

बीस रुपये

रु. 20

Rs. 20



GR. NOIDA G.B. NASAR  
MOB. No. 99115750

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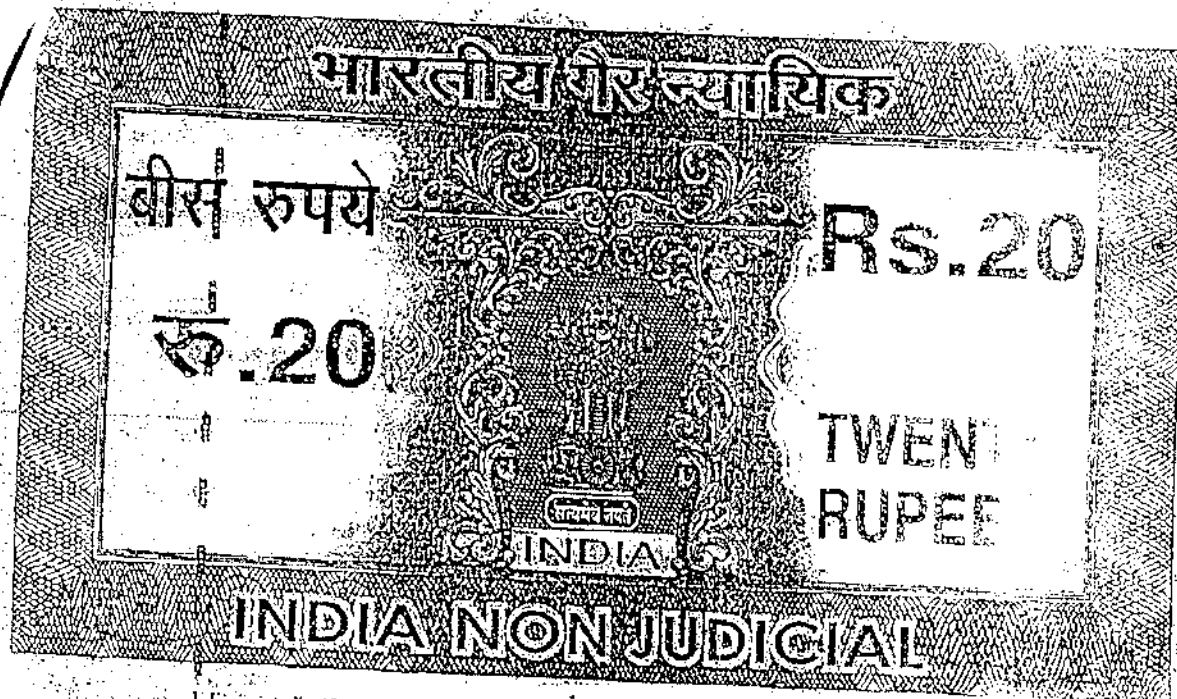
Stamp Duty Paid in Cash Certificate in favor of *M/s Aims Golf Town Developers Pvt. Ltd.*  
In Pursuance of the order of the Collector *Amal Chandra...*  
No. *...* Dated *18/11/12* Passed under *Place, New Delhi*  
section 10-A of the Stamp Act it is certified that  
an amount of Rs. *8,00,000/-* Rs. Eight Lacs only  
(in words *Eight Lacs only*)  
has been Paid in Cash as stamp Duty in Respect  
of this instrument in the State Bank of India  
Treasury/Sub Treasury of *Noida*  
by Challan No. *113* Dated *15/11/12*  
a Copy of which is annexed herewith.

Date *18/11/12*

Officer in Charge  
Treasury  
Basant Bada Nagar

For Aims Golf Town Developers Pvt. Ltd.

Authorised Signatory



Stamp Duty Paid in Cash Certificate in favour of  
 Ld. R. 11/12/12 Amla Chamber, 3, Phulaji, Con. Place  
 in Pursuance of the order of the Collector  
 No. 100/12 dated 02/12/12 and under  
 section 10-A of the Stamp Act 1892 is certified that  
 an amount of Rs. 39,300/- has been received  
 in words Rupees Thirteen 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-Station of Noida  
 by Chaitan N. N. 15/12/12  
 A Copy of which is annexed herewith.

Date 07.12.2012

Officer in Charge  
 Treasury  
 G. S. Ram Bhai Nigam

For Amla Golf Town Developers Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

A 729736

Stamp Paper of 25000 each  
Starts from Series A 729736 -  
to A 736027

विद्युत्  
प्रतिधारण

For Aims Golf Town, Gurgaon, Haryana

Authorized Signature



उत्तर प्रदेश UTTAR PRADESH

A 730027

प. नं. 16/77  
मे. नं. 16/77

For Aims Golf Town Developers Pvt. Ltd.

Authorized Signatory

### LEASE DEED (RESIDENTIAL TOWNSHIP)

This lease deed is made at Greater Noida on the 09<sup>TH</sup> DECEMBER 2010 between the **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.6 of 1976) (hereinafter called the 'Lessor' which expression shall unless the context does not so admit, include its successors and assigns) of the One Part and **M/s AIMS GOLF TOWN DEVELOPERS PVT.LTD.** a Company/SPC incorporated under the Indian Companies Act 1956, having its registered office at R-10, 11, 12, Ansal Chamber-1, 3, Bhikaji Cama Place, New Delhi through its Director **Mr. MALOOK NAGAR S/o LATE RAMESHWAR DAYAL NAGAR R/o D-10/3, VASANT VIHAR, NEW DELHI** duly authorized by its Board of Directors vide resolution dated 1.12.2010 hereinafter called the Lessee, which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns of the other part;

WHEREAS the plot hereinafter described form 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 township 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 Aims Promoters Pvt.Ltd.
- M/s AMR Construction Ltd.
- M/s Narne Estates Pvt.Ltd.

the Residential Township Plot No. GH-04, SECTOR-04, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/TOWNSHIP/2010/2221 dated 04<sup>th</sup> March 2010 and Allotment Letter No. Builders/2010/1489 dated 23.04.2010 and for the development and marketing of Residential Township purposes as mentioned as in bid document / brochure on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

AND WHEREAS the Lessor approved the name and status of **M/s Aims Golf**

महानगर विकास  
प्रधिकरण  
LESSOR

For Aims Golf Town Developers Pvt. Ltd.

Authorized Signatory

LESSEE

own Developers Pvt.Ltd. on the request of consortium members (as mentioned above), in accordance with the Clause-C-7(e) of the brochure of the scheme to develop and market the project on demarcated plot No.GH-04, Sector-04, GREATER NOIDA. The actual area of the plot as per lease plan is 176090.13 square metre of which this lease deed is being executed.

AND WHEREAS the Lessee is a **Special Purpose Company** comprising of-

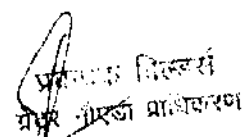
S. NO.	NAME OF MEMBER	SHARE HOLDING	STATUS
1	M/s Aims Promoters (P) Ltd.	80%	Lead Member
2	M/s Narne Estates Private Limited	10%	Relevant Member
3	M/s AMR Constructions Limited	10%	Relevant Member

And it has been represented to the Lessor that the **Special Purpose Company** members have agreed amongst themselves that **M/s Aims Promoters vt. Ltd.**, having its office at **R-10,11 & 12, Ansal Chamber-1, 3, Bhikaji Cama Place, New Delhi** shall remain always be the **Lead Member** of the **Special Purpose Company** and whose shareholding in the **Special Purpose Company** shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority). However, the **Special Purpose Company** will be allowed to Transfer/ Sell up to 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51.00% of the shareholding and the "Lead member" shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

#### I NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 140,37,90,516.00 (Rupees One Hundred Forty Crore Thirty Seven Lac Ninety Thousand Five Hundred Sixteen only) out of 10% premium which is Rs. 14,03,79,052.00 (**Rs. Forteen Crore Three Lac Seventy Nine Thousand Fifty Two Only**) has been paid by the Lessee, the receipt whereof the Lessor do hereby acknowledge. The balance amount to be paid as per payment plan given below :-

Instalment	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium	Remarks
Instalment No.1	23.10.2010	0.00	75804688.00	75804688.00	1263411465.00	Paid
Instalment No.2	23.04.2011	0.00	75804688.00	75804688.00	1263411465.00	Due
Instalment No.3	23.10.2011	0.00	75804688.00	75804688.00	1263411465.00	-do-
Instalment No.4	23.04.2012	0.00	75804688.00	75804688.00	1263411465.00	-do-
Instalment No.5	23.10.2012	78963217.00	75804688.00	154767905.00	1184448248.00	-do-

  
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For Aims Golf Town Developers Pvt. Ltd.  


Instalment No.6	23.04.2013	78963217.00	71066895.00	150030112.00	1105485031.00	-do-
Instalment No.7	23.10.2013	78963217.00	66329102.00	145292319.00	1026521814.00	-do-
Instalment No.8	23.04.2014	78963217.00	61591309.00	140554526.00	947558597.00	-do-
Instalment No.9	23.10.2014	78963217.00	56853516.00	135816733.00	868595380.00	-do-
Instalment No.10	23.04.2015	78963217.00	52115723.00	131078940.00	789632163.00	-do-
Instalment No.11	23.10.2015	78963217.00	47377930.00	126341147.00	710668946.00	-do-
Instalment No.12	23.04.2016	78963217.00	42640137.00	121603354.00	631705729.00	-do-
Instalment No.13	23.10.2016	78963217.00	37902344.00	116865561.00	55274251.00	-do-
Instalment No.14	23.04.2017	78963217.00	33164551.00	112127768.00	473779295.00	-do-
Instalment No.15	23.10.2017	78963217.00	28426758.00	107389975.00	394816078.00	-do-
Instalment No.16	23.04.2018	78963217.00	23688965.00	102652182.00	315852861.00	-do-
Instalment No.17	23.10.2018	78963217.00	18951172.00	97914389.00	236889644.00	-do-
Instalment No.18	23.04.2019	78963217.00	14213379.00	93176596.00	157926427.00	-do-
Instalment No.19	23.10.2019	78963217.00	9475586.00	88438803.00	78963210.00	-do-
Instalment No.20	23.04.2020	78963210.00	4737793.00	83701003.00	0.00	-do-

Lessee has opted to pay annual lease rent (till start for execution of sub-lease deed) and accordingly paid one year lease rent in advance i.e. Rs. 1,40,37,905.00 (Rupees One Crore Forty Lac Thirty Seven Thousand Nine Hundred and Five Only) at the rate of 1% of the total premium of the plot. In case of default lessee shall have to pay interest @ 15% p.a. compounded six monthly.

The Lessor doth hereby demise and lease to the lessee, all that plot of land numbered as **Plot No. GH-04** situated in **Sector- 04, allotted under the Scheme Code RTS-01/2010 (I)** in the Greater Noida District Gautam Budh Nagar contained by measurement of **176090.13 Square Meters**, be the same, a little more or less, and bounded: -

ON THE NORTH BY  
ON THE SOUTH BY  
ON THE EAST BY  
ON THE WEST BY

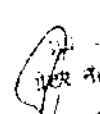
AS PER LEASE PLAN ATTACHED

and which said plot is more clearly-delineated and shown in the attached plan and therein marked red.


TO HOLD the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the lessee to the term of 90 (Ninety) years commencing from (the date of execution of the lease deed) **09<sup>th</sup> December 2010** except and always reserving to the Lessor on the terms and conditions mentioned below:-

Lessor invited sealed tenders in two-bid system in the prescribed Application/Tender Form for allotment of RESIDENTIAL TOWNSHIP and Lessee has been allotted plot No.GH-04 Sector 04, GREATER NOIDA measuring 176090.13 sq.m..

#### B. NORMS OF DEVELOPMENT

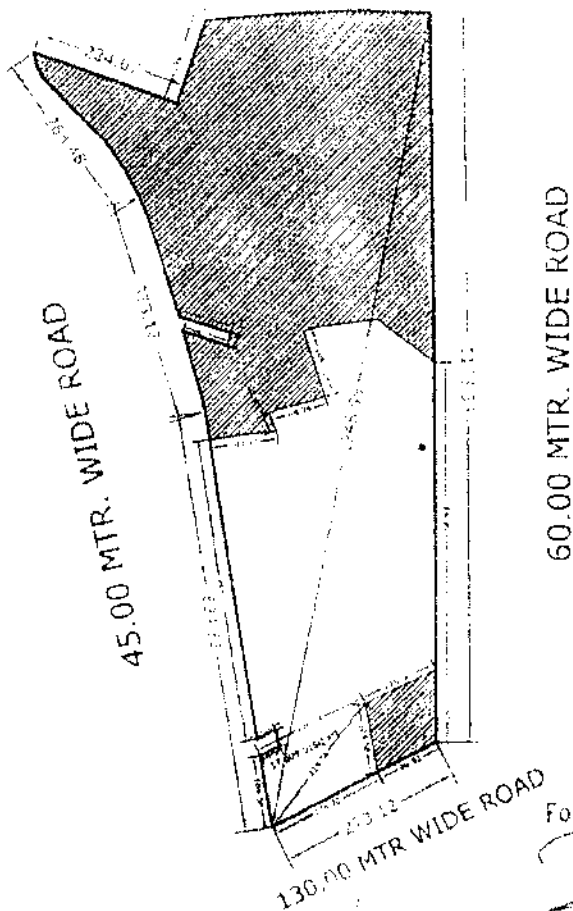
  
LESSOR

For Aims Golf Town Developers Pvt. Ltd.

  
Authorised Signatory  
LESSEE

PLOT NO:- GH-04

60.00 MTR. WIDE ROAD



For Aims Coal Town Developer, Inc.

**Authorised Signatory**

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.

ASSET MANAGER

MANAGER

**SR.MANAGER**

LAND. DEPTT.

LEKH PAL

NAZAR TAHSEEL DAR

TANSEEL/UR

LAW. DEPTT.

ALQ

## MANAGER

PLNG. DEPTT.

59. DRAFTSMAN

SA EXECUTIVE



GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY



The land use breakup for the plots on offer shall be as follows:

PERMISSIBLE USAGE	
Commercial (Including Master Plan Commercial)	As per brochure / bid document of RTS-01/2010(I) Scheme
Institutional & Facilities	
Parks, Open spaces, Play ground, Roads & Public Parking	
Residential (Group Housing)	
PERMISSIBLE FAR (MAXIMUM)	
Commercial	4.00
Residential (Group Housing)	2.75
Institutional & facilities	As per bye-laws
PERMISSIBLE DENSITY	
Density (Group Housing Pocket)	1650 PPHA

NOTE: FAR & Density may further be purchased by the lessee as per norms of LESSOR.

### C. LEASE RENT

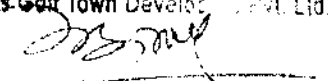
In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:

- I. The lease rent will be payable @ 1.00 % of premium of the plot 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 the option to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, 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 has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

प्रमाणित हस्ताक्षर  
लेटर सिल प्रमाणिकरण

LESSOR

For Aims Golf Town Developer Pvt. Ltd.


  
Authorised Signatory

LESSEE

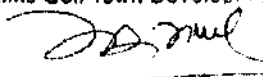
- VI. However, in case the lease rent is revised by lessor, the lease rent prevalent on the date of execution of lease deed shall be payable.

**D. PAYMENT PLAN AND OTHER MAIN TERMS AND CONDITIONS**


1. All payment as mentioned above should be made by the Lessee to the Lessor through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. In case of default in depositing the installments /lease rent or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
2. 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.
3. In case of default, the allotment and reservation offer will be considered as cancelled without any further notice and the amount equivalent to registration money shall be forfeited. No interest will be paid on such amounts. However, this is subject to clause 'H' of brochure / tender document.
4. 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.
5. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
6. In case of allotment of any additional land, the payment of the premium of the additional land shall be made in lump sum within 60 days from the date of communication of the said additional land.
7. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Lessor.
8. 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.
9. Extension of time, normally, shall not be allowed for more than 60 days for each installment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
10. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

  
प्रेम लाल भारद्वाज  
LESSOR

For Aims Golf Town Developers Pvt. Ltd.

  
Authorized Signatory

11. The plot will be accepted by the Lessee on an "As is where is basis" on a lease for a period of 90 years starting from the date of execution of the lease deed.
12. Surrender after execution of lease deed shall not be allowed.
13. The lessee shall prepare the detailed lay-out plan for the entire land for approval of the Lessor.
14. Internal development of the sector/plot shall be the full responsibility of the lessee and it shall be carried out as per the lay-out plan approved by the Lessor.
15. The Lessee will have to construct on its own minimum of 30 per cent of the total permissible FAR in the 'residential', 'institutional & facilities' and 'commercial' area.
16. The Lessee shall have option to sub-lease a maximum 70 per cent of the land earmarked for 'residential', 'institutional & facilities' and 'commercial' area.
17. After the approval of the lay-out plan from the lessor, the lessee shall have option to sublease portions of land earmarked for group housing, commercial, and institutional subject to minimum plot size of 20,000 Sqm. after prior approval from the Lessee.
18. The Lessee shall sub-lease an area only once the internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
19. The Lessee shall have to execute tripartite sub lease deed in favour of Sub Lessee in the form and format as prescribed by the Lessor.
20. On execution of such sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Lessor in the proportionate share of the land area so sublet.
21. Area developed and allotted by the lessee in the shape of individual flats/residential plot, shops, one time lease rent shall be paid by the lessee before start of execution of sub lease deed. In case plots more than 20000 square metres allotted, proportionate lease rent and lease premium shall directly be paid by the sub-lessee to the Lessor which shall be adjusted in the payable instalments by the Lessee.
22. Any default on the part of such sub-lessee to fully implement the terms and conditions of the lease deed or scheme {Scheme Code RTS-01/2010(i) }

  
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 LESSOR


For Aims Golf Town Developers Pvt. Ltd.



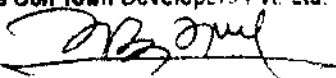
Authorised Signatory  
 LESSEE

shall not be automatically considered as default of the Lessee. The Lessor shall be entitled to take any action against the sub-lessee as has been mentioned in the scheme brochure including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of this Brochure/Tender Document.

23. The Lessee shall be wholly and solely responsible for implementation of the Project save and except the land which it has subleased to any individual or entity as per **Clause O - Sub Clause 1, 2 and 3 of the brochure / tender document** and shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate alternate agency for such work/ responsibility is identified legally by the Lessee. Thereafter the agency appointed by the Lessee will be responsible to the lessor for maintenance and service of the constructed flats/ buildings.
24. The Lessee and / or sub-lessee, as the case may be, shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of:
1. Non-completion of the Project.
  2. Quality of construction
  3. Any other legal dispute arising out of allotment, lease, sub-lease etc.
25. The lessee is required to submit building plan together with the detailed lay-out plan showing the phases for execution of the project for approval within 9 months from the date of possession and shall start land development, and internal development within 18 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The land development and internal developments have to be completed by the lessee within 5 years from the date of possession to the satisfaction of the lessor.
26. The Lessee/ sub-lessee shall commence the construction of the F.A.R. within 18 months from the date of possession and shall be required to complete the construction of area provided to the lessee/ sub-lessee as per approved layout plan and get the occupancy certificate issued from Building Cell (Planning Department) of the LESSOR in maximum 7 phases within a period of 10 years from the date of execution of lease deed. The lessee/ sub-lessee shall be required to complete the construction of minimum 15 per cent of the total F.A.R. of the allotted plot as per approved layout plan and get Completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of 5 years from the date of execution of the lease deed.
27. 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.

  
मेन्टर विल्डर्स  
मेन्टर विल्डर्स प्राधिकरण  
LESSOR

For Aims Golf Town Developers Pvt. Ltd.



Authorised Signatory

sewerage will be provided by the Lessor/ 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.

28. Without prejudice to the LESSOR's right of cancellation, the extension of time for the completion of the 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.

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

29. There shall be total liberty at the part of lessee to decide the size of the built up space within the frame work of LESSOR Building Bye-laws.

30. The lessee/ sub-lessee may implement the project in maximum seven phases and the occupancy certificate/ completion certificate shall be issued by the lessor phase wise accordingly, enabling them to do phase-wise marketing.

- The lessee/sub-lessee shall have the right to sub-lease the developed plot(s) and built up space as per his layout and building plans approved by the LESSOR at its own price on the standard lease agreements approved by the LESSOR.

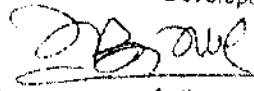
- No transfer charges shall be applicable in case of first sub-lease of the developed plot(s) and/ or built up space including the built up space on the sub divided plot(s) as described above, within two years after the date of completion. However, for subsequent sales, the transfer charges as prevalent at the time of transfer, or as may be decided by the LESSOR, shall be payable

31. The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served), *after execution/registration of Lease Deed*, in favour of Bank/Govt. organization/approved financial institution for construction of plot on receipt of simple request from the Lessee. The Lessee should have valid time period for construction as per terms of lease deed or have obtained valid extension of time for construction and should have cleared up to date dues of the plot premium and lease rent.

The lessee will submit the following documents:

  
प्रमुख विलडर्स  
प्रेटर नोएडा प्राधिकरण  
LESSOR

For Aims Golf Town Developers Pvt Ltd.

  
8 Authorised Signatory LESSEE

- a. Sanction letter of the concerned Bank/approved financial institution.
- b. An affidavit on non-judicial stamp paper of Rs.10/- duly notarized stating that there is no unauthorised construction and commercial activities on the Residential Area (Group Housing).
- c. Clearance of upto date dues.

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

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, as decided by the Authority, 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 Authority'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.

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

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 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 follows:-

If the Lessee/Sub-lessee(s) fails to correct such deviation(s) 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/Sub-lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

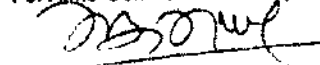
#### E. LIABILITY TO PAY TAXES

The Lessee/Sub-lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this

प्रमाणित बिल्डर्स  
गोल्फ टाउन प्राधिकरण

LESSOR

For Aims Golf Town Developers Pvt. Ltd.



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Authorised Signatory, LESSEE


behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

**F. OVERRIDING POWER OVER THE DORMANT PROPERTIES**

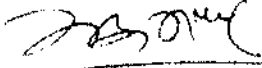
The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same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

**G. MAINTENANCE**

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. 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 condition to the satisfaction of the Lessor at all times.
  - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed off at the earmarked place/land fills sites as per the policy of LESSOR for similar sectors.
3. 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 LESSOR may consider just and expedient.
5. The 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 LESSOR will have the power to get the maintenance done through any other Authority and recover the amount so spent from the lessee. The lessee will be individually and severally liable for payment of the

  
वित्तरस  
LESSOR प्राधिकरण

For Aims Golf Town Developers Pvt. Ltd.

  
Authorised Signatory

maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 shall be applicable on the lessee. No objection to the amount spent for maintenance of the building by the lessor shall be entertained and decision of the LESSOR in this regard shall be final

#### H. CANCELLATION OF LEASE DEED

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

1. Allotment being obtained through misrepresentation/ suppression of material facts, mis-statement and/ or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/ 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 Authority and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned above, 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.

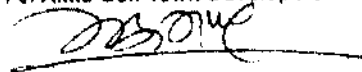
#### I. OTHER CLAUSES

1. The allotment of land by LESSOR shall be on lease basis, however, in future it can be converted in free hold as per the terms and conditions specified by LESSOR.
2. Multiple renting shall be admissible to the lessee and for the sub-lessee.
3. 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.

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ग्रेटर नोएडा प्राधिकरण

LESSOR

For Alma Golf Town Developers Pvt. Ltd.



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LESSEE

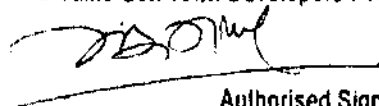


4. In case of any clarification or interpretation regarding these terms and conditions, the decision of the LESSOR shall be final and binding.
5. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment, deliver possession of the whole or part of the land to the lessee or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, within 3 years from the date of issuance of acceptance letter on receipt of the request of the lessee, the deposit, if any, made by the lessee against that portion of the land of which possession could not be delivered by the LESSOR to the lessee, will be refunded to the lessee without interest.
6. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority 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.
7. Any dispute between the Authority 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.
8. 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.
9. 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.
10. The lessee/ sub-lessee of the Lessee shall be liable to pay all taxes/ charges/lease rent livable from time to time LESSOR or any other authority duly empowered by them to levy the tax/ charges.
11. In case of default, render the allotment/lease liable for cancellation and the Lessee/ sub-lessee will not be paid any compensation thereof.
12. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.

प्रमाणित दिवस  
ग्रेटर नोड प्रमाणिकरण

LESSOR

For Aims Golf Town Developers Pvt. Ltd.



Authorised Signatory

12

LESSEE

13. All arrears due to the Lessor would be recoverable as arrears of land revenue.

14. 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

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

15. The lessee and / or sub-lessee shall execute an Indemnity bond, indemnifying the LESSOR unequivocally against any consequences of a situation where the LESSOR is not able to give possession of the acquired land and/or of the unacquired land. In such a situation the liability of the LESSOR shall be limited to refund, without interest, to the lessee, the deposit, if any, made by the lessee against that portion of the land of which possession could not be delivered to the lessee by the LESSOR.

(i) The terms and conditions of the Brochure of the Scheme RTS-01/2010 (i) shall form part of this lease deed.

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

In presence of :

Witness : *AMIR SIKANDER*  
*S/O SAABDUR REHMAN*

Address : *171 BHATWARA,*  
*MEERUT*

*म. भू. वि. वि. वि.*  
*प्रेटर नमोदा प्राधिकरण*

For & behalf of LESSOR

For *Aims Golf Town Developers Pvt. Ltd.*

*[Signature]*  
Authorized Signatory

Witness : *NEERAJ MALIK*  
*S/O COL. R. S. MALIK*

Address : *502 Dimple Appths.*  
*4E ASHA NAGAR, KANDIVALI*  
*EAST, MUMBAI - 400101*

For & behalf of LESSEE

*म. भू. वि. वि. वि.*  
*प्रेटर नमोदा प्राधिकरण*

LESSOR

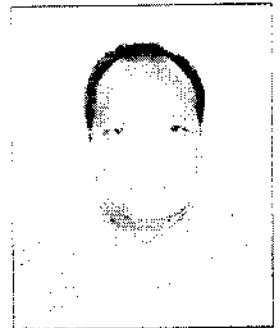
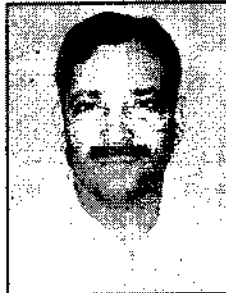
*[Signature]*  
*K. YADAV*  
*LIC No. 78*  
*GR. NOIDA G.B. NAGAR*  
*MOB.: No. 9911575058*

For *Aims Golf Town Developers Pvt. Ltd.*  
*[Signature]*  
Authorized Signatory

LESSEE

T- 6616/13

5.20



03

Sub-lease Deed

Stamp Duty & GST. For the purpose of M/S AASTHA INFRA CITY LIMITED.  
Surya Karishk Tower, 26, Sector-4, Vanshali Ghazipurad.  
in Pursuance of the order of the Collector  
No. Memo dated 21/01/13. Passed under  
section 10-4 of the Stamp Act. It is certified that  
an amount of Rs. 22500.000/- Rs. two crore twenty five thousand only  
(in words Rs. 22500.000/-)  
has been Paid in Cash as Stamp Duty in Respect  
of this instrument in the State Bank of India  
Treasury/Sub Treasury at NOIDA  
by Chaitan Singh dated 22-01-13  
a Copy of Which is enclosed herewith.

24.1.2013 [Signature]

Official Charge

Treasury

Chaitan Singh

24/01/13

Manager (Builders)

For Aims Golf Town Developers Pvt. Ltd.

For Aastha Infrecity Limited

Authorised Signatory

Director

## SUB LEASE DEED

MARKET VALUE	Rs. 45,00,00,000/-
AREA OF PLOT	20000 sq.mtr.
SALE CONSIDERATION	Rs. 159440000
PLOT NO. :	3/GH-04, Sector-04, Greater Noida
STAMP DUTY	2,25,00,000/-

THIS SUB LEASE DEED is made at Greater Noida on this 21<sup>st</sup> day of March, 2013

BY AND BETWEEN

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as the **AUTHORITY/Lessor**) which expression shall unless the context does not so admit include its successors and assigns of the **FIRST 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 **SECOND PART**.

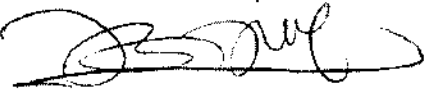
AND


**M/s AASTHA INFRACITY LIMITED**, a company incorporated under the Companies Act 1956 and having its registered office at D-1/85, Second Floor Phase-1, Ashok Vihar, New Delhi through its authorised signatory / Director Sh. Arun Kumar Singh S/o. Lt. Sh. Jagdish Prasad Singh R/o. 402, Nutan Vihar, Kanker Bagh, Patna-20 duly authorised by its Board of Directors vide Resolution dated 29-10-2012 (hereinafter referred to as the **SUB-LESSEE**) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the **THIRD PART**.

WHEREAS


- a) The Authority invited bids under its Scheme Code RTS-01/2010 (I) for allotment of various plots, including **Plot No. GH-04, Sector-04**, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Residential Township. The permissible uses in this Residential Township are Group Housing, Commercial, Institutional and Parks, Open spaces, Play ground, Roads and Public Parking.

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Aims Golf Town Developers Pvt. Ltd.  
  
Authorised Signatory

For Aastha Infracity Limited  
  
Director

- b) The Lessee herein was the successful bidder for **Plot No. GH-04, Sector-04, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh** admeasuring 414353 square metres.
- c) The allotment letter / bid document / brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of its execution.
- d) The Authority as a Lessor vide Lease Deed dated 10.12.2010 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttara Pradesh registered in Book No. 1 Jild No. 7662, Page No. 1 to 616, Sl. No. 24525 demised the said plot for a period of 90 years from the date of its execution in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and / or construct and thereafter transfer the developed plots / flats / units in the following manners –
- The lease deed and bid document further provides that the Lessee will have to construct on its own minimum of 30 per cent of the total permissible FAR in the 'residential', 'institutional & facilities' and 'commercial' area.
  - The Lessee have the option to sub-lease a maximum 70 per cent of the land earmarked for 'residential', 'institutional & facilities' and 'commercial' area.
  - After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
  - The Lessee is executing sub lease deed in favour of Sub-lessee.
  - On execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area so sublet.
  - The sub-lessee shall have to follow and fully implement the group housing project on this allotted/sub-leased **Plot no.3 of GH-04, Sector-04, Greater Noida** admeasuring **20000 sq.m.**, all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.
  - The layout plan of Developers / Lessee has been approved vide Lessor's letter dated 13-04-2011. The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
  - As per approved Layout Plan / Master Plan the Residential Township plot, Lessee has further allotted Group Housing **Plot No.3/GH-04, Sector 04, Area 20000 square metres** in the Project namely **GOLF TOWN** being developed


  
**Manager (Builders)**

Greater Noida Indl. Dev. Authority

For Aims Golf Town Developers Pvt. Ltd.

  
 Authorised Signatory

For Aastha Infracore Limited

  
 SUB LESSEE

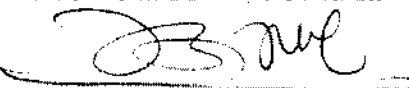
by the Lessee to **M/s AASTHA INFRACITY LIMITED** (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at D-1/85, Second Floor Phase-1, Ashok Vihar, New Delhi, sub lease which is being executed through this Sub-Lease Deed.

#### A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee have paid **Rs. 1,59,44,000/-** premium and annual lease rent (till 31.03.2013) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.7972/- per square metre within 10 years from the date of allotment to Lessee along with interest 12% interest. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
4. 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.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-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.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
8. The total consideration of the plot is **Rs. 15,94,40,000/-** (Rupees Fifteen Crore Ninety Four Lac Forty Thousand only) i.e. @ Rs.7972/- per square metre.
9. The sub-lessee shall have to pay balance 90% premium i.e. Rs. 7972/- per square metre of the plot/sub-leased directly to the Lessor/Authority in the following manner:-

Manager (Builders)  
Greater Noida Ind. Dev. Authority

For Ams Golf Town De. ...

  
Authorized Signatory

For Aastha Infracity Limited

  
Director

Head	Due date	Premium	Interest	Total amount of payable installment	Balance premium
Instalment No.1 (Paid)	23.10.2010	0	8609760	8609760	143496000.00
Instalment No.2 (Paid)	23.04.2011	0	8609760	8609760	143496000.00
Instalment No.3 (Paid)	23.10.2011	0	8609760	8609760	143496000.00
Instalment No.4 (Paid)	23.04.2012	0	8609760	8609760	143496000.00
Instalment No.5 (Paid)	23.10.2012	8968500	8609760	17578260	134527500.00
Instalment No.6	23.04.2013	8968500	8071650	17040150	125559000.00
Instalment No.7	23.10.2013	8968500	7533540	16502040	116590500.00
Instalment No.8	23.04.2014	8968500	6995430	15963930	107622000.00
Instalment No.9	23.10.2014	8968500	6457320	15425820	98653500.00
Instalment No.10	23.04.2015	8968500	5919210	14887710	89685000.00
Instalment No.11	23.10.2015	8968500	5381100	14349600	80716500.00
Instalment No.12	23.04.2016	8968500	4842990	13811490	71748000.00
Instalment No.13	23.10.2016	8968500	4304880	13273380	62779500.00
Instalment No.14	23.04.2017	8968500	3766770	12735270	53811000.00
Instalment No.15	23.10.2017	8968500	3228660	12197160	44842500.00
Instalment No.16	23.04.2018	8968500	2690550	11659050	35874000.00
Instalment No.17	23.10.2018	8968500	2152440	11120940	26905500.00
Instalment No.18	23.04.2019	8968500	1614330	10582830	17937000.00
Instalment No.19	23.10.2019	8968500	1076220	10044720	8968500.00
Instalment No.20	23.04.2020	8968500	538110	9506610	0.00

The premium & Lease rent of the Lessee shall be automatically reduced from the payable instalment(s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

#### B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by 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, normally, shall not be allowed for more than 60 days for each installment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
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.
5. The lease hold rights of the plot sub-leased to the sub-lessee by the Lessee, for the balance period of **90 years** calculated from the date of execution of lease deed i.e. 10-12-2010.

Manager (Builders)

Create a new document

For Aims Golf Town Developers Pvt. Ltd.

  
Authorised Signatory

For Aastha Infracity Limited

  
Director

### C. 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 sub-lessee has paid Annual lease rent @ 1% of total premium to the Lessee/Lessor. The lease rent will be payable by the Sub-lessee to the Lessor @ 1.00 % of premium i.e. **Rs. 15,94,400.00** (Rupees Fifteen Lac Ninety Four Thousand Four only) of the plot 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 sub-lessee shall have to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" before start of execution of further sub lease deeds in favour of final purchasers of the flats on this allotted group housing plot.

However, in case the lease rent is revised by LESSOR, the lease rent prevalent on the date of execution of lease deed shall be payable.

### D. POSSESSION

1. Possession of allotted plot will be handed over to the Sub-lessee by the Lessee. After execution of sub-lease deed, the sub-lessee shall be treated as allottee of lessor for the purpose of balance proportionate payments, implementation of the project and compliance of terms and conditions of scheme / lease deed.

### E. EXECUTION OF SUB LEASE DEED

The sub-lessee will have to construct on its sub-leased land of the total permissible FAR in the group housing area. The permissible FAR is 2.75, ground coverage 35% and height no limits. After getting the completion certificate and No Dues Certificate/ Full payment from the lessor of this sub-leased plot, permission to further sublease deed in favour of final purchaser of the units / flats constructed will be given. Permission to further tripartite sub lease deed between Lessor, Sub-lessee and final purchaser of the flats to be constructed, will be granted only after full payment of premium and one time lease rent of this sub-leased plot in favour of lessor by the sub-lessee.

### F. INDEMNITY

The sub-lessee shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of:

Manager (Builders)  
Greater Noida Indl. Dev. Authority

FOR AASTHA INFRASTRUCTURE DEVELOPMENT LTD

  
Authorised Signatory

For Aastha Infrastructure Limited

  
Director

2019-2020




1. Non-completion of the Project.
2. Quality of construction
3. Any other legal dispute arising out of allotment, lease, sub-lease etc.

The sub-lessee shall be wholly and solely responsible for implementation of the Project and except the land which it has subleased to any individual or entity shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate alternate agency for such work/ responsibility is identified legally by the sub-lessee. Thereafter the agency appointed by the Sub-lessee will be responsible to the Authority for maintenance and service of the constructed flats/ buildings.

#### G. IMPLEMENTATION OF PROJECT

1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 18 months.
2. The sub-lessee shall commence the construction of the F.A.R. within 18 months from the date of possession and shall be required to complete the construction of area provided to the sub-lessee as per approved layout plan and get the occupancy certificate issued from Building Cell (Planning Department) of the LESSOR in maximum 7 phases within a period of 10 years from the date of execution of lease deed. The sub-lessee shall be required to complete the construction of minimum 15 per cent of the total F.A.R. of the allotted plot as per approved layout plan and get Completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of 5 years from the date of execution of the lease deed dated 5<sup>th</sup> May 2010 executed in favour of Lessee.
3. 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 sub-lessee. All the internal development as well as construction works within the plot allotted to sub-lessee shall be carried out by the sub-lessee.
4. Without prejudice to the LESSOR's right of cancellation, the extension of time for the completion of the 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.

  
 Manager (Builders)  
 Greater Noida Indl. Dev. Authority

For Aims Goli Town Developers Pvt. Ltd.

  
 Authorised Signatory

For Aastha Infracity Limited

  
 Director

STUD 12345678

5. In case the Sub-lessee does not construct building within the time provided including extension granted, if any, the sub-lease deed may be, shall be liable to be cancelled. Sub-lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. There shall be total liberty at the part of Sub-lessee to decide the size of the built up space within the frame work of LESSOR Building Bye-laws.

#### H. MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served), *after execution/registration of Sub Lease Deed*, in favour of Bank/Govt. organization/approved financial institution for construction of plot on receipt of simple request from the Sub-lessee. The Sub-lessee should have valid time period for construction as per terms of 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 concerned Bank/approved financial institution.
- b. An affidavit on non-judicial stamp paper of Rs.10/- duly notarized stating that there is no unauthorised construction and commercial activities on the Residential Area (Group Housing).
- c. Clearance of upto date dues.

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

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

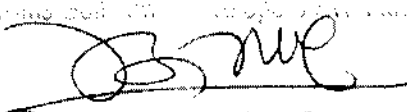
The Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.


#### I. MISUSE, ADDITIONS, ALTERATIONS ETC.

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

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

Manager (Builders)  
Greater Noida Indl. Dev. Authority

  
Authorized Signatory

For Aastha Infra City Limited  
  
Director

SUB LESSEE

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(s) fails to correct such deviation(s) 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 agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

**J. LIABILITY TO PAY TAXES**

The Sub-lessee or allottee(s)/final purchasers of sub-lessee shall be liable to pay all rates, taxes, 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.

**K. OVERRIDING POWER OVER THE DORMANT PROPERTIES**

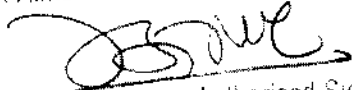
The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same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

**L. MAINTENANCE**


1. The sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The sub-lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
  - a) in a state of good condition to the satisfaction of the Lessor at all times.
  - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed off at the earmarked place/land fills sites as per the policy of LESSOR for similar sectors.
3. The sub-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 LESSOR may consider just and expedient.

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Aims Golf Town Developers Pvt. Ltd.

  
Authorised Signatory

For Aastha Infracy Limited

  
DIRECTOR

5. 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 LESSOR 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. Flat Ownership Act, 1975 shall be applicable on the sub-lessee. No objection to the amount spent for maintenance of the building by the Lessee/LESSOR shall be entertained and decision of the LESSOR in this regard shall be final.

#### M. CANCELLATION OF SUB-LEASE DEED

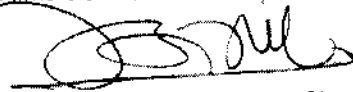
4. In addition to the other specific clauses relating to cancellation, the LESSOR, as the case may be, will be free to exercise its right of cancellation of sub-Lease in the case of:
  1. Sub-lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.
  2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
  3. Default on the part of the Sublessee for breach/ violation of terms and conditions of and/ or non-deposit of due amounts.
  4. If at the time of cancellation, the plot is occupied by the sub-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 sub-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 Authority and no separate notice shall be given in this regard.
  - 4b. If the Sub-lease deed is cancelled on the ground mentioned in para Y1. above, the entire amount deposited by the sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

#### N. OTHER CLAUSES

1. The allotment of land by LESSOR shall be on lease basis, however, in future it can be converted in free hold as per the terms and conditions specified by LESSOR.
2. Multiple renting shall be admissible to the Lessee/sub-lessee and for the sub-sub-lessee.
3. 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.
4. In case of any clarification or interpretation regarding these terms and conditions, the decision of the LESSOR shall be final and binding.
5. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment, deliver possession of the whole

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Aims Gail Town Developers Pvt. Ltd

  
Authorised Signatory

For Aastha Infracity Limited

  
SUB LESSEE Director

or part of the land to the allottee or facilitate the Lessee/sub-lessee to undertake the activities in pursuance of executed lease deed, within 3 years from the date of issuance of acceptance letter on receipt of the request of the allottee, the deposit, if any, made by the allottee against that portion of the land of which possession could not be delivered by the LESSOR to the allottee, will be refunded to the allottee without interest.

6. 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 LESSOR shall itself get the nuisance removed at the sub-lessee's cost and charge damages from the sub-lessee during the period of submission of nuisance.
7. Any dispute between the Authority 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.
8. The Sub-Lease Deed 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.
9. 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.
10. The Sub-lessee/s of the Lessee shall be liable to pay all taxes/ charges/lease rent livable from time to time LESSOR or any other authority duly empowered by them to levy the tax/ charges.
11. In case of default, render the Sub-lease liable for cancellation and the Sub-lessee will not be paid any compensation thereof.
12. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
13. All arrears due to the Lessor would be recoverable as arrears of land revenue.
14. The sub-lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
15. The LESSOR in larger public interest may take back the possession of the land/ building by making payment at the prevailing rate.
16. The Sub-Lessee shall execute an Indemnity bond, indemnifying the LESSOR unequivocally against any consequences of a situation where the LESSOR is not able to give possession of the acquired land and/or of the unacquired land. In such a situation the liability of the LESSOR shall be limited to refund, without interest, to the sub-lessee, the deposit, if any, made by the sub-lessee against that portion of the land of which possession could not be delivered to the sub-lessee by the LESSOR.

### Schedule of Plot

Group Housing Plot No.3/GH-04, Sector-04, Greater Noida measuring 20000 sq.m. in the Distt. Gautam Budh Nagar (U.P) alongwith undivided, impartibly, unidentied lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:

West:

South:

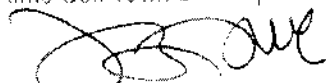
North:

**As per Plan Attached**

**Manager (Builders)**

for Ams Golf Town Developers Pvt. Ltd

For Aastha Infracore Limited

  
Authorized Signatory

  
Director

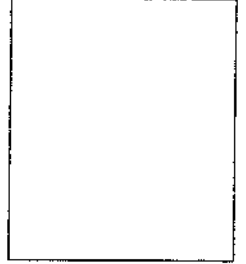
SUB LESSEE

# फोटो फार्म

कार्यालय उपनिबन्धक, सदर गौतमबुद्धनगर।

लेखपत्र संख्या-...../2013 जिल्द संख्या-..... रजिस्ट्री तिथि.....

प्रथम पक्ष /विक्रेतागण



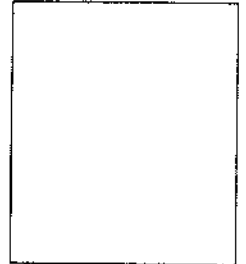
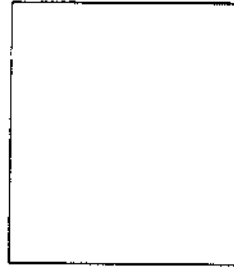
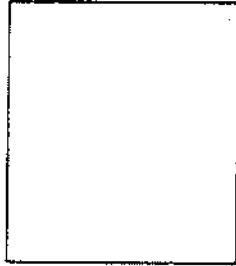
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नाम .....

नाम .....

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द्वितीय पक्ष /क्रेतागण



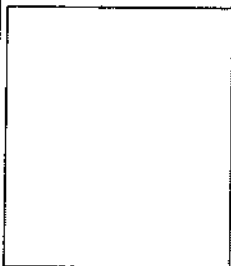
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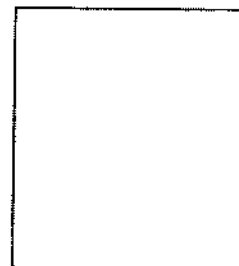
नाम .....

गवाह-1



नाम .....

गवाह-2



नाम .....

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

In presence of  
Witnesses

Manager (Builders)

Greater Noida Indl. Dev. Authority


Signed for and on behalf of LESSOR

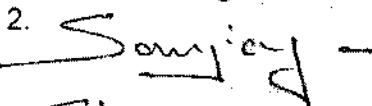
For Aims Golf Town Development



Authorised Signatory

Signed for and on behalf of LESSEE

1.   
Ashish Mallhotra  
S/O Shri Satish Mallhotra  
R/O Punjabi Colony, Dhampur

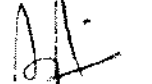
2.   
Sanyog -

S/O. Sri. Dharmendra -

Shree Kwik Tower

Signed for and on behalf of SUB - LESSEE

For Aastha Infracity Limited



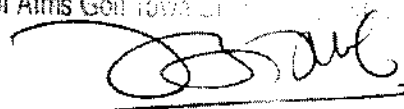
Director

Verbal - G. Z. B. -

Manager (Builders)


Greater Noida Indl. Dev. Authority

For Aims Golf Town Development



Authorised Signatory

For Aastha Infracity Limited



Director



## ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

प्लॉट नं. 108, प्लॉटवन एस्टेट, सैक्टर-गामा, ग्रेटर नोएडा सिटी

जिला- गौतम बुद्ध नगर उ.प्र.

पत्रांक- ग्रेनो/विल्डर्स/2013/ 1231

दिनांक 20 मार्च, 2013

सेवा में,

**M/s. Aims Golf Town Developers Pvt. Ltd.**  
D-3/10, Paschim Marg, Vasant Vihar,  
New Delhi-110057

**M/s. Aastha Infracity Ltd.**  
D-1/85, Second Floor, Phase-I Ashok Vihar  
New Delhi

**विषय** उप-विभाजित भूखण्ड संख्या- 3/GH-04, सैक्टर-4, क्षेत्रफल 20000 वर्ग मीटर की सब-लीजडीड कराये जाने की अनुमति के संबंध में।

महोदय,

कृपया अपने पत्र दिनांक 26.12.2012 का संदर्भ लें, जिसके द्वारा आपने आवंटित आवासीय टाउनशिप/ ग्रुप हाउसिंग भूखण्ड संख्या- जीएच-04, सैक्टर-4, के कुल लीज्ड क्षेत्रफल 176090.13 वर्ग मीटर में से एक भाग (उप-भूखण्ड संख्या- 3/GH-04 क्षेत्रफल 20000 वर्ग मीटर) की सबलीजडीड M/s. Aastha Infracity Ltd. के पक्ष में निष्पादित किये जाने का अनुरोध किया है।

उपरोक्त के संदर्भ में मुख्य कार्यपालक अधिकारी महोदय के अनुमोदन दिनांक 15.03.2013 के क्रम में आपको उक्त उप-विभाजित भूखण्ड की त्रिपक्षीय सबलीजडीड M/s. Aastha Infracity Ltd. के पक्ष में कराये जाने की अनुमति प्रदान की जाती है। कृपया सबलीजडीड निष्पादन हेतु निम्नलिखित औपचारिकताओं की पूर्ति करने का कष्ट करें -

1. मूल आवंटी मैसर्स एम्स गोल्फ टाउन डेवलपर्स प्रा0लि0 द्वारा सब-आवंटी के हिस्से की वर्तमान तक बकाया देय किश्तों/ वार्षिक लीजरेंट का भुगतान कर दिया गया है। आगामी अनुपातिक देय किश्तों का भुगतान सब-आवंटी M/s. Aastha Infracity Ltd. को संलग्न पेमेंट प्लान के अनुसार निर्धारित तिथियों पर करना होगा।
2. सब-आवंटी को आगामी वार्षिक लीजरेंट (वित्तीय वर्ष 2013-14 हेतु) कुल कीमत का 01 प्रतिशत रुपये 15,94,400/- दिनांक 01.04.2013 को अथवा इससे पूर्व भुगतान करना होगा।
3. उप-निबंधक कार्यालय, ग्रेटर नोएडा, गौतमबुद्धनगर के निर्देशानुसार देय स्टाम्प ड्यूटी का भुगतान करके स्टाम्प पेपर क्रय करने होंगे तथा उप-निबंधक कार्यालय में देय निबंधन शुल्क का भुगतान करना होगा।
4. सब-आवंटी कंपनी को कंपनी के मेमोरेण्डम एंड आर्टिकल्स आफ एसोसिएशन की प्रति, डाइरेक्टर्स/अंशधारकों की सी0ए0 द्वारा सत्यापित सूची प्रस्तुत करनी होगी।
5. आवंटी/सब-आवंटी को सबलीजडीड निष्पादन हेतु अधिकृत व्यक्ति के पक्ष में बोर्ड रिजोल्यूशन की प्रति प्रस्तुत करनी होगी।



Name of Sub-lessee	M/s. AASTHA INFRA CITY LIMITED					
Sub divided Plot No.	Plot No. 104, Sector-04, Greater Noida					
Rate (Rs.)	20000000 mtr.					
Area	20000 mtr.					
Total premium	159440000					
Paid upto allotment money	159440000					
Balance Premium	143496000.00					
		Balance Premium (Proportionate)			143496000.00	
<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable</u>	<u>Balance premium</u>	<u>Remark</u>
Instalment No. 1	23.10.2010	0	8609760	8609760	143496000.00	Paid by Lessee
Instalment No. 2	23.04.2011	0	8609760	8609760	143496000.00	Paid by Lessee
Instalment No. 3	23.10.2011	0	8609760	8609760	143496000.00	Paid by Lessee
Instalment No. 4	23.04.2012	0	8609760	8609760	143496000.00	Paid by Lessee
Instalment No. 5	23.10.2012	8968500	8609760	17578260	134527500.00	Paid by Lessee
Instalment No. 6	23.04.2013	8968500	8071650	17040150	125559000.00	To be paid By Sub-Lessee
Instalment No. 7	23.10.2013	8968500	7533540	16502040	116590500.00	To be paid By Sub-Lessee
Instalment No. 8	23.04.2014	8968500	6995430	15963930	107622000.00	To be paid By Sub-Lessee
Instalment No. 9	23.10.2014	8968500	6457320	15425820	98653500.00	To be paid By Sub-Lessee
Instalment No. 10	23.04.2015	8968500	5919210	14887710	89685000.00	To be paid By Sub-Lessee
Instalment No. 11	23.10.2015	8968500	5381100	14349600	80716500.00	To be paid By Sub-Lessee
Instalment No. 12	23.04.2016	8968500	4842990	13811490	71748000.00	To be paid By Sub-Lessee
Instalment No. 13	23.10.2016	8968500	4304880	13273380	62779500.00	To be paid By Sub-Lessee
Instalment No. 14	23.04.2017	8968500	3766770	12735270	53811000.00	To be paid By Sub-Lessee
Instalment No. 15	23.10.2017	8968500	3228660	12197160	44842500.00	To be paid By Sub-Lessee
Instalment No. 16	23.04.2018	8968500	2690550	11659050	35874000.00	To be paid By Sub-Lessee
Instalment No. 17	23.10.2018	8968500	2152440	11120940	26905500.00	To be paid By Sub-Lessee
Instalment No. 18	23.04.2019	8968500	1614330	10582830	17937000.00	To be paid By Sub-Lessee
Instalment No. 19	23.10.2019	8968500	1076220	10044720	8968500.00	To be paid By Sub-Lessee
Instalment No. 20	23.04.2020	8968500	538110	9506610	0.00	To be paid By Sub-Lessee

**Manager (Builders)**

**Greater Noida Industrial Development Authority**  
**159, Chitvan Estate Sector Gamma,**  
**Greater Noida - 201305 (U.P.)**

No. Builders 2010  
Dated : 10 April 2010

To

Consortium (Proposed) - M/s Aims Golf & Sports Developers  
Consisting of -  
M/s Aims Promoters Pvt.Ltd. - Lead Member  
M/s AMR Construction Ltd. - Relevant Member  
M/s Narni Estates Pvt.Ltd. - Relevant Member,  
R-10,11,12, Andala Chamber-I,  
3, Bhikaji Ganga Place,  
New Delhi - 110066

Sub: Allotment Letter for Residential Township Plot No GH-04, Sector-04  
Greater Noida Area 414353.00 Sq.m

Sirs,

In continuation to our Acceptance Letter No. PR/DP/Township/2010/2277 dated 04<sup>th</sup> March 2010, as you have deposited the reservation money amounting to Rs.1,17,61,106.00 (after adjusting registration money Rs.15.34 crore already paid) on 30.3.2010, I have been directed to inform you that Plot No GH-04 Sector-04, Greater Noida Area 414353.00 square metres is allotted to you on your quoted rate of Rs 7972/- per sq.m. The 5% of total premium of the plot thus shall be Rs. 165161106/- (Rs Sixteen Crore Fifty One Lac Sixty One Thousand One Hundred Six only) as allotment money which has to be deposited within 60 days from the date of issue of this letter. Detailed payment plan of balance premium instalments are given below:-

Balance 90% premium amount is Rs. 2,97,28,99,904.00

<u>Head</u>	<u>Due date</u>	<u>Premium</u>	<u>Interest</u>	<u>Total payable Instalment</u>	<u>Balance premium</u>
Instalment No 1	23.10.2010	0	17873994	17873994	2972899904
Instalment No 2	23.04.2011	0	17873994	17873994	2972899904
Instalment No 3	23.10.2011	0	17873994	17873994	2972899904
Instalment No 4	23.04.2012	0	17873994	17873994	2972899904
Instalment No 5	23.10.2012	185806244	17873994	36460220	2787097684
Instalment No 6	23.04.2013	185806244	187225620	353131864	2601785820
Instalment No 7	23.10.2013	185806244	186077245	341383409	2415402411
Instalment No 8	23.04.2014	185806244	184808870	330135114	2229567297
Instalment No 9	23.10.2014	185806244	183580496	318585740	2043786557
Instalment No 10	23.04.2015	185806244	182332121	307138365	1856654292
Instalment No 11	23.10.2015	185806244	181083746	295789990	1670870502
Instalment No 12	23.04.2016	185806244	179835371	284441615	1484986231
Instalment No 13	23.10.2016	185806244	178586997	274993241	1300092990
Instalment No 14	23.04.2017	185806244	177338622	263844866	1114208724
Instalment No 15	23.10.2017	185806244	176090248	252696492	927522432
Instalment No 16	23.04.2018	185806244	174841873	241548117	740674159
Instalment No 17	23.10.2018	185806244	173593499	230399743	553777916
Instalment No 18	23.04.2019	185806244	172345124	219251368	366926548
Instalment No 19	23.10.2019	185806244	171096749	208102993	178820249
Instalment No 20	23.04.2020	185806244	169848375	196954619	0

The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi, Noida, Greater Noida directly to any of the following bank branches under allotment letter -

- (1) Bank of Baroda, Commercial Complex, Sector Gam-mal, Greater Noida
- (2) Union Bank of India, Sector - 62, NOIDA
- (3) HDFC Bank, Alpha Commercial Belt, Greater Noida

The terms and conditions of the Residential Township Scheme (Scheme Code RTS-01/2010 - (b)) shall form part of this allotment letter and shall be binding on the allottee.

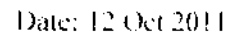
Yours faithfully

(Ravindra Singh)  
General Manager (Property - Builders)

Copy to

1. General Manager (Finance) (LVS)
2. General Manager (Planning)

General Manager (Property - Builders)



M/s Aastha Infracity Ltd.  
Regd. Off D-185, Second Floor  
Ashok Vihar Ph-1  
New Delhi 110052

The GNIDA invited bids for its scheme Code RTS-01/2010-(1) for various plots including Plot No. GH-04, Sector 4, Greater Noida District Gautam Budh Nagar (U.P.) for development of Large Group Housing / Residential plot. We (M/s Aims Golf Town Developers Pvt.Ltd.) were successful bidders for Plot No. GH-04, Sector-4, Greater Noida, District Gautam Budh Nagar (U.P.) admeasuring 414353.00 Sqm. Out of 414353.00 Sqm, land of 176090.13 was made available as per lease plan to M/s Aims Golf Town Developers Pvt. Ltd. as per Letter No. Builders/2010/1489 dt. 23<sup>rd</sup> April 2010. Agreement to lease for 176090.13Sqm was entered on 10<sup>th</sup> day of December 2010 by Greater Noida Industrial Development Authority with company and registered vide Document no.24525 in Book No.1, Jild No. 7662, pages Nos. 1to 616 on 10.12.2010 in the office of Sub Registrar, Gautam Budh Nagar (U.P.).

3. Accordingly, we have allotted Plot no. 3 admeasuring 20.000 Sqm. to M/s Aastha Infracity Ltd. Regd. Off D-185, Second Floor Ashok Vihar Ph-I New Delhi 110052 in our Group Housing Plot No.GH-04, Sector 4 Greater Noida after depositing the 10% premium and annual lease rent till 31.03.2013 i.e.Rs. 1,59,44,000 - (Rs. One Crore Fifty Nine Lac and Forty Thousands only) and balance 90% premium have to pay to the lessor / Authority (GNIDA) as per the payment plan of GNIDA.

Email: [contact@aimsgroup.in](mailto:contact@aimsgroup.in)  
Website: [www.aimsgroup.in](http://www.aimsgroup.in)



4. The Said firm will be Sub-lessee of GNIDA, and being sub-lessee of GNIDA, they have to follow and fully implement the group housing project on this allotted / sub-leased plot no. 3 of GH-04, Sector 4 Greater Noida admeasuring 20,000 Sqm. Any default on the part of sub-lessee to fully implement the terms and conditions of sub-lease deed or scheme shall not be automatically considered as default on the part of Aims Golf Town Developers Pvt. Ltd. The GNIDA shall be entitled to take any action against the sub-lessee as has been mentioned in the scheme brochure and sub-lease deed.

5. The terms and conditions of scheme brochure of Large Group Housing / Builders Residential plot in scheme Code RTS-01/2010-(1) shall be binding on the sub-lessee.

For Aims Golf Town Developers Pvt. Ltd.

(Authorised Signatory)

## Aims Golf Town Developers Pvt. Ltd.

**Sale Office:** Plot No. 3 of GH-04, Sector 4, Greater Noida  
Tel: 0122-421441/421444

**Corp. Office:** A-34, Sector 4, Sector 2, Noida, UP, India  
Tel: 0122-421441/421444

**Regd. Office:** H-11/11/12, Ansari Chamber #3, Bhikaji Cama Place, New Delhi  
Tel: 011-66299383/84/85 Fax: 66199762

**Mumbai Office:** 401, Tenth Floor, 401, Tenth Floor, 401, Tenth Floor, 401, Tenth Floor  
Tel: 022-6121441/421444

**London Office:** The Elm Tree, 100, Newington Road, London, SE11 6JH, UK  
Tel: 0203 6121441/421444

**Email:** [contact@aimsgroup.in](mailto:contact@aimsgroup.in)

**Website:** [www.aimsgroup.in](http://www.aimsgroup.in)