers

Plot 16B  
G N 3A

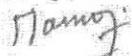
G N 3A



and M/s **Gulshan Developers Private Limited**, a Company incorporated under the Companies Act, 1956, having Registered Office at 4, Dayanand Vihar, Delhi-110092 through its Authorised Signatory Mr. Manoj Mittal S/o. Shri Prem Chand Mittal R/o. D-5, East Arjun Nagar, Delhi-110032 duly authorized by the Board Resolution dated 20.12.2017 (hereinafter called 'Lessee' which expression shall unless the context does not so admit, includes its executors, successors in office, administrators, representatives and permitted assigns) of the **Other Part**.

  
मिनोज मित्तल  
वरिष्ठ कार्यपालक (बिल्डर)  
ब्रेटर नोएडा प्राथिकरण

For Gulshan Developers Pvt. Ltd.

  
Manoj

Authorised Signatory

पूरक लेखपत्र

प्रतिफल- 0 स्टार्टप शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 100 योग : 200

श्री मैं गुलशन डेवलपरस प्रा० लि० द्वारा  
मनोज मितल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री प्रेम चन्द्र मितल  
व्यवसाय : नौकरी  
निवासी: डी-5, ईस्ट अर्जुन नगर दिल्ली-110032

*Manoj*



श्री, मैं गुलशन डेवलपरस प्रा० लि० द्वारा

मनोज मितल अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
27/11/2018 एवं 12:25:13 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमन्द्र शाहास्तव  
उप निवंधक, सदर घेटर नोएडा  
गौतम बुद्ध नगर  
27/11/2018

सतीश कुमार गुप्ता  
कलिष्ठ सहायक (निबंधन) - नियमित

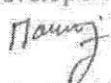
✓



A lease deed of Plot No. GH-03A, Sector-16B, Greater Noida, area 44007.96 sq.mtr was registered on dated 29.07.2010 vide book no.01, Jild No. 7184 Pages No.195 to 244 at Sl. No. 19218 in the office of Sub-Registrar, Sadar, Gautambudh Nagar.

विल्सन गोयल  
थरिल कार्यपालक (विल्सन)  
ग्रेटर नोएडा प्राधिकरण

For Gulshan Developers Pvt. Ltd.



Authorised Signatory

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

प्रथम पक्ष: 1

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

निवासी: ग्रे० नौ० औ० वि० प्रा०

व्यवसाय: नौकरी

द्वितीय पक्ष: 1



श्री मै० गुलशन डेवलपर्स प्रा० लि० के द्वारा मनोज मितल  
, पुत्र श्री प्रेम चन्द मितल

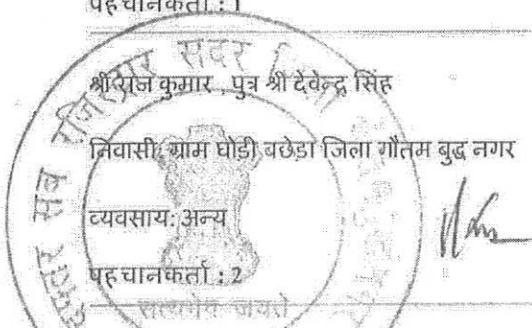
निवासी: डी०-५, ईस्ट अर्जुन नगर दिल्ली-११००३२

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



निवासी: आम घोड़ी बछड़ा जिला गौतम बुद्ध नगर

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री संदीप कुमार, पुत्र श्री स्व० चतरवीर सिंह

निवासी: आम घोड़ी बछड़ा जिला गौतम बुद्ध नगर

व्यवसाय: अन्य



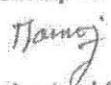
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Due to quashing of acquisition of land by the Hon'ble Supreme Court of India vide its order dated 12.5.2011 the clear area in possession of lessee is 5416.54 sq. mtr only.

By this deed it is being declared and supplemented that at present only 5416.540 sq. mtr area is in our possession. All other facts and conditions of the lease deed dated 29.07.2010 are the same. The stamp duty is not effected by this declaration/ supplementary deed.

विवेक गोयल  
वरिष्ठ कार्यपालक (विलास)  
प्रैटर नोएडा प्राधिकरण

For Gulshan Developers Pvt. Ltd.

  
Authorised Signatory



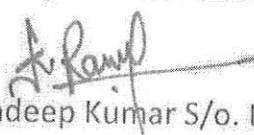
In witness whereof, the parties hereto, have signed this Deed on the day, year first mentioned above.

1. WITNESS:

Raj Kumar S/o. Devendra Singh  
R/o. Village- Ghori Bachhera, Distt. G.B.Nagar



2. Sandeep Kumar S/o. Lt. Sh. Chatarveer Singh  
R/o. Village- Ghori Bachhera, Distt. G.B.Nagar



LESSOR

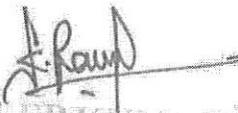
  
विवेक गायत्री  
वरिष्ठ कार्यपालक (बिल्डर)  
ग्रेटर नोएडा प्राधिकरण

LESSEE

For Gulshan Developers Pvt. Ltd.



Authorised Signatory

  
SANDEEP KUMAR  
ADVOCATE  
Chamber No. 359, Street No. 8,  
Civil Court, Surajpur, Gr. Noida  
G.B. Nagar Mob No. 9999637744

ने की। प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिए गए हैं।  
टिप्पणी :

रमेन्द्र श्रीवास्तव  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर

सतीश कुमार गुप्ता  
कनिष्ठ सहायक (निबंधन) - नियमित

बही संख्या । जिल्द संख्या 30250 के पृष्ठ 391 से 430 तक  
क्रमांक 38597 पर दिनांक 27/11/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

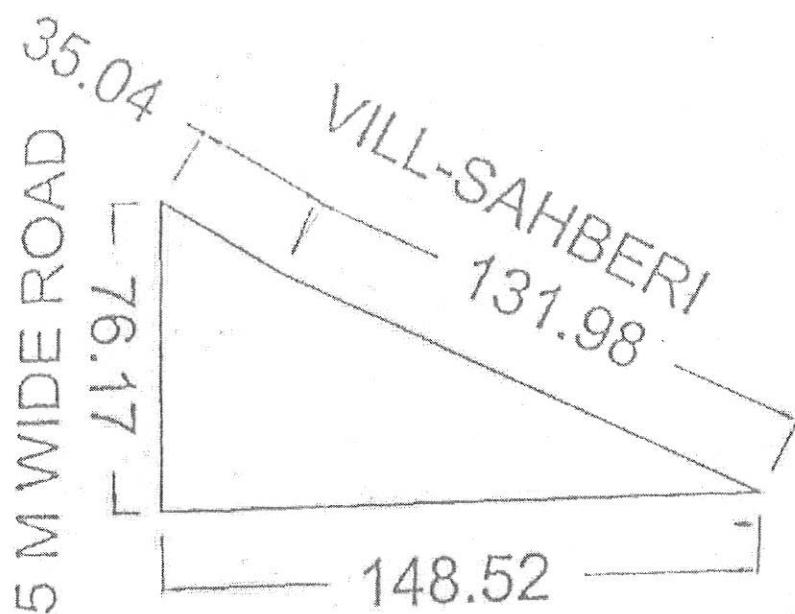
रमेन्द्र श्रीवास्तव  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
27/11/2018



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT  
REVISED LEASE PLAN

PLOT NO:- GH-03A

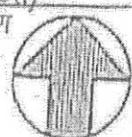
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLOT GH-03

AREA -5416.54 SQM

विवेक गोवाल  
वरिष्ठ कार्यपालक (विल्डर)  
प्रैटर नोएडा प्राथकरण



SIGN-	SIGN-	POSSESSION TAKEN OVER	POSSESSION HANDED OVER	
LEASE PLAN FOR	PRO. DEPTT.	14/11/04 ASST. MANAGER	13/11/04 MANAGER	14/11/04 SR. MANAGER
PLOT NO.GH-03A	LAND DEPTT.	14/11/04 LEKHPAL	13/11/04 N. TEHSILDAR	14/11/04 TEHSILDAR
SECTOR- 16B	LAW DEPTT.	14/11/04 ALO	13/11/04 MANAGER	14/11/04 MANAGER
GREATER NOIDA	PLNG. DEPTT.	14/11/04 SR. DRAFTSMAN	13/11/04 SR. EXECUTIVE	



GREATER NOIDA INDUSTRIAL

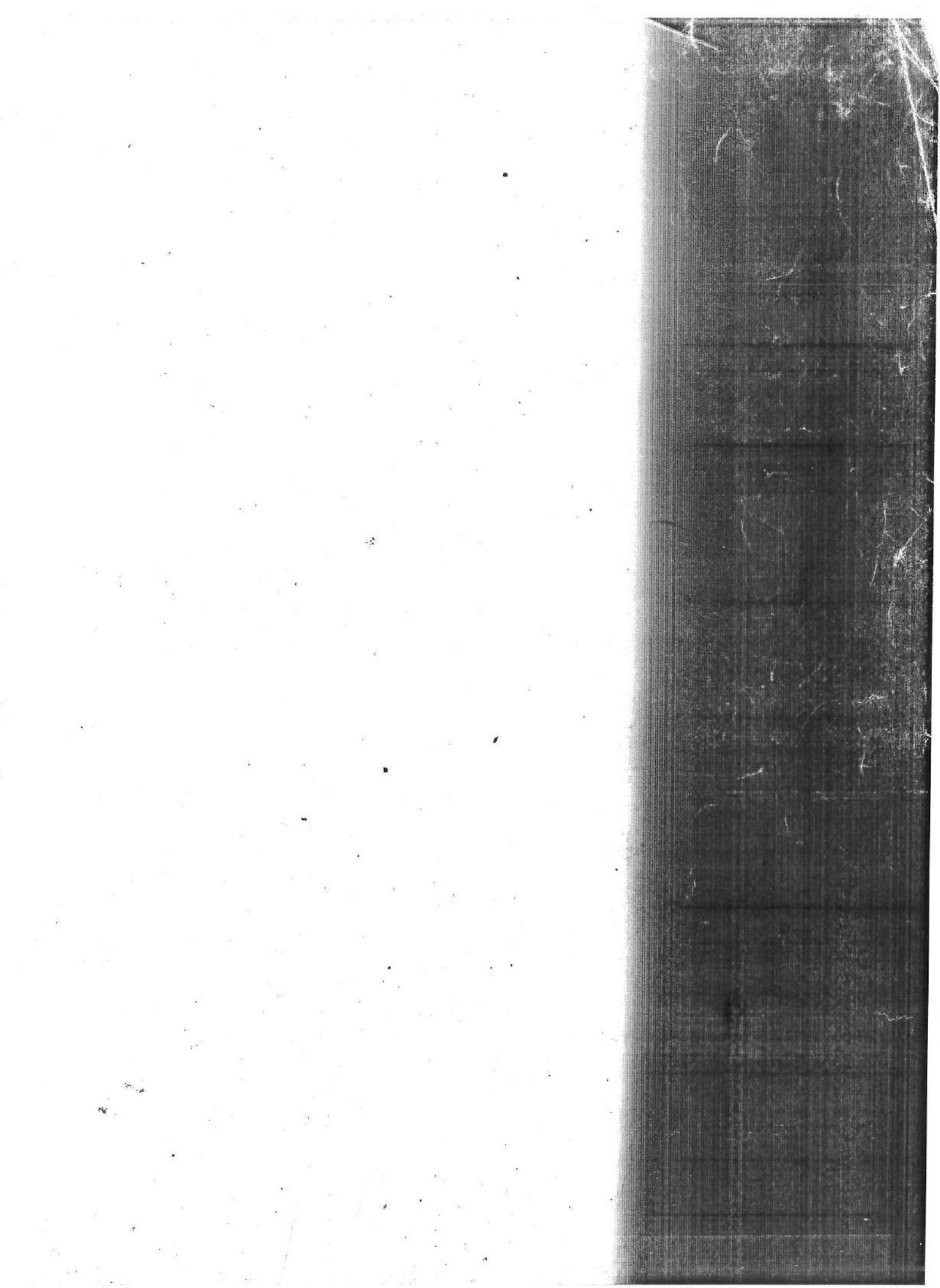


19218

(भाग १) क्रम संख्या..... १४  
(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक..... २२ JUL 2010  
प्रस्तुत कर्ता या प्रार्थी का नाम.....  
लेख का प्रकार.....  
प्रतिफल की धनराशि..... १९१२१३९९१  
१. रजिस्ट्रीकरण शुल्क..... १०००/-  
२. प्रतिलिपिकरण शुल्क..... ५०/-  
३. निरीक्षक या तलाश के लिए शुल्क.....  
४. पुस्तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....  
५. कमीशन शुल्क.....  
६. विविध.....  
७. यांत्रिक भत्ता..... १००५०/-  
८ से दृतकक्षायोग.....

शुल्क वसूल करने की दिनांक..... २२ JUL 2010  
दिनांक जब लेख प्रतिलिपि या तलाश प्राप्ति पत्र पत्र वापस करने के लिए तैयार होगा उपरि निबन्धक  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर..... राजसमव्युत्पत्तिर



I-19218/10

①



उत्तर प्रदेश UTTAR PRADESH

V 330396



Stamp Duty Paid in Cash Certificate in favour of

m/s Gulshan Developers Pvt. Ltd.  
4, Dayanand Vihar, Delhi

In Pursuance of the order of the Collector  
No. 1674 Dated 16.7.10 Passed under  
section 10-A of the Stamp Act, It is certified that  
an amount of Rs. 249,64,200/-  
(In words Rs. two crore forty nine lac sixty four thousand two 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 No/181  
by Challan No. 01 Dated 15.7.10  
a Copy of Which is annexed herewith.

Date 17.7.2010

6325

17.7.2010

Officer-in-Charge

Treasury

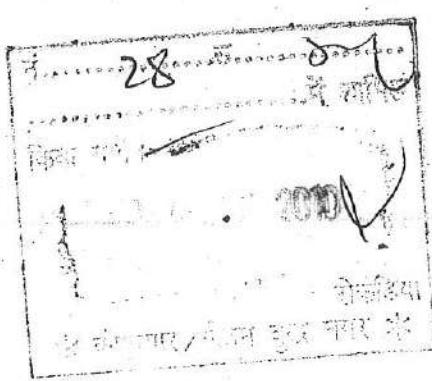
Gautam Budh Nagar

ग्रेटर नीरला जीवोचिक विकास प्रायोजन

Signature (संस्करण)

For GULSHAN DEVELOPERS PVT. LTD.

Authorised Signatory



M/s Gudlan Developers Pvt Ltd

Delhi

Value of 3 sets of books	100
Tablet price	60
Pen and ink set	10
Algebra book	20
Geometry book	20
Trigonometry book	20
Calculus book	20
Chemistry book	20
Physics book	20
French book	20
Latin book	20
German book	20
Spanish book	20
History book	20
Geography book	20
Mathematics book	20
Science book	20
Language book	20
Other books	20
Total	360



LEASE DEED

6

This Lease Deed made on 29TH day of JULY, 2010 (Twenty Eight July Two thousand and ten) 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 **GULSHAN DEVELOPERS PVT.LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at 4, DAYANAND VIHAR, DELHI – 92 through its Director **Mr. SATISH JAIN S/O LATE MR. K.S. JAIN R/O C-72, SECTOR-44, NOIDA DIST. GAUTAM BUDH NAGAR (U.P.)** duly authorized by its Board of Directors vide Resolution dated 27<sup>th</sup> May 2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns of the **Other Part**.)

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

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

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

- M/s Ajnara India Ltd.
- M/s Gulshan Developers Pvt. Ltd.
- M/s Assotech Ltd.

the plot NO. GH-03 SECTOR-16B, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-02/2010/1473 dated 30.03.2010 and Allotment Letter No. PROP/BRS/2010/1488 dated 23.04.2010 & 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 of the said Scheme. The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s. Ajnara India Limited	45%	Lead Member
2.	M/s Gulshan Developers Pvt. Ltd.	44%	Relevant Member
3.	M/s Assotech Ltd.	11%	Relevant Member

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

Sl.No.	Plot No.	Sector	Divided area (in sq.m.)	Name of member	Status
1.	GH-03	16B	56010.00	M/s APV Realty Limited (SPC of M/s. Ajnara India Ltd. and Assotech Ltd.)	SPC

For **GULSHAN DEVELOPERS PVT. LTD.**

*Satish Jain*  
Authorised Signatory

*APV*  
APV Realty Limited

पट्टा विलेख (90 वर्ष)  
199,283,949.00 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फैस रिजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
श्री/श्रीमती संजीव कुमार शर्मा प्रतिनिधि ग्रे0नौ0ओ0वि0प्रा0 द्वारा संतोष कुमार  
पुत्र/पत्नी श्री



पेशा  
निवासी स्थायी ग्रे0नौ0ओ0वि0 गौतमबुद्धनगर

अस्थायी पता  
ने यह लेखपत्र इस कार्यालय दिनांक 29/7/2010 समय 4:32PM  
बजे निवादन हेतु पेश किया।

वाई0के0 शर्मा  
उप निबन्धक गौतमबुद्धनगर  
सदर

29/7/2010

निवादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता

श्री/श्रीमती संजीव कुमार शर्मा  
प्रतिनिधि श्री ग्रे0नौ0ओ0वि0प्रा0 द्वारा संतोष कुमार  
पुत्र/पत्नी श्री  
पेशा नौकरी



पट्टा गृहीता,

श्री/श्रीमती श्री गुलशन डवलपर्स प्रा0लि0 द्वारा डाय0  
सतीश जैन  
पुत्र/पत्नी श्री रवि0 के0एस0 जैन  
पेशा व्यापार  
निवासी सी-72, सी-44 नौएडा गौतमबुद्धनगर उ0प0



ने निवादन स्वीकार किया।

जिनकी पहचान श्री रन सिंह शेखावत  
पुत्र श्री रवि0 एस0 शेखावत

पेशा

निवासी द्वितीय-ए/109 वैशाली गाजियाबाद

व श्री सुरेश कुमार

पुत्र श्री भगवती प्रसाद

पेशा

निवासी 564/2 भोआपुर कौशाम्बी गाजियाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

*Kam Singh*



वाई0के0 शर्मा  
उप निबन्धक गौतमबुद्धनगर  
सदर

29/7/2010

2.	GH-03A	16B	44007.96	M/s Gulshan Developers Pvt. Ltd.	Relevant Member
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Whereas the said registered consortium has given an undertaking dated 28.07.2010 (Copy annexed as Annexure A 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 name and status of M/s Gulshan Developers Pvt.Ltd. on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated plot No. GH-03A, Sector 16B, Greater Noida measuring 44007.96 square metre vide letter No. Builders/2010/BRS-70/1683 dated 28<sup>th</sup> July 2010.

AND it has been represented to the lessor that the Consortium member have agreed amongst themselves that **M/s Gulshan Developers Pvt.Ltd.** shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-03A, Sector-16B, Greater Noida measuring an area 44007.96 square metre. and lessee shareholding in the **Company** shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor. However, the Lessee will be entitled to Transfer/Sell up to 49% of its shareholding, subject to the condition that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

And it has been represented to the lessor that the CONSORTIUM member have agreed amongst themselves that **M/s Gulshan Developers Pvt.Ltd.** Having its registered office at 4, DAYANAND VIHAR, DELHI – 92 shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No. GH-03A, Sector 16B, Greater Noida measuring an area 44007.96 sqm.

## II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of Rs. 44,98,05,359.00 (Rs. Forty Four Crore Ninety Eight Lac Five Thousand Three Hundred Fifty Nine only) out of which approx 10% i.e. Rs. 4,50,61,895.00 (Rupees Four Crore Fifty Lac Sixty One Thousand Eight Hundred Ninety Five only) which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance approx. 90% premium i.e. Rs. 40,47,51,600.00 (Rs. Forty Crore Forty Seven Lac Fifty One Thousand Six Hundred only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner:-

SCHEDULE OF PAYMENT					
Head	Due date	Premium	Interest	Total Payable Instalment	Balance premium
Instalment No.1	23.10.2010	0	24285096	24285096	404751600
Instalment No.2	23.04.2011	0	24285096	24285096	404751600
Instalment No.3	23.10.2011	0	24285096	24285096	404751600

For GULSHAN DEVELOPERS PVT. LTD.  
Authorised Signatory

Authorised Signatory

22/10/2010  
Ranjan

पट्टा दाता

Registration No 19218

Year : 2010

Book No.

1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेनी0ओ0वि�0प्रा0 द्वारा संतोष बु

ग्रेनी0ओ0वि�0 गौतमबुद्धनगर  
नौकरी



Instalment No.4	23.04.2012	0	24285096	24285096	404751600
Instalment No.5	23.10.2012	25296975	24285096	49582071	379454625
Instalment No.6	23.04.2013	25296975	22767278	48064253	354157650
Instalment No.7	23.10.2013	25296975	21249459	46546434	328860675
Instalment No.8	23.04.2014	25296975	19731641	45028616	303563700
Instalment No.9	23.10.2014	25296975	18213822	43510797	278266725
Instalment No.10	23.04.2015	25296975	16696004	41992979	252969750
Instalment No.11	23.10.2015	25296975	15178185	40475160	227672775
Instalment No.12	23.04.2016	25296975	13660367	38957342	202375800
Instalment No.13	23.10.2016	25296975	12142548	37439523	177078825
Instalment No.14	23.04.2017	25296975	10624730	35921705	151781850
Instalment No.15	23.10.2017	25296975	9106911	34403886	126484875
Instalment No.16	23.04.2018	25296975	7589093	32886068	101187900
Instalment No.17	23.10.2018	25296975	6071274	31368249	75890925
Instalment No.18	23.04.2019	25296975	4553456	29850431	50593950
Instalment No.19	23.10.2019	25296975	3035637	28332612	25296975
Instalment No.20	23.04.2020	25296975	1517819	26814794	0

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA. 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.

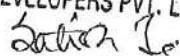
In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

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.

#### A. 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.

For GULSHAN DEVELOPERS PVT. LTD.



Authorised Signatory



पट्टा गृहीता

Registration No. 19218

Year : 2010

Book No. 1

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रव0 के0एस0 जैन  
सी-72, सौ0-44 नौएडा गौतमबुद्धनगर उ0प्र0  
च्यापार



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-03A, Sector-16B, in the GREATER NOIDA, Distt. Gautam Budh Nagar (U.P.) contained by measurement 44007.96 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	:	As per Lease Plan attached
On the East by	:	As per Lease Plan attached
On the West by	:	As per Lease Plan attached

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 29th July 2010 except and always reserving to the Lessor.

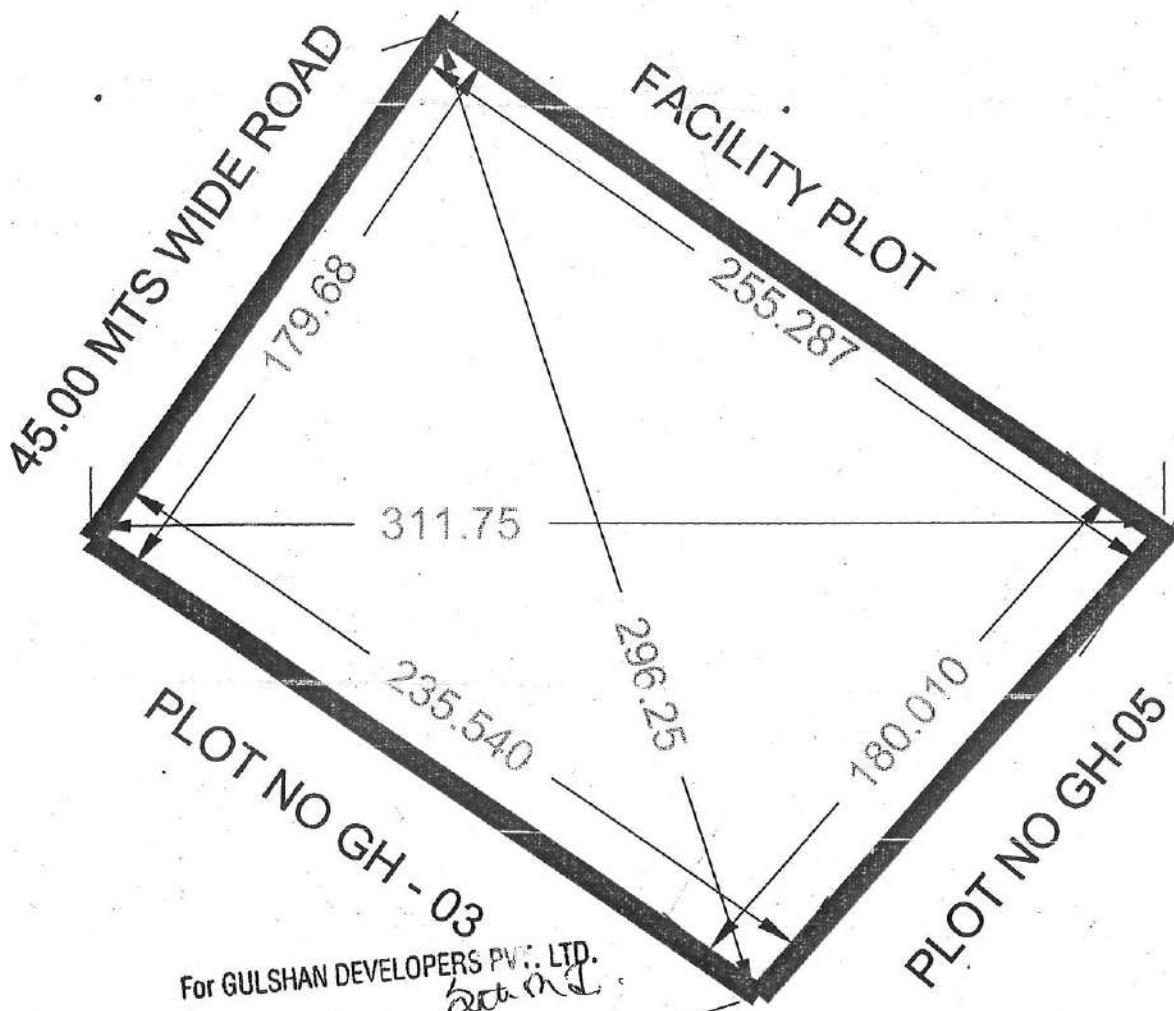
- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right 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.

**(ii) AND THE LESSEE DOTH HEREBY DECLARE AND CONVENTIONS WITH THE LESSOR IN THE MANNER FOLLOWING:**

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:
  - (i) Lessee has paid Rs. 4498054/- (Rs.Forty Four Lac Ninety Eight Thousand Fifty Four only) as annual lease rent being 1% of the plot premium for the first 10 years of lease period.
  - (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, on or before the last date of previous financial 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% of the premium of the plot as "One Time Lease Rent" phasewise before

Sachin J.





Authorised Signatory

TOTAL AREA = 44007.96SQM.

SIGN-	SIGN-	
POSSESSION TAKEN OVER	POSSESSION HANDED OVER	
LEASE PLAN FOR	PROJ. DEPTT.	<i>foria</i> ASST. MANAGER
PLOT NO-GH-03 A	LAND DEPTT.	<i>carat</i> LEKHPAL
OF SECTOR- 16B	LAW DEPTT.	<i>L</i> ALO.
GREATER NOIDA	PLNG. DEPTT.	<i>for</i> SR. DRAFTSMAN
		<i>for</i> SR. EXECUTIVE

GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY



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) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater NOIDA.

For GULSHAN DEVELOPERS PVT. LTD.

*Archana J.*

Authorised Signatory

*R*  
Rajeshwar Singh



- d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate
- e) The Lessee shall have to execute sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.
- The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1<sup>st</sup> sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.
- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 30.09.2010, or as decided by the Lessor, to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 20,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

#### NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

<b>Maximum permissible Ground Coverage</b>	<b>35 %</b>
<b>Maximum permissible FAR</b>	<b>2.75</b>
<b>Set backs</b>	<b>As per Building Bye-laws</b>
<b>Maximum Height</b>	<b>No Limit</b>

#### CONSTRUCTION

1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of

FOR BULSHAN DEVELOPERS PVT. LTD.

*Authorised Signatory*

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9.

execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
  - For first year the penalty shall be 4% of the total premium.
  - For second year the penalty shall be 6% of the total premium.
  - For third year the penalty shall be 8% of the total premium.

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

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatbed/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

## MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage,

Seller J.

Buyer J.



as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

### **TRANSFER OF PLOT**

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto ✓ 31.03.2010, or as decided by the Lessor, with the prior approval of LESSOR on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-
- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater NOIDA Industrial Development Authority.
- (vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.
- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

### **MISUSE, ADDITIONS, ALTERATIONS ETC.**

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written

Surender J.

J



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 Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

#### **LIABILITY TO PAY TAXES**

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

#### **OVERRIDING POWER OVER DORMANT PROPERTIES**

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

#### **MAINTENANCE**

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
  - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
  - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection

For GULSHAN DEVELOPERS PVT. LTD.

*Atul J.*

Authorised Signatory

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on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

### CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

### OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alterations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.

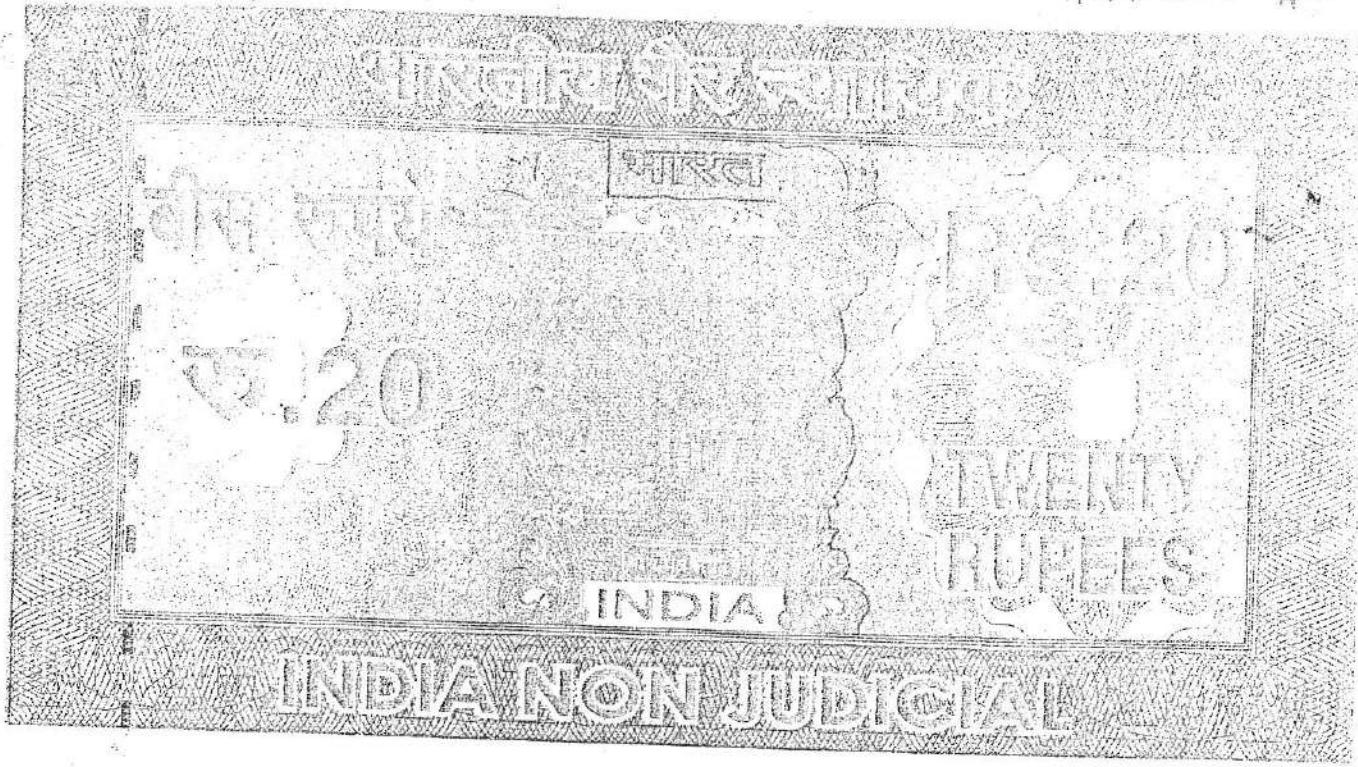
For GULSHAN DEVELOPERS PVT. LTD.

*Satish*

Authorised Signatory

*D*





STATE OF UTTAR PRADESH

11AA 769270

### Undertaking

This undertaking is signed and executed at Greater Noida on the 27th day of July 2010 by -

1. M/s Ajnara India Ltd. (Name of Lead Member Company), a company formed and existing under the provisions of Companies Act 1956, having its registered office at 502, Sachdeva Corporate Tower, Karkardooma, Delhi-110092 (hereinafter referred to as the Lead Member of M/s i.e. the consortium) through Shri Mr. Ashok Kumar Gupta Director of the lead member.
2. M/s Gulshan Developers Pvt.Ltd. (Name of Relevant Member Company/SPC) a company formed and existing under the provisions of Companies Act 1956, having its registered office at 4, Dayanand Vihar, Delhi-92 (hereinafter referred to as the Relevant Member of M/s i.e. the consortium) through Shri Mr. Satish Jain, Director of the relevant member.
3. M/s Assotech Ltd. (Name of Relevant Member Company/SPC) a company formed and existing under the provisions of Companies Act 1956, having its registered office at 148-F, Pocket-IV, Mayur Vihar

For ASSOCIAH LIMITED Phase-I, Delhi - 110091. (hereinafter

DIRECTOR

FOR AJNARA INDIA LTD.

GULSHAN DEVELOPERS PVT. LTD.

Authorised Signatory

Director

FOR GULSHAN DEVELOPERS PVT. LTD.

Director





STATE OF UTTAR PRADESH

11AA 769271

referred to as the Relevant Member of M/s i.e. the consortium) through  
Shri Mr. Rajiv Srivastava, Director of the relevant member.

WHEREAS in response to the invitation for bid in the BRS-02 (scheme code) scheme of the Builders Residential / Large Group Housing Plots floated by the Greater Noida Industrial Development Authority (hereinafter referred to as GNIDA), the Consortium M/s Ajnara India Ltd.(name of company/consortium) submitted their bid for allotment of Plot No.GH-03, Sector-16B, Greater Noida area allotted 100000.00 square metre (Actual Area 100014.96) and agreed to abide by all the terms and conditions set out in the brochure of the scheme.

AND WHEREAS the GNIDA vide letter bearing No.PROP/BRS/2010/1488 dated 23<sup>RD</sup> April 2010 allotted plot no.03, Sector-16B having an area of 100000.00 square metre in favour of Consortium.

AND WHEREAS upon being called to have lease deed of the allotted plot executed in the name of the Consortium, the lead member and the relevant member M/s Assotech Ltd. agreed amongst themselves that as permissible under clause C-8 of the brochure of the scheme the Lease Deed of an area of 56010.00 square metre be executed in favour of the SPC M/s APV Realty Ltd. and a separate lease deed of an area of 44007.96 square metre be executed in favour of relevant member M/s Gulshan Developers Pvt.Ltd. and a request letter dated

For AJNARA INDIA LTD.

For GULSHAN DEVELOPERS PVT. LTD. Director

Authorised Signatory

GROUP HOUSING TOWNSHIP

For GULSHAN DEVELOPERS PVT. LTD.

Director

DIRECTOR

Director

GROUP HOUSING TOWNSHIP COMMERCIAL OFFICE





उत्तर प्रदेश UTTAR PRADESH

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18.06.2010 (received in the Authority on 21.6.2010) was addressed to GNIDA in this regard.

AND WHEREAS A request of the lead member M/s Ajnara India Ltd. and the relevant members M/s Gulshan Developers Pvt.Ltd. and M/s Assotech Ltd. as contained in the said letter dated 18.6.2010/21.6.2010 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 27<sup>th</sup> day July 2010, including submission of an Undertaking.

Now therefore this undertaking witnesses as under:-

1. That we, the lead member and the relevant member do hereby agree that, notwithstanding the execution of Lease Deed of an area of 56010.00 sq.m. in favour of APV Realty Ltd. (An SPC of Ajnara India Ltd. and M/s Assotech Ltd.) and an area of 44007.96 square metre in favour of the relevant member M/s Gulshan Developers Pvt.Ltd., we shall be jointly and severally liable for the due compliance of all the terms and conditions of the lease deed, including but not limited to payment of consideration for the area mentioned in both the lease deeds and any breach of the aforesaid, by one of us, shall constitute breach also by the other and thereby empower the GNIDA to take action against both of us.

For AJNARA INDIA LTD.

Director

For GULSHAN DEVELOPERS PVT. LTD.

Authorised Signatory

For GULSHAN DEVELOPERS PVT. LTD.

Director

For ASSOTECH LIMITED

DIRECTOR

Director





उत्तर प्रदेश UTTAR PRADESH

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2. That each of us jointly and severally agree that this undertaking shall form part of Lease Deed to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deed to be executed.
3. That any breach of the conditions set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated 27<sup>th</sup> July 2010 withdrawn in case Lease Deed has been executed, then the breach of these present shall constitute a breach of the lease deed for which GNIDA shall be entitled to take action against us, including determination of both the lease deeds to be executed.
4. That, in terms of clause 8(a) of the scheme, we undertake that the lead member of the consortium shall retain at least 26% of the shareholding as per MOA till the completion certificate of atleast one phase of the project is obtained from GNIDA.
5. That each of the signatory on behalf of Lead Member and Relevant Member has been duly authorized by their respective Board of Directors to submit this Undertaking. A copy of the Board Resolution in favour of each of the signatory is being annexed as Annexure 'A' and Annexure 'B' to this Undertaking and the same shall be deemed to be part of this Undertaking.
6. That this Undertaking has been given by us voluntarily and without any threat, corrosion or duress of any kind whatsoever.

For AJNARA INDIA LTD.

Director

Mr GULSHAN DEVELOPERS PVT. LTD.

Suresh J.

Authorised Signatory

For GULSHAN DEVELOPERS PVT. LTD.

Rajiv  
DIRECTOR

Director

For ASSOTECH LIMITED





STATE OF UTTAR PRADESH

IAA 769274

IN WITNESSES WHEREOF each of the two executants have appended their signatures in the presence of each others on the date first mentioned above.

Witnesses

1. Animesh Goyal S/o  
Brijendra Chandra Singh  
B-265, Ramprastha, Ghaziabad
2. Vinod Kumar Jain  
Shri R. M. Jha,  
Plot No- 28, Opp-1, Shafinagar Garden  
Belti, Sahibabad, U.P.

For AJNARA INDIA LTD.

Director

For GULSHAN DEVELOPERS PVT. LTD.

Lead Member

Director

Relevant Member

For GULSHAN DEVELOPERS PVT. LTD.

Authorised Signatory

Relevant Member

For ASSOTECH LIMITED

DIRECTOR

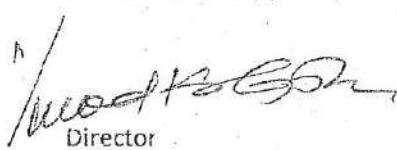


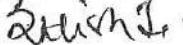


COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AJNARA INDIA LIMITED IN  
THEIR MEETING HELD ON TUESDAY, THE 27th DAY OF JULY 2010 AT ITS REGISTERED  
OFFICE, DELHI.

"RESOLVED THAT the consent of Board of Director be and is hereby accorded to authorised Shri Ashok Kumar Gupta, Director to accept, sign, deliver undertaking or other documents executed at Greater Noida for and on behalf of the company"

Certified True Copy

  
Ashok Kumar Gupta  
Director

For AJNARA DEVELOPERS PVT. LTD  
  
Ashok Kumar Gupta



Next Generation Spaces

Residential  
Retail  
Corporate  
Hospitality  
Healthcare  
Facility Management

**COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS  
OF THE COMPANY, HELD ON 27<sup>TH</sup> DAY OF JULY, 2010.**

“RESOLVED THAT Company being a relevant member of consortium with M/s Ajnara India and M/s Gulshan Developers Private Limited be and is hereby authorize Shri. Rajiv Srivastva, Director of the Company to accept, sign, deliver undertakings or other documents to be executed with Greater Noida for and on behalf of the Company and also authorised do all such act and to ratify any of the deeds in the interest of the Company.”

“FURTHER RESOLVED THAT a duly certified copy of this resolution be forwarded to the Greater Noida Authority by Mr. Rajiv Srivastva, director and Mr. Amit Kumar, Company Secretary of the Company.”

Certified True copy  
For and on behalf of Assotech Limited

  
(RAJIV SRIVASTVA)  
Director

  
(AMIT KUMAR)  
Company Secretary



*Satish L.*





COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GULSHAN DEVELOPERS PVT. LTD. IN THEIR MEETING HELD ON TUESDAY, THE 27th DAY OF JULY 2020 AT ITS REGISTERED OFFICE 4, DAYANAND VIHAR, DELHI-110092

"RESOLVED THAT the consent of Board of Director be and is hereby accorded to authorised **SHRI SATISH JAIN**, Director to accept, sign, deliver undertaking or other documents executed for lease deed of Plot No. 3A, Sector-16B, Greater Noida (U.P.) at Greater Noida Industrial Development Authority for and on behalf of the company"

*[Handwritten signature]*

Certified True Copy

For Gulshan Developers Pvt. Ltd.

*[Handwritten signature]*  
Chairman



*[Handwritten signature]*

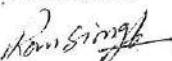


7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges payable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.
15. All terms and conditions of brochure and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

IN WITNESS WHEREOF the parties have seen their hands on the day and in the year herein first above written.

In presence of:

Witnesses:

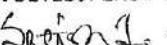
1. 

RAN SINGH SHEKHAWAT  
S/o Late Sh. B. S. Shekhawat  
JIA/109, Vaishali, Ghaziabad

  
Signed and delivered

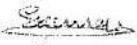
for and on behalf of LESSOR

For GULSHAN DEVELOPERS PVT. LTD.



Authorised Signatory

For and on behalf of the LESSEE

2. 

SURESH KUMAR  
S/o SH. BHAGWATI PRASAD  
564/2 BHAVA PUL LOUSHAM B/ Gz. Z.B.

97189  
81901

आज दिनांक 29/07/2010 को  
बही सं 1 जिल्द सं 7184  
पृष्ठ सं 195 से 244 पर क्रमांक 19218  
रजिस्ट्रीकृत किया गया।

वाई०के० शर्मा  
उप निबन्धक गौ०बुद्धनगर  
सदर  
29/7/2010

