

5085

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



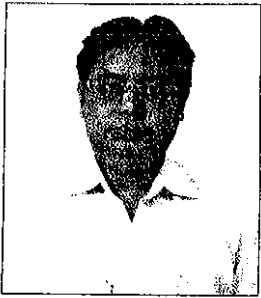
FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AD 233103



Handwritten text: *Handed to correction deed
of 10/1-82-01/01*

Handwritten signature/initials.

For Kinle Developers Pvt. Ltd.

Director/Authorized Signatory



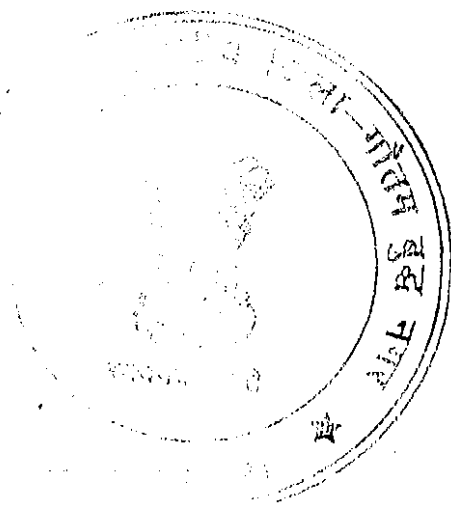
11 9 OCT 2012

205...
स्थापना...
स्थापना...
स्थापना...
मुनीता...
ला० न० 5/8-7 ला० की अवधि 31.12
प्राधिकरण कार्यालय प्रकाश

mis Kindle Developers

PA 484

onick





19 OCT 2012

2006 कायदा विभाग ।
 स्टाम्प कर के प्रयोजन
 स्टाम्प कर का पुरा पता
 स्टाम्प की संख्या
 सुनीता पाण्डे - स्टाम्प विक्रेता
 पता No 5/8-7 ला० की अवधि 31.12
 प्राधिकरण कार्यालय नौकर

M/s Kindle Developers

BIA 489

Waidy

तितम्मा

10,000.00

20

10,020.00

1,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

M/s Kindle Developers Pvt. Ltd. द्वारा प्रताप सिंह कटोच

पुत्र श्री

जे० एस० कटोच

व्यवसाय नौकरी

निवासी स्थायी

ए-116, बी-9/1, सेक्टर-62, नोएडा

अस्थायी पता

ए-116, बी-9/1, सेक्टर-62, नोएडा

ने यह लेखपत्र इस कार्यालय में

दिनांक

20/10/2012

समय

4:34PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

जे० एन० सिंह

उप-निबंधक तृतीय

नोएडा

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

प्रथम पक्ष

द्वितीय पक्ष

20/10/2012

श्री नोएडा द्वारा एल०पी० सिंह

पुत्र श्री

पेशा नौकरी

निवासी नोएडा विकास प्राधिकरण

Handwritten signature



श्री M/s Kindle Developers Pvt. Ltd. द्वारा

प्रताप सिंह कटोच

पुत्र श्री जे० एस० कटोच

पेशा नौकरी

निवासी ए-116, बी-9/1, सेक्टर-62, नोएडा

Handwritten signature



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री देवेन्द्र सिंह

पुत्र श्री खेम सिंह

पेशा नौकरी

निवासी 15/3/0 दक्षिणपुरी दिल्ली

व श्री राजेश कुमार

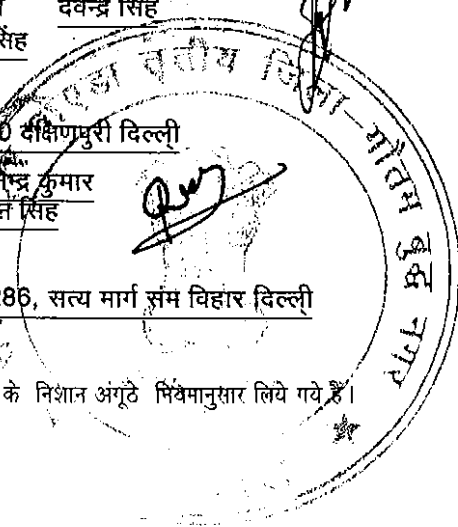
पुत्र श्री अर्जुन सिंह

पेशा नौकरी

निवासी जी-8/286, सत्य मार्ग जम विहार दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे भिंधमानुसार लिये गये हैं।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

जे० एन० सिंह

उप-निबंधक तृतीय

नोएडा

20/10/2012

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AD 233104

Attention to Crossed deed.
9/10/82 - 01/01

W

For Director, Government of India

Director, Government of India Signatory



19 OCT 2012

206 स्टाम्प विक्रय ।
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प के लिये नाम पूरा पता
स्टाम्प की कीमत
सुनोता पाण्डे स्टाम्प विक्रेता
श्री 5/8-7 ला० की अवधि 13
प्रतिकल्पन कार्यालय नैकटर

M/s Kindle Developers

BIA 459

Waidy

तितम्मा

10,000.00

20

10,020.00

1,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री M/s Kindle Developers Pvt. Ltd. द्वारा प्रताप सिंह कटोच
पुत्र श्री जे0 एस0 कटोच

व्यवसाय नौकरी

निवासी स्थायी ए-116, बी-9/1, सेक्टर-62, नोएडा
अस्थायी पता ए-116, बी-9/1, सेक्टर-62, नोएडा

ने यह लेखपत्र इस कार्यालय में दिनांक 20/10/2012 समय 4:34PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 एन0 सिंह
उप-निबंधक तृतीय
नोएडा

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

प्रथम पक्ष

द्वितीय पक्ष

20/10/2012

श्री नोएडा द्वारा एल0पी0सिंह
पुत्र श्री
पेशा नौकरी
निवासी नोएडा विकास प्राधिकरण

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श्री M/s Kindle Developers Pvt. Ltd. द्वारा
प्रताप सिंह कटोच
पुत्र श्री जे0 एस0 कटोच
पेशा नौकरी
निवासी ए-116, बी-9/1, सेक्टर-62, नोएडा

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ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री देवेन्द्र सिंह

पुत्र श्री खेम सिंह

पेशा नौकरी

निवासी 15/3/0 दक्षिणपुरी दिल्ली

व श्री राजेश कुमार

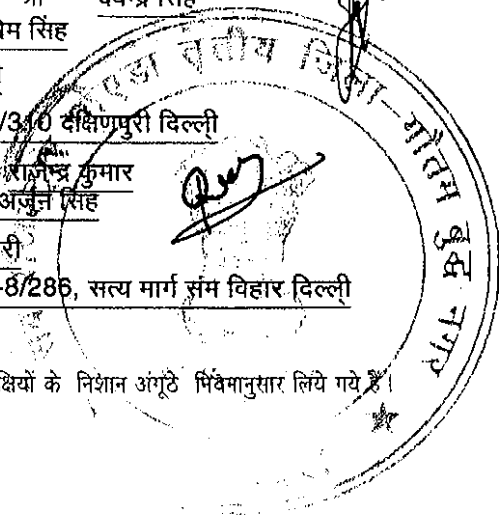
पुत्र श्री अर्जुन सिंह

पेशा नौकरी

निवासी जी-8/286, सत्य मार्ग जम विहार दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे भिवेमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 एन0 सिंह
उप-निबंधक तृतीय
नोएडा

20/10/2012

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AD 233105

Attached to correction deed
of 10-12-01/02

WY-

For Kinle Developers Pvt. Ltd.

Director/Authorized Signatory

19 OCT 2012

2007 स्टाम्प विक्रय ।
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रय का नाम पूरा पता
स्टाम्प की प्रतिलिपि...
सुनीता पाण्डे स्टाम्प विक्रेता
ला० न० 5/8-7 ला० की अवधि 5/12 13
प्राधिकरण कार्यालय मैथिल

mis kindle envelope

envelope

envelope

प्रथम पक्ष

Registration No.: 5083

Year: 2012

Book No.: 1

0101 नोएडा द्वारा एल0पी0सिंह

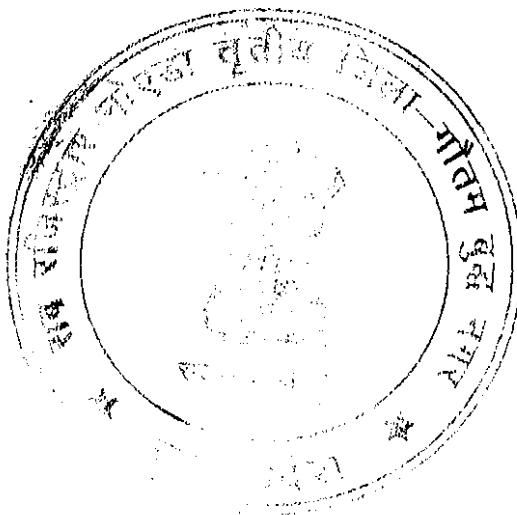
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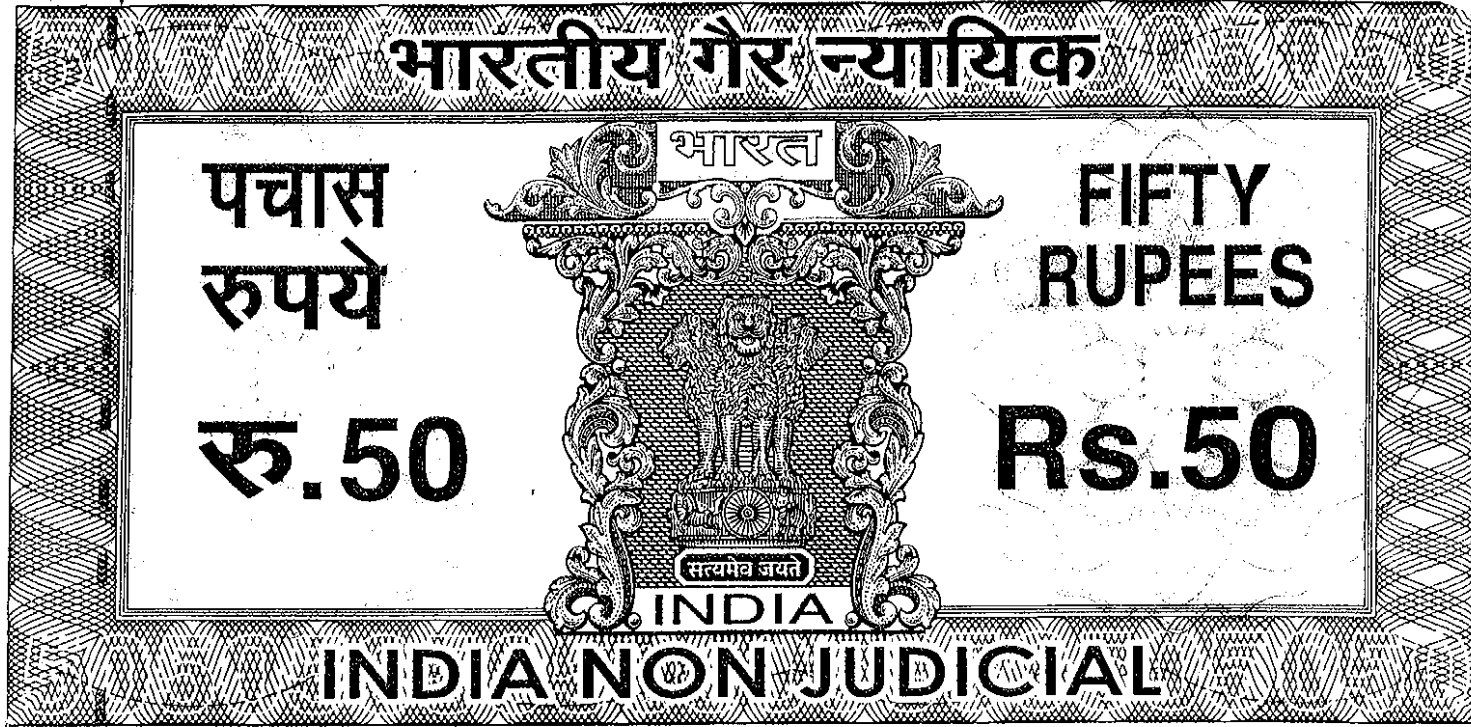
नोएडा विकास प्राधिकरण

नौकरी



8





उत्तर प्रदेश UTTAR PRADESH

AD 233106

Attached to correspondence of
Pw- SC -01/02

WY

For Kindle Developers Pvt. Ltd.

Director/ Authorised Signatory



स्टाम्प क्रय कमी का प्रयोजन
स्टाम्प क्रेता का नाम पूरा पता
स्टाम्प की धन-आवधि
सुनीता पाण्डे : स्टाम्प विक्रेता
लॉ नं० 5/6-7 लॉ की अवधि 51%
प्राधिकरण कार्यालय सेक्टर

19 OCT 2012

M/s Kindle Developers

for use
w/child

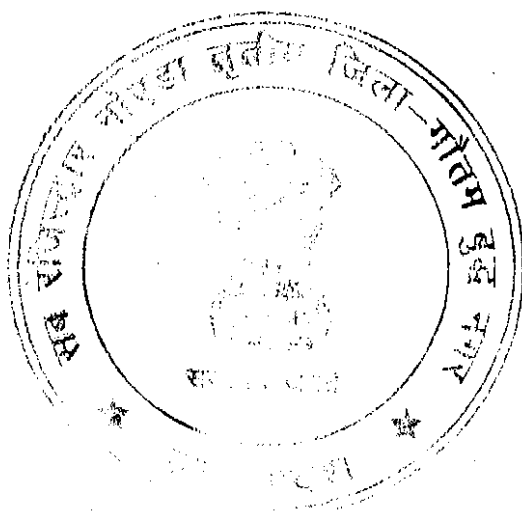
द्वितीय पक्ष

Registration No. : 5083

Year : 2,012

Book No. : 1

0201 M/s Kindle Developers Pvt. Ltd. द्वारा प्रताप सिंह कट
जे० एस० कटोच
ए-116, बी-9/1, सेक्टर-62, नोएडा
नौकरी





उत्तर प्रदेश UTTAR PRADESH

AD 233107

Attached to correspondence
of Plot No-01/18

WY

For Kinle Development Pvt. Ltd.

Director/Authorised Signatory

२२ स्टाम्प विक्रय ।
 स्टाम्प क्रय करने का प्रयोजन
 स्टाम्प क्रय का नाम पूरा पता
 स्टाम्प की धनराशि...
 सुनीता पाण्डे • स्टाम्प विक्रेता
 ला० न० 5/6-7 ला० की अवधि 31/12
 प्राधिकरण कार्यालय मैथिल

19 OCT 2012
 Miss Kinale Dey
 P. 7/8/9
 Noida



CORRECTION DEED

This Deed of Correction made on the 19th day of October, 2012 (Two thousand and Twelve)

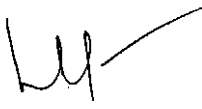
BETWEEN



The New Okhla Industrial Development Authority, a body corporate constituted under section 3 read with 2 (d) of the Uttar Pradesh Industrial Area development Act, 1976 (UP 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 first part

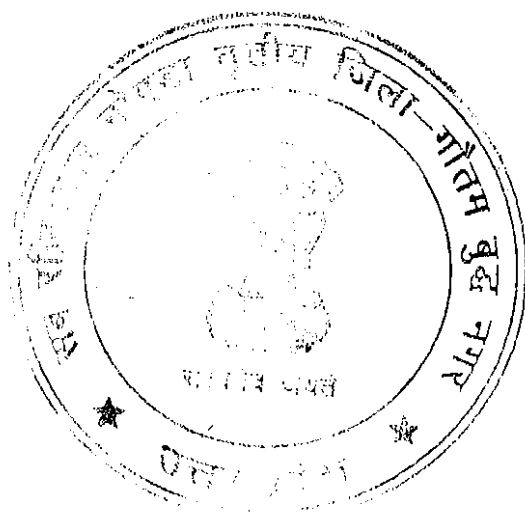
AND

M/s Kindle Developers Pvt. Ltd., a Relevant Member of M/s Xanadu Estate Pvt. Ltd. (Consortium) Company, within the meaning of Companies Act 1956, having its registered office at C-23, Greater Kailash Enclave, Part-I, New Delhi - 48, through its authorized signatory Mr. Pratap Singh Katoch S/o Shri J.S.Katoch R/o Flat No. A-116, Plot No. B-9/1, Sector-62, NOIDA - 201301 duly authorized by the Board of Directors vide Resolution dated 21st August, 2012, hereinafter called the "**Lessee**" (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the second part

AND whereas the Lessor has through a sealed two bid tender system Sport City Plot No. SC-01-01 Sector-78 & 79 admeasuring 7,27,500 Sqm. awarded to the M/s Xanadu Estates Pvt. Ltd. (Consortium) vide allotment letter No. NOIDA/Commercial/2011/478 dated 4th May, 2011 mentioning therein that an


Lessor



Lessee 1





area of 5,92,300 sqm. is acquired and in possession of Lessor & subsequent corrigendum letter No. NOIDA/Commercial/2011/702 dated 24th June, 2011.

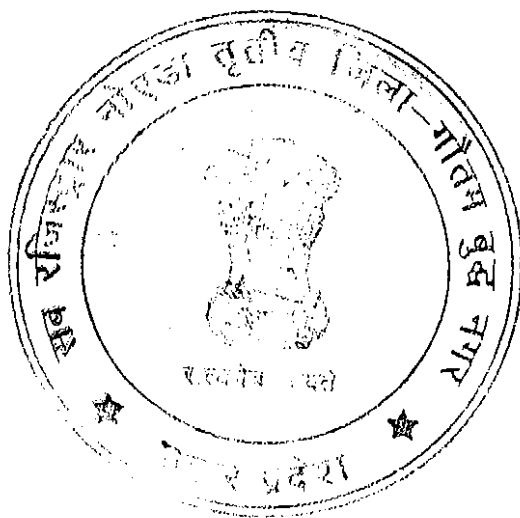
AND WHEREAS above said allotted area was sub divided into 6 parts, numbering as **SC-01 Sector-78 (measuring 14,272.50 Sqm.)**, **SC-01/A Sector-79 (measuring 1,00,000 Sqm.)**, **SC-01/B Sector-79 (measuring 48,000 Sqm.)**, **SC-01/C Sector-79 (measuring 2,50,027.50 Sqm.)**, **SC-01/D Sector-79 (measuring 1,00,000 Sqm.)** and **SC-01/E Sector-79 (measuring 80,000 Sqm.)** vide letter NOIDA/Commercial/2011/1537 dated 24th October, 2011.

AND WHEREAS in compliance of the approval granted vide letter dated 24th October, 2011 lease deed of sub divided sports city plot No. **SC-01/D Sector - 79** was (hereinafter called as the "**Lease**") between the Lessor, a body corporate constituted under section 3 of the UP Industrial development Act 1976 (UP Act No 6 of 1976) and the Lessee. The Lessor had demised on leasehold basis which is a part of **Sports City Plot No. SC-01-01 Sector-78 & 79** and more fully detailed and described in the schedule hereunto for 90 years commencing from **24th October, 2011**.

AND WHEREAS in compliance of the approval granted vide letter dated 24th October, 2011 lease deed of sub divided sports city plot No. **SC-01/D Sector - 79** was executed on 24/10/2011 and registered in the office of the Sub-Registrar- III, vide Book No - I Volume No. 2975 Page No 166 - 215 documents No. 8583 dated 24/10/2011 (hereinafter called as the "**Lease**") between the Lessor, a body corporate constituted under section 3 of the UP Industrial development Act 1976 (UP Act No 6 of 1976) and the Lessee. The Lessor had demised on leasehold basis which is a part of **Sports City Plot No. SC-01-01 Sector-78 & 79** and more fully detailed and described in the schedule hereunto for 90 years commencing from **24th October, 2011**.


Lessor


For Middle Developers Pvt. Ltd.
Director/Authorized Signatory
Lessee 2




And whereas at the request of the Lessee, the Lessor approved the sub division of Sports City Plot No. SC-01/D Sector-79 measuring 1,00,000 Sqm. into 4 parts numbering as SC-01/D1 Sector-79 measuring 40,000 Sqm., SC-01/D2 Sector-79 measuring 10,000 Sqm., SC-01/D3 Sector-79 measuring 25,000 Sqm., and SC-01/D4 Sector-79 measuring 25,000 Sqm., to be developed by (1) M/s Kindle Developers Pvt. Ltd. itself and (2) M/s Golfgreen Residency Pvt. Ltd. (100% owned subsidiary company of M/s Kindle Developers Pvt. Ltd.), (3) M/s Golfgreen Estates Pvt. Ltd. (100% owned subsidiary company of M/s Kindle Developers Pvt. Ltd. and (4) M/s Golfgreen Mansions Pvt. Ltd. (100% owned subsidiary of M/s Kindle Developers Pvt. Ltd.), respectively and allowed the Lessee to sub lease as per the terms and conditions of the Brochure for the development of Sports city for recreational, commercial and residential including group housing of the Scheme vide letter No. Noida / Commercial/2012/1182 dated 3rd October, 2012


AND WHEREAS consequent upon sub division of the sport city plot No. SC-01/D, Sector-79 Noida admeasuring 1,00,000 Sqmt. Into four parts the area of the Plot No. SC-01/D, Sector-79 which has now been numbered as SC-01/D1 Sector-79 has been reduced to 40,000 Sqm.

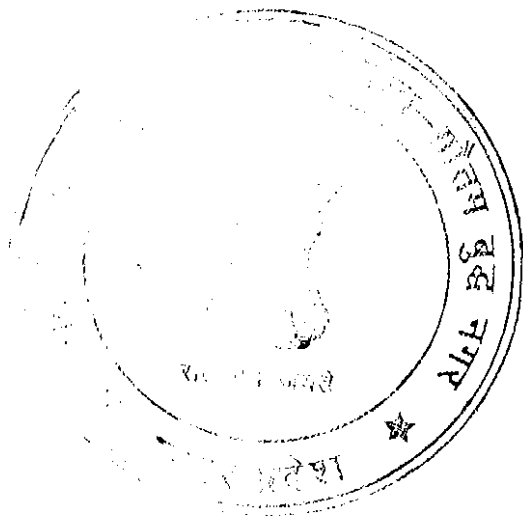
Therefore, in witness thereof the corrections to the following extent is being made in the lease deed executed on 24th October, 2011.

NOW THE CORRECTION OF LEASE DEED WITNESSETH AS FOLLOWS:

1. The lease deed executed in respect of Sports City Plot No. SC-01/D, Sector-79 may be read as Sports City Plot No. SC-01/D1, Sector-79.
2. The area of the aforesaid Plot may be read as 40,000 Sqm.


Lessor

 For Kindle Developers Pvt. Ltd.
Director/Authorised Signatory
Lessee 3



3. That the premium and schedule of payment of the plot may be read as under:-

In consideration of the premium of **Rs. 48,30,00,000/- (Rupees forty eight crores thirty lakhs only)** out of which **Rs. 4,83,00,000/- (Rupees four crores eighty three lakhs only)** have been paid by the sub lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance **Rs. 43,47,00,000/- (Rupees forty three crores forty seven lakhs only)** which is to be paid by the Sub-Lessee in the manner hereinafter provided in installments on dates specified below along with interest @ 11% per annum or as amended by the Lessor from time to time compounded every half yearly from the date of allotment, on the balance outstanding on timely payment. Schedule of payment of installments is as given below:-

Sl. No.	Due Date	Principal amount	Interest @ 11% p.a.	TOTAL (Rs.)
		(Rs.)	(Rs.)	
Moratorium interest for 1 st half yearly	04.11.2011		23908500	23908500
Moratorium interest for 2 nd half yearly	04.05.2012		23908500	23908500
Moratorium interest for 3 rd half yearly	04.11.2012		23908500	23908500
Moratorium interest for 4 th half yearly	04.05.2013		23908500	23908500
1	04.11.2013	27168750	23908500	51077250
2	04.05.2014	27168750	22414219	49582969
3	04.11.2014	27168750	20919938	48088688
4	04.05.2015	27168750	19425657	46594407
5	04.11.2015	27168750	17931375	45100125
6	04.05.2016	27168750	16437094	43605844
7	04.11.2016	27168750	14942813	42111563


Lessor



For Kinle Developers Pvt. Ltd.

Director/Authorized Signatory
Lessee



8	04.05.2017	27168750	13448532	40617282
9	04.11.2017	27168750	11954250	39123000
10	04.05.2018	27168750	10459969	37628719
11	04.11.2018	27168750	8965688	36134438
12	04.05.2019	27168750	7471407	34640157
13	04.11.2019	27168750	6977125	33145875
14	04.05.2020	27168750	4482844	31651594
15	04.11.2020	27168750	2988563	30157313
16	04.05.2021	27168750	1494282	28663032

All other terms and condition of the allotment/ lease deed shall remain the same.

For and on behalf of Lessor

Witness 1.

Name: Devender Singh
S/o Shri Khem Singh
Address: 15/310, Dakshin Puri
New Delhi - 110062

Lessor

For and on behalf of Lessee

Witness 2

Name: Rajendra Kumar
S/o Shri Arjun Singh
Address: G-8/286, Satya Marg,
Sangam Vihar,
New Delhi-110062

For Kardia Developers Pvt. Ltd.



Director/Authorized Signatory
Lessee

आज दिनांक 20/10/2012 को
बही सं. 1 जिल्द सं. 3551
पृष्ठ सं. 99 से 118 पर क्रमांक 5083
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



जे० एन० सिंह

उप-निबंधक तृतीय

नौएडा

20/10/2012

