

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |

Landline: +91 120 4254943

Date: 21/04/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **M/S VERTEX CONSTRUCTION** for preparing the Title Verification and Search Report of the property owned by **M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM)**, having its registered office at **SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP**, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM) , having its registered office at SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	PLOT NO.COMM-03, SECTOR-50,NOIDA UP HAVING AREA 812.73 SQ MTR
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is in the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionary interests, or restrictions affecting the transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.



		Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.
3.2	PROPERTY ADDRESS	PLOT NO.COMM-03, SECTOR-50,NOIDA UP HAVING AREA 812.73 SQ MTR
3.5	Name/s of the Owner/s	M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM), having its registered office at SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP
4.	Nature of ownership	AWARDED BY NOIDA, THROUGH E-AUCTION AND AALLOTTED THE SAID PLOT THROUGH ALLOTMENT LETTER NO.NOIDA/COMMERCIAL/2025/135 DATED 24/01/2025. FURTHER LEASE DEED EXECUTED ON 30/05/2025 BY NOIDA AND DULY REGISTERED IN THE OFFICE OF SRO-I VIDE BAH1 NO1, JILD NO.13958 PAGES 21/44 SERIAL NO.7694 DATED 2/6/2025.

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6.INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

- A. LEASE DEED EXECUTED ON 30/05/2025 BY NOIDA AND DULY REGISTERED IN THE OFFICE OF SRO-I VIDE BAH1 NO1, JILD NO.13958 PAGES 21/44 SERIAL NO.7694 DATED 2/6/2025 in favor of **M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM)**, having its registered office at **SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP**
- B. Search Certificate dated 24/04/2026 issued by Sub-Registrar-I, NOIDA UP.

7.CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that **M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM)**, having its registered office at **SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP** has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the **PLOT NO.COMM-03, SECTOR-50,NOIDA UP HAVING AREA 812.73 SQ MTR**

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favor of a bank or financial institution, in accordance with applicable laws and banking norms.

This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.



8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District Gautam Budh Nagar, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR –I NOIDA UP from 24/04/2014 to 24/04/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026146000233 dated 24/04/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (**ENROLLMENT NO: 3650/03**), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: NOIDA, UP

Dated: 24/04/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road Ghaziabad UP.

CONTACT: 9810345181, 999953289, 9718239239

DECLARATION

I, Pradeep Gupta, Advocate, duly enrolled with the Bar Council of Uttar Pradesh, do hereby state and confirm as under:

1. That I am a practicing Advocate having more than ten (10) years of professional experience in land and property-related legal matters, including examination of title, verification of ownership documents, review of revenue records, and assessment of encumbrances.
2. That I have personally examined and verified the title documents and relevant records pertaining to the subject land for which the Encumbrance Certificate has been issued and uploaded before the Uttar Pradesh Real Estate Regulatory Authority (UPRERA).
3. That the Encumbrance Certificate has been prepared and issued based on a thorough legal due diligence carried out by me, in accordance with applicable laws and prevailing legal practice.
4. That to the best of my knowledge and belief, the Encumbrance Certificate correctly reflects the encumbrances, if any, affecting the subject land, as per the records examined.
5. That this statement is being issued for the purpose of compliance with the requirements of UPRERA and may be relied upon accordingly.

(Signature)

Name: Pradeep Gupta

Enrollment No.: 3650/03

Years of Practice: More than 10 years

Address: CH. NO. 14, Tehsil, G2B UP

Contact No.: +91- 9810345101

Stamp:



PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT
Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of PLOT NO.COMM-03, SECTOR-50,NOIDA UP HAVING AREA 812.73 SQ MTR, owned by M/S VERTEX CONSTRUCTION (PARTNERSHIP FIRM), having its registered office at SECOND FLOOR SHOP NO.2, BLOCK-B-1A SECTOR-51, NOIDA UP (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through LEASE DEED EXECUTED ON 30/05/2025 BY NOIDA AND DULY REGISTERED IN THE OFFICE OF SRO-I VIDE BAH1 NO1, JILD NO.13958 PAGES 21/44 SERIAL NO.7694 DATED 2/6/2025. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Nature of Title

The title of the present owner is LEASE HOLD. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

5. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 24/04/2026 issued by the office of Sub-Registrar-I, Noida, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

6. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

7. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

8. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



9. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favor of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (**ENROLLMENT NO: 3650/03**), having 23 years of professional experience in legal practice, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: NOIDA

Date: 24/04/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: गोरखपुर गीतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202614600252
आवेदक का नाम	प्रदीप गुप्ता एडवोकेट
आवेदक का पता	कवि नगर साजिवाबाद गुरी
आवेदन तिथि	24-04-2026
भुगतान तिथि	24-04-2026
चापान संख्या	NIB260641013
मोबाइल	9718239239
धनराशि रु०	100/-

कार्यालय उप निबंधक नोएडा प्रथम गौतम बुद्ध नगर जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202614600252

प्रमाण संख्या :22026146000233

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- प्रदीप गुप्ता एडवोकेट पुत्र- एम सी गुप्ता तहसील गौतम बुद्ध नगर जिला गौतम बुद्ध नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सैक्टर 50, वार्ड/परगना- प्रथम , व्यवसायिक- चटैक्स कन्सट्रैक्सन द्वारा पार्टनर विजय कुमार अग्रवाल एवं मोहित अग्रवाल , प्लॉट न० कॉम्प 03, सैक्टर 50, नोएडा प्लॉट एरिया 812.73 वर्ग मी० सीमाएँ मौके अनुसार , 03

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 24/04/2014 से दिनांक 24/04/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24.04-2026

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के व्योरे के आधार पर तैयार किए गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा परामर्शभर सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से सत्यार्थ बंधक कर्ता से है और 'द्वितीय पक्ष' से सत्यार्थ बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक :- ।

मिलान करने वाले निबन्धन लिपिक :- ।

उप निबंधक नोएडा प्रथम
गौतम बुद्ध नगर

VIVEK
SHARMA
A

Digitally signed
by VIVEK
SHARMA
Date:
2026.04.24
15:35:53 +05'30'

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: नोएडा प्रथम, गौतम बुद्ध नगर

विलेखों की प्रमाणित प्रतिलिपि की भुगतान पावती

आवेदन संख्या	1202614602552
आवेदक का नाम	हेमंत जैन
आवेदक का पता	डी ८०४ इन्वोसम सेक्टर ७५ नोएडा गौतम बुद्ध नगर उत्तर प्रदेश २०१३०१
विलेख संख्या	7694
विलेख वर्ष	2025
चालान संख्या	NIB260600465
भुगतान तिथि	17-04-2026
आवेदन तिथि	17-04-2026
मोबाइल	8447905557
धनराशि रु०	150 /-

नोट:

- (1) उपरोक्त धनराशि में रु० 10 का स्टाम्प शुल्क सम्मिलित है, जिसका भुगतान उ०प्र० राजकोष में किया गया है।
 - (2) भुगतान पावती की प्रति को विलेख की सत्य प्रतिलिपि के साथ संलग्न कर संरक्षित रखें/प्रस्तुत करें।
-



INDIA NON JUDICIAL



IN-UP47726544690058X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP47726544690058X
Certificate Issued Date : 20-May-2025 02:09 PM
Account Reference : NEWIMPACC (SV)/ up14018604/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401860491307525305837X
Purchased by : VERTEX CONSTRUCTION
Description of Document : Article 35 Lease
Property Description : PLOT No COMM-03, SECTOR-50, NOIDA, DISTT G.B NAGAR U.P.
Consideration Price (Rs.) :
First Party : NOIDA
Second Party : VERTEX CONSTRUCTION
Stamp Duty Paid By : VERTEX CONSTRUCTION
Stamp Duty Amount(Rs.) : 1,23,39,000
(One Crore Twenty Three Lakh Thirty Nine Thousand only)

Signature

ACC. Name - Vinod Kumar ACC Code - UP14018604
ACC Address - Sec-33, Noida Mob-9873372152
License No- 211, Tehsil- Dabh District- G.B. Nagar

Please write or type below this line



अनिल कुमार पाण्डेय
अनिल कुमार
नोडा

For Vertex Construction

Partner

QIE

0028322664

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shikharstamp.com/ or using a Stamp Mobile App of Shikhar, holding any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

5102

For Verlex Construction

180789



**Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025**



-2-

LEASE DEED

This Lease Deed ("Lease Deed") is made on the 30 day of May in the year 2025 by the **New Okhla 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) through its authorised signatory, **MR AMIT KUMAR PANDEY (EMPLOYEE CODE 3305,) SON OF ARVIND KUMAR PANDEY R/o Sector-6, NOIDA**, through his Authenticated Power of Attorney Holder **MR. AMIT GUPTA (EMPLOYEE CODE 3657) SON OF LATE SHRI DINESH KUMAR GUPTA, R/o UDDYAN KARMI OF NOIDA AUTHORITY Sector-6, NOIDA**, Vide Authenticated Power of Attorney duly regd. in the office of S.R. NOIDA, in Book No. 6, Volume No. 4, on pages 81 to 96, as Document No. 2 Dated 27-05-2025, and the said Authenticated Power of Attorney has not been revoked till date, hereinafter called the "**Lessor**" which expression shall unless the context does so admit, include its administrators, successors and assigns on the **ONE PART**;

IN FAVOUR OF

M/S Vertex Construction (PAN AANFV1792R) (Partnership Firm) having its registered office at Second Floor, Shop No.-2, Block-B-1A, Sector-51, Noida (*address of registered office*) through its Partners, (1) **Sh. Vijay Kumar Aggarwal** (Id Aadhar No XXXX XXXX 7554) S/o. Late Sh. Prem Chand Aggarwal R/o E-910, Prateek Edifice, Sector-107, Noida UP 201301 & (2) **Sh. Mohit Aggarwal** (Id Aadhar No XXXX XXXX 9525) S/o Sh. Vijay Kumar Aggarwal (*Name of Parents*) R/o E-910, Prateek Edifice, Sector-107, Noida UP 201301, hereinafter called the '**Lessee**' which expression shall, unless context does not so admit, include his/ her/ their/ its Heirs, Executors, administrators, representing successors in interest and permitted assigns on the **OTHER PART**.

अमित कुमार पण्डेय
कानिच सहायक
निर्देशक



For Vertex Construction



Partner



१०८



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-3-

WHEREAS the Plot hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up Industrial Township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Plot No, Comm-03, Sector-50, Noida Uttar Pradesh (*address of the allotted plot*) (hereinafter referred to as the "**Demised Premises**") for development of infrastructure for Commercial Complex for commercial activities such as shopping malls, showrooms, retail outlets, restaurants, offices and such other commercial uses, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution above the permissible limit under the relevant norms/laws, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (F.A.R.). It shall entirely be the responsibility of the Lessee to obtain all statutory clearances from the concerned Authority(ies) as desired. Lessor shall not be responsible for any consequences arising out of failure of the Lessee to receive any such statutory clearance.

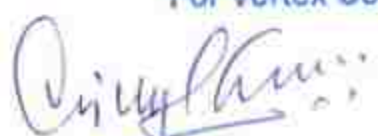
AND WHEREAS the Lessor has through E-AUCTION awarded to the Lessee Plot No.- Comm-03, Sector-50, Noida UP (*address of allotted plot*) admeasuring 812.73 Square meters (*area of allotted plot*) after fulfilling the terms and conditions prescribed in the brochure of Scheme Code 2024-25 (Builder Plot-II) (hereinafter referred to as "**Scheme Brochure**" or "**Brochure**") and allotment letter No.- NOIDA/Commercial/2025/135 dated 24-01-2025 in favour of M/s **Vertex Construction** (*Name of the Allottee*). The Details of Firm and its partners is as under:

S. No.	Name of the Partners	Percentage of shares
1	Vijay Kumar Aggarwal	90%
2	Mohit Aggarwal	10%

AND WHEREAS as per decision taken in the 192nd Authority board meeting dated 02.06.2017 & 193rd Authority board meeting dated 27.12.2017 sub-division of plots is not allowed/ permitted.



अमित कुमार शर्मा
प्रमाणित सहायक
नगरपालिका

For Vertex Construction


Partner





आवेदन सं०: 202500743047547

पढ़ा बिलेख (30 वर्ष से अधिक)

वही सं०: 1

रजिस्ट्रेशन सं०: 7694

वर्ष: 2025

प्रतिफल: 189827430 स्टाम्प शुल्क - 12339000 बाजारी मूल्य - 246778100 पंजीकरण शुल्क - 2467781 प्रतिलिपिकरण शुल्क - 80 योग: 2467861

श्री वर्टक्स कंसल्टेशन द्वारा
विजय कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री प्रेम चंद अग्रवाल
व्यवसाय: अन्य
निवासी: फ्लैट नं 910, टावर-इ, प्रतीक एडिफिस, प्लॉट नं
जीएच-01, ए बीटी-2, सेक्टर-107, नोएडा



श्री वर्टक्स कंसल्टेशन द्वारा

विजय कुमार अग्रवाल
अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
02/06/2025 एवं 12:29:58
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

कशावन्त कुमार सिंह
उप निबंधक (नोएडा प्रथम)
गौतम बुद्ध नगर
02/06/2025

विवेक शर्मा
निबंधक लिपिक
02/06/2025



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-4-

AND WHEREAS the Lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA as given below: -

Maximum permissible Ground Coverage	50%
Maximum permissible FAR	2.00
Setbacks	As per building regulations 2010 of NOIDA (As amended from time to time)
Maximum Height	No Limit (subject to fulfilment of statutory requirements by the allottee)

I. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

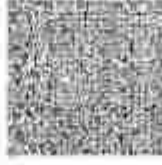
- A. That in consideration of the premium of (*amount of total quoted premium*) **Rs. 18,98,27,430 (Rupees Eighteen Crore Ninety Eight Lakh Twenty Seven Thousand Four Hundred Thirty Only)** out of which **Rs. 7,59,30,972 (Rupees Seven Crore Fifty Nine Lakh Thirty Thousand Nine Hundred Seventy Two Only)** have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance **Rs. 11,38,96,458 (Rupees Eleven Crore Thirty Eighty Lakh Ninety Six Thousand Four Hundred Fifty Eighty Only)** which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below along with interest @ 10.50% per annum from the date of allotment, compounded half yearly on the outstanding premium. The interest rate @ 10.50% per annum is applicable only till 30.6.2025. It is to be noted that interest rate shall be revised on every 1st January and 1st July based on SBI's 3-years' MCLR in accordance with prevailing policy.

अमित कुमार पालेय
अभिषेक सहायक
कीर्तन


For Vertex Construction

Partner





आवेदन सं०: 202500743047547

बही सं०: 1

रजिस्ट्रेशन सं०: 7694

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रतेखानुसार उक्त पट्टा दाता: 1

श्री नवीन ओखला औद्योगिक विकास प्रदिकरण के द्वारा अमित कुमार पाण्डेय के द्वारा अमित गुप्ता, पुत्र श्री दिनेश कुमार गुप्ता

निवासी: सेक्टर-8, नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री वर्टेक्स कंस्ट्रक्शन के द्वारा विजय कुमार अग्रवाल, पुत्र श्री प्रेम चंद अग्रवाल

निवासी: फ्लैट न 910, टावर-इ, प्रतीक एंठिफिस, प्लॉट न जीएच-01, ए बीटा-2, सेक्टर-107, नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 2



श्री वर्टेक्स कंस्ट्रक्शन के द्वारा मोहित अग्रवाल, पुत्र श्री विजय कुमार अग्रवाल

निवासी: फ्लैट न 910, टावर-इ, प्रतीक एंठिफिस, प्लॉट न जीएच-01, ए बीटा-2, सेक्टर-107, नोएडा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री कमल गौधी, पुत्र श्री मंगीहर लाल गौधी

निवासी: हाउस न 45, न्यू जनता कॉलोनी, निज फरिदाबाद, हरियाणा

व्यवसाय: अन्य



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-5-

The Schedule of payment of instalments is as given below (as per Plan-B of Scheme Brochure): -

Instalment No.	Due Date	Principal Amount (in Rs.)	Interest @ 10.50% (yearly)	Total Amount (In Rs.)
1.	23.07.2025	1,42,37,057.00	59,30,417.00	2,01,67,474.00
2.	23.01.2026	1,42,37,057.00	52,75,122.00	1,95,12,179.00
3.	23.07.2026	1,42,37,057.00	44,47,813.00	1,86,84,870.00
4.	23.01.2027	1,42,37,057.00	37,67,945.00	1,80,05,002.00
5.	23.07.2027	1,42,37,057.00	29,65,209.00	1,72,02,266.00
6.	23.01.2028	1,42,37,057.00	22,60,767.00	1,64,97,824.00
7.	23.07.2028	1,42,37,057.00	14,90,795.00	1,57,27,852.00
8.	23.01.2029	1,42,37,057.00	7,53,589.00	1,49,90,646.00
	Total	11,38,96,456.00	2,68,91,657.00	14,07,88,113.00

Note: In compliance with the Government Order No. 1587/77-4-20-36N/20 dated 09.06.2020, the Allottee shall be liable to pay interest as per the applicable rates (based on SBI MCLR Rates) notified by the Authority on 01st January and on 01st July every year.

- B. No separate notices for deposit of the instalments / Lease rent shall be issued by Lessor. The LESSEE shall ensure that the due instalments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.
- C. In case of failure to deposit the due instalment by the due date, the LESSOR may cancel the allotment in accordance with clause-Z of scheme brochure after reasonable notice for compliance. However, in case of default in payment of instalment, interest rate (@ prevailing interest + 3% penal interest) compounded half yearly on the defaulted amount and for the defaulted period will be charged.

अमित कुमार पाण्डेय
अभिषेक पाण्डेय
सीटिंग

For Vertex Construction




Partner



पहचानकर्ता : 2

श्री संदीप कुमार राघव, पुत्र श्री अनैक सिंह

निवासी: हाउस नं 70, सबदलपुर, बुलंदशहर, उत्तर प्रदेश

कवसाय: अन्य

Sandip



रजिस्ट्रार अधिकारी के हस्ताक्षर

[Signature]
यशवंत कुमार सिंह

उप निबंधक : नोएडा प्रथम

गौतम बुद्ध नगर

02/06/2025

दिवेक शर्मा

निबंधक लिपिक गौतम बुद्ध नगर

02/06/2025

ने की : प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

दिप्यणी : उक्त प्रतिफल की धनराशि बज्रिरे बैकिंग के माध्यम से विक्रेता ने प्राप्त करना स्वीकार किया।



Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-6-

D. Provided further that Lessor shall accept all payments rendered otherwise by the Lessee, but of the payments made by the Lessee against:

- i. In case of Balance amount of the premium as per Clause A above, the same, shall first be adjusted towards the penal interest (defaulter interest), followed by interest due, if any, and thereafter, the balance premium outstanding;
- ii. In case of Lease Rent due, the same, shall first be adjusted towards the penal interest (defaulter interest), and thereafter, the balance lease rent outstanding;
- iii. In case of One Time Lease Rent (OTLR) deposited by the Lessee, and lease rent is due, in such case, the same shall first be adjusted towards the penal interest on lease rent due (defaulter interest), followed by lease rent outstanding and thereafter, the balance shall be adjusted against the OTLR only if the balance amount for OTLR is paid by the lessee before the due date of next lease rent;

And also, in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained on the part of the Lessee to be respectively paid, observed and performed.

E. The Lessor do hereby demise on lease to the Lessee, all that plot of land numbered as Plot No.- Comm-03, Sector-50, Noida (*Address of allotted plot*), contained by measurement 812.73 square metres (*area of allotted plot*) and bounded:

ON THE NORTH BY	As per site
ON THE SOUTH BY	As per site
ON THE EAST BY	As per site
ON THE WEST BY	As per site

F. The Lessor hereby holds the said Plot (hereinafter referred to as the "Demised Premises"/ "Plot") with their appurtenances unto the Lessee on "**AS IS WHERE IS BASIS**" for a period of Ninety years starting from the date of execution of the Lease Deed. However, the Lessor shall continue to be responsible to handover vacant possession of the property to the Lessee, indemnify the Lessee against all of the zoning issues pertaining to the Plot including, but not limited to, the litigations or issues pertaining to title of the land.

अनिल कुमार पाण्डेय
कनिष्ठ सहायक
जीएचआर
Anil Kumar Pandey

Anil Kumar Pandey
For Vertex Construction
Partner




Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-7-

- G. In addition to the premium of Plot, the Lessee shall have to pay an yearly ground rent/lease rent in the manner given below: -
- i. The ground rent / lease rent @ Re 1/- per sqm. per year for the first three years from the date of execution of the Lease Deed.
 - ii. Thereafter, the ground/lease rent shall be charged @ 2.5% p.a. of the total premium of the Plot for next seven years of the first ten years. After ten years from the date of execution of the Lease Deed, the lease rent will be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
 - iii. The lease rent shall be payable in advance every year. First, such payment shall fall due on the date of execution of the Lease Deed or 120 days from the date of allotment, whichever is earlier and thereafter, every year, on or before the last date of previous financial year.
 - iv. In case of failure to deposit the due lease rent by the due date, interest will be charged @ prevailing interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
 - v. In case of Lease Rent due, the same, shall first be adjusted towards the penal interest (defaulter interest), and thereafter, the balance lease rent outstanding;
 - vi. For the purposes of this document the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the Lease Deed shall be treated as the date of taking over of possession of the plot.
 - vii. The Lessee has the option to pay lease rent as "One Time Lease Rent". This option can be exercised by Lessee at any time during the Lease Period. This "One Time Lease Rent" shall be equivalent to 15 times of 2.5% of the total premium of the plot during the first 10 years from the date of lease deed and after 10 years from the date of lease deed, 15 times (or as amended from time to time) the applicable lease rent at anytime during the lease period shall be applicable. This option may be exercised provided the Lessee has paid the earlier lease rent due along with the interest thereon (if any) and lease rent already paid will not be adjusted against One Time Lease Rent option.
 - viii. In case of One Time Lease Rent (OTLR) deposited by the Lessee, and lease rent is due, in such case, the same shall first be adjusted towards the penal interest on lease rent due (defaulter interest), followed by lease rent outstanding and thereafter, the balance shall be adjusted against the OTLR only if the balance amount for OTLR is paid by the lessee before the due date of next lease rent;

अमित कुमार पाल्केय
अतिरिक्त सहायक
मैट्रिक

[Handwritten Signature]

For Vertex Construction

[Handwritten Signature]

Partner





**Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025**

-8-

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

- (a) The Lessee shall have to maintain the shareholding of the Firm partners in same manner as submitted.
- (b) THAT the Lessee will pay to the Lessor the balance of the premium in the instalments mentioned in clause (I) above by the dates mentioned therein. If the Lessee shall fail to pay any instalment by due date of payment thereof, he shall thereafter pay the same with interest as mentioned in clause (I) above on the instalment in arrears from the due date till the date of payment provided that failure to pay three consecutive instalments the Lessor may cancel/ determine the lease with interest and penalties and consequences thereof.
- (c) That the Lessee will pay unto the Lessor at its office or as otherwise directed the said yearly lease rent, clear of all deductions on the days and in the manner herein appointed for payment thereof and if the said yearly lease rent or part thereof remains in arrears, the Lessor shall be entitled to recover the same with prevailing interest + 3% penal interest) per annum compounded every half year. All arrears whatever shall be recoverable as arrears of land revenue.
- (d) The plot is free from all litigation/ encumbrances. The Lessee and/or its allottees will bear, pay and discharge all rates, assessments of every description which during the said term to be assessed, charged or imposed upon either on the plot in respect of demised premises or the buildings to be erected there upon.
- (e) That Lessee will obey and submit to all direction issued or the regulation made by the Lessor, now existing or hereafter to exist so far as the same as incidental to the possession of immovable property so far as they affect the health, safety or convenience of the other inhabitants of the place.
- (f) In case the Lessee surrenders the plot after execution of Lease Deed, 40% of total premium of plot (including 10% of EMD amount) (discovered through e-bid), due lease rent charges and total interest paid shall be forfeited. In any case, the deduction shall not be greater than the amount deposited. However, the amount deposited towards lease rent, interest, extension charges etc. shall not be refunded.

NOTE: - The date of surrender in the above case shall be the date on which the application for surrender is received at Lessor's office. No subsequent claim based on any postal certificate etc. will be entertained.

अमित कुमार पाण्डेय
कमिश्नर सहायक
नीएड

For Vertex Construction

Partner

[Signature]

[Signature]





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-9-

- (g) The mortgage permission shall be granted (where the Plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted Plot and payment of land dues of Authority. As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to facilitate the loan of the prospective buyers/sub lessees, N.O.C. may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub – lease deed or have obtained valid extension of time for construction and should have cleared up to date dues of the plot premium and lease rent.

The Lessee/Sub-lessee(s) will submit the following documents:

- (a) Sanction letter of the scheduled Bank/ Govt. organization/financial institution approved by the Reserve Bank of India.
(b) Clearance of upto date dues of the NOIDA.

In case of mortgage, the Authority shall have the first charge towards Lease Premium, Lease Rent, Interest, extension charges and any other dues, taxes, charges etc. payable to the Authority from time to time.

The letter of Permission to Mortgage (PTM) shall specify the head wise dues of Authority as on date of PTM in respect of the property for which permission to mortgage is issued.

In the event any Permission to mortgage is issued by the Authority, it shall always hold the first charge and shall remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016.

In the event of sale or foreclosure of the mortgaged/charged property, Authority shall be entitled to claim all dues. Authority may recover not more than 50% or 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.

Provided further that the Lessor/Authority would have the pre-emptive right to purchase the mortgaged or charged Plot after deducting such percentage as decided by Lessor /Authority of the unearned increase as aforesaid. The Lessor /Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein-before, would apply equally to insolvency sale or its transfer through execution of a decree of insolvency issued by any Court of Law.

मानिल कुमार भाष्यदेव
अभिषेक सहायक
जिला

[Handwritten signature]

For Vertex Construction

[Handwritten signature]

Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-10-

After procurement of permission to Mortgage, the property cannot be attached/ auctioned/ sub-leased without the permission of the Authority. In case, it is exercised by any financial institution without permission, it shall be treated as null and void.

All the clauses mentioned above shall become a part of the 'Loan Agreement' signed between the Bank and the Lessee. The copy of the 'Loan Agreement' shall be submitted to the Authority by the Lessee within 15 days of the execution of the Agreement.

Provided that in the event of foreclosure of the mortgaged/charged property, the NOIDA shall be entitled to claim and recover such percentage, as decided by the NOIDA, 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 NOIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

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

- (h) The construction of the building and development on the plot shall have to be done as per development norms, controls prescribed under the scheme/ building regulations & direction-2010 (as amended from time to time) of the Lessor and only after the prior approval of the building plans by the Lessor.
- a) Any construction will be permissible only as per details given in the Building Regulation-2010 (As Amended) and only after the prior approval of the building plans by NOIDA.
 - b) All the infrastructural services shall have to be provided by the lessee within the plot area. Noida shall provide the utilities and connection upto the plot only.
 - c) All clearances/approvals must be obtained by the lessee from the respective competent statutory authorities prior to the commencement of the construction work.
 - d) Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory authority(ies).

अमित कुमार शर्मा
अमित कुमार शर्मा
सहकर्मी

[Signature]

For Vertex Construction

[Signature]

Partner

[Signature]





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-11-

- e) All other provisions, not specified above, shall be in accordance with the Building Regulations-2010 (As Amended) and Directions of NOIDA and the amendments made therein from time to time.
- f) The Plot shall be used for the development as per the terms and conditions of the said scheme brochure.
- (i) the Lessee shall be required to complete the construction on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the NOIDA in maximum 5 phases within a period of 4 years from the date of execution of lease deed.

The Lessee shall be required to complete the construction on allotted plot as per approved layout plan.

- (j) Minimum requirement of sanctioned/completion shall be governed as per Noida Building Regulations, 2010 (as amended from time to time).
- (k) Time extension in exceptional circumstances can be granted by the LESSOR, on the payment of extension charges applicable as per the prevailing policy, at the time of grant of such extension. In case the lessee completes the project within **4 (Four) years** from the date of lease deed no extension charges shall be payable. The "Completion Certificate" will be issued by the LESSOR on the completion of the Project and on submission of the necessary documents required for certifying the completion of the Project as per prevailing rules. In case the Lessee does not construct any building within the time provided including extension granted, if any, the allotment / Lease Deed as the case may be, shall be liable to be cancelled.
- (l) The Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent maintenance of the building and services, till such time as the alternate agency for such work is identified and legally appointed by the Lessee, after prior written approval of the LESSOR.
 - 1. The Lessee shall indemnify the Lessor against all arising out of:
 - a. The non-completion of the Project;
 - b. The quality of development, construction and maintenance;
 - c. Any legal dispute arising out of allotment, lease and / or Sub lease to the final buyer(s).

कनिष्ठ सुमार पञ्चदश
कनिष्ठ सहायक
पञ्चदश

Writ

For Vertex Construction

[Signature]

Partner

[Fingerprint] *[Fingerprint]*



**Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025**

-12-

- (m) The allottee / Lessee can only transfer the whole/part of the building constructed /land parcel of Plot/ FSI thereon with the prior permission of Lessor, after payment of transfer charges as per the prevailing policy of Lessor.
- (n) In addition to the transfer charges as per prevailing policy of Lessor, the allottee / Lessee shall also pay an amount of Rs.10,000/- towards the processing fees.
- (o) All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the allottee / Lessee, as well as the sub-lessees/transferees.
- (p) No transfer charges shall be payable in case of transfer amongst blood relations. However, processing fee of Rs.10,000/- will be payable on such transfer.
- (q) The lessee will not be allowed to transfer the plot and change its shareholding, till the occupancy certificate/completion certificate of the project is obtained from the NOIDA. Change in Constitution and Change in Shareholding shall be permitted only after issue of completion certificate by NOIDA for the entire project except in case of transfer amongst blood relation and as per prevailing policy of the lessor.

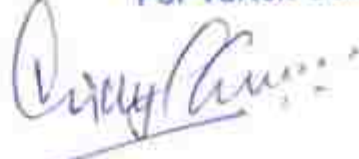
Sub Leasing:-

- (r) No transfer charges shall be applicable if built up space of commercial Plot is transferred within two years from the date of issuing of the completion certificate by Lessor. Thereafter, the transfer charges shall be payable as per the prevailing policy of the Lessor. In addition to the transfer charges, an amount of Rs.10,000/- shall also be payable against the processing fee. The Allottee / Lessee will be permitted to transfer the built-up space on the fulfilment of the following conditions:
 - (i). The dues of Lessor towards the cost of land shall paid in accordance with the payment schedule specified in the Lease Deed/ sub- lease deed before executing of sub-lease deed of built-up premises.
 - (ii). The lease deed/ sub lease deed as per rules has been duly executed.
 - (iii). The Allottee / Lessee /sub lessee has obtained temporary/part occupancy/building completion certificate for the respective phase from the Lessor.

अमित कुमार शर्मा
अमित कुमार शर्मा
अमित



For Vertex Construction



Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-13-

- (iv). The sub-lessees/transferees undertake to put to use the premises for the original permissible use only, and the premises being transferred shall be as per the completion certificate and are not part of any common area.
- (v). The Lessee, shall also execute a sub-lease deed between lessor, Lessee and proposed sub-lessee. The Lessee/sub-lessee shall also ensure adherence to the building regulations and direction of the Lessor. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessee as well.
- (vi). The sub-lessee shall also be required to pay pro-rata lease rent as applicable. The sub-lessee shall be required to make the built-up space functional within one year from the date of sub-lease and submit sufficient documents to Lessor in proof thereof. Thereafter, extension charges, as applicable, shall be payable by sub-lessee.
- (vii). All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the allottee, Lessee and sub-lessees.
- (viii). The allottee, Lessee /sub-lessees are not eligible for any preferential allotment of any residential plot or house under various schemes of Lessor.
- (s). The Lessee and sub-lessees (transferees) shall not use the commercial plot for any purpose other than for which the commercial plot has been allotted. In case of violation of any allotment, Lease / Sub lease condition the allotment, Lease / Sub lease shall be liable to be cancelled and the possession of the commercial plot along with the structures thereon, if any, shall be resumed by the LESSOR.
- (t). The Lessee and sub-lessee(s)/Transferee(s) will be liable to pay all taxes, charges and assessment of every description imposed by any Authority empowered in this behalf from time to time. In respect of the plot and the buildings constructed thereon.
- (u). If the lessee and / or sub lessee(s) / Transferee(s) fail to deposit the due money/instalment within the given time or such extended period as is allowed by the LESSOR or commit any breach of the terms and conditions as laid down in the brochure, allotment letter, lease deed, the allotment / lease shall be liable to be cancelled / determined and 30% of the total premium of the plot or the premium / instalments deposited till then along with lease rent, interest, extension charges money etc. deposited, whichever is less, shall be forfeited in favour of the LESSOR. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest. Possession of the Plot, along with the structures, if any, thereon, shall be resumed in favour of the LESSOR and the lessee shall not be entitled to claim any compensation for the same.

अमित कुमार पाण्डेय
व्यक्तिगत उपयोग
नहीं

mit

For Vertex Construction

[Signature]

Partner

[Signature]





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-14-

- (v) The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Lessee, the allotment of the Commercial Plot will be cancelled and/or lease will be determined, as the case may be. In addition, the entire money deposited by the Lessee and sub-lessee(s)/Transferee(s) shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
- (w) The LESSOR reserves the right to all mines, minerals, coals, washing golds, earth, oils, quarries, etc., under the allotted commercial Plot and full rights and powers at any time to do all the acts and things, which may be necessary or expedient for the purposes of searching, for working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the allotted commercial plot or for any building/structure standing thereon, provided always that the LESSOR shall make reasonable compensation to the Lessee for any damages directly occasioned by the exercise of the rights hereby reserved. The decision of the LESSOR on the amount of the such compensation will be final and binding on the Lessee and all the sub-lessee(s)/Transferee(s).
- (x) The Lessee shall make all such arrangements as are necessary for the maintenance of the buildings and common services on the commercial plot. If the buildings and common services are not maintained properly, the LESSOR shall have the right to get the maintenance done and recover the amount so spent from the Lessee and/or Sub lessee. The Lessee and all the sub lessee(s) / Transferee(s) will be personally and severally liable for the payment of the maintenance amount. In case of default of the amount, the dues shall be recovered as arrears of land revenue.
- (y) No objection will be entertained on the subject of amount spent on maintenance of the buildings and common services on the allotted commercial plot and the decision of the LESSOR shall be final and binding on the lessee and all the sub-lessee(s) / transferee(s).
- (z) The Lessee/Sub lessee shall take all necessary permissions for sewerage, electricity, water connections etc. from the respective competent Authorities at his own expenses. The LESSOR shall provide all connections till the Plot.
- (aa) The allottee/lessee/sub-lessee(s) shall keep the demised premises and buildings; the available facilities and surroundings etc. in a state of good and substantial repairs, safe, neat & clean and in good and healthy sanitary conditions to the satisfaction of the lessor and to the convenience of the inhabitants/occupants of the place.

अमित कुमार पाण्डेय
एग्रीड एग्रीड
-05-25

Amit

For Vertex Construction

Prakash

Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-15-

(bh) In addition to the other specific clauses relating to the Cancellation / determination of the Lease Deed, the LESSOR will be free to exercise its right of cancellation/determination of lease/allotment in the following case:

- (1) If the allotment is obtained through misrepresentation, by suppression of material facts, mis-statement and/or fraud.
- (2) Any violation by the Lessee and sub-Lessee(s)/ Transferee(s), of the direction issued or of the rules and regulations framed by LESSOR or by any other statutory body.
- (3) In case of default on the part of the Lessee/Sub Lessee or any breach/violation of the terms and conditions of the Tender, allotment, lease deed and/or non deposit of the allotment/ premium amount /instalments, lease rent etc. for a period of three consecutive instalments and Lease Rent.

If the allotment is cancelled on the grounds mentioned in para (1) above, the entire amount deposited by the Lessee and sub-lessee(s)/ Transferee(s) till the date of cancellation/determination, shall be forfeited by the LESSOR and no claim, whatsoever, shall be entertained in this regard.

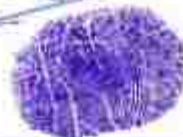
If the allotment is cancelled on the grounds mentioned in paras (2) or (3) above, amount equivalent to 30% of the total premium of the Plot shall be forfeited and balance, if any shall be refunded without any interest and no separate notice to the Lessee and sub-lessee(s)/Transferee(s) shall be given in this regard. After forfeiture of the amount as stated above, possession of the Plot will be resumed by the LESSOR, along with the structures thereupon, if any, and the Lessee and sub-Lessee(s) / Transferee (s) will have no right to claim any compensation thereof.

III. AND IT IS MUTUALLY AGREED AND DECLARED BY IN BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING:

1. That the Lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of description whatsoever for keeping horses, cattle, dogs, other animals except and in so far as may be allowed by the Lessor in writing.
2. That the Lessee shall not exercise his/her/their/its option for determining the lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.


अनिल कुमार पाण्डेय
अनिल सहायक
वीएफ


For Vertex Construction
Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-16-

3. If the Lessee does not abide by the terms and conditions of the lease and building bye-laws or any other rules framed, or directions issued by the Lessor the lease may be cancelled/determined by the Lessor and the possession of the demised premises may be taken over by the Lessor followed by forfeiture of deposits as per prevailing policy.
4. The lessee and/or sub-lessee(s) fail to deposit the due money within the given time or such extended period as is allowed by NOIDA or commit any breach of the terms and conditions as laid down in this brochure, allotment/lease shall be liable to be cancelled/determined and 30% of the total premium together with lease rent, interest, extension charges or money deposited, whichever is less shall be forfeited in favour of NOIDA. However, any such action shall be taken only after complying with the Principles of Natural Justice. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest. Possession of the plot, along with the structures, if any, thereon, shall be resumed in favour of NOIDA and the lessee shall not be entitled to claim any compensation for the same.
5. The allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the tenderer, allottee, lessee and/or sub-lessees, the allotment of plot shall be cancelled and/or lease shall be determined, as the case may be. In addition, the entire money deposited by the tenderer, allottee, lessee and sub-lessees shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall be taken.
6. Notwithstanding anything contained hereinbefore if there shall have been in the opinion of the Lessor (whose decision shall be final and binding) any breach by the Lessee or any person claiming through or under him/her/their/its, of any of the covenants or conditions hereinbefore contained and on his/her/their/its part to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the Lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises without prior consent of the lessor, it shall be lawful for the Lessor without prejudice to any other right or action of the Lessor in respect of any breach of agreement to re-enter the demised premises or any part thereof in the name of whole and determine this demises and thereupon if:
 - a. At the time of re-entry, if the demised premises has not been occupied by the Lessee by way of constructing a building thereon the Lessor may re-allot the demised premises and entire deposited amount shall stand forfeited in favour of the Lessor.

प्रति एकत्र पालेय
अभिषेक प्रसाद
नोटा


For Vertex Construction

Partner




**Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025**

-17-

- b. At the time of re-entry if the demised premises are occupied by any building constructed by the Lessee there on the Lessee shall within a period of three months from the date of re-entry remove from the demised premises all erection of building, fixtures and fittings which at any time and during the term shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default where of the same shall become the property of the Lessor without payment of any compensation to the Lessee for the land and building, fixtures, things before within the period herein specified the demised premises shall be re-allotted.

Provided that the Lessor shall to purchase the said erection buildings and fixtures upon the Commercial Plot after making the payment to the Lessee in price thereof as may be mutually agreed upon.

7. Any losses suffered by the Lessor on a fresh grant of demised premises or breaches of conditions aforesaid on the part of the Lessee or any persons claiming through or under him shall be recoverable by the Lessor from the Lessee.
8. The Chief Executive Officer of the Lessor may exercise all powers exercised by the Lessor under this lease. The Lessor may also authorize any of its other officers as he deems fit.

PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Office for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

9. The entire legal expenses of execution of this Lease Deed including Stamp Duty and registration charges shall be borne by the Lessee. In case any dispute arising towards stamp duty, the Lessee shall be liable for the same.
10. Any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal right of the Lessor.
11. The Chief Executive Officer or the Lessor reserve the right to make such additions and alterations or modifications in these terms and conditions from time to time, as may be considered just or/and expedient as mutually agreed between the parties. However, such changes shall be made in writing and executed by both the Parties.

अनिल कुमार पान्देरा
व्यक्तिगत सदस्य
गोपनीय



For Vertex Construction



Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-18-

12. In the event of any dispute between LESSOR and the Lessee and sub-lessee(s)/transferee(s) shall be subject to the territorial jurisdiction of the Civil Court of District Gautam Budh Nagar or the Hon'ble High Court of Judicature at Allahabad.
13. The allotment of the Plot or handing over the possession of the allotted plot by NOIDA or payment of dues as provided under this Deed, is prevented or restricted or interfered with by reason of Force Majeure such as war, terrorist attacks, revolution, strike, civil commotion, acts of public enemies, acts of God, natural calamities, blockade or embargo (each a "Force Majeure Event") or any circumstances beyond NOIDA's control, entire money and/or the deposits, as the case may be, will be refunded to the Lessee, as per the prevailing policies of NOIDA.
14. Allotment of the subject plot or in case of the clarification or interpretation regarding terms and conditions of this lease and brochure of the scheme which forms part of this lease, the decision of the Lessor shall be final and binding on the Lessee and all the sub-lessee(s)/Transferee(s).
15. If the Lessee commits any act of omission on the demised premises resulting in any nuisance, it shall be lawful for the LESSOR to ask the Lessee/Sub lessee to remove the nuisance within a reasonable period, failing which the LESSOR shall itself get the nuisance removed at the Lessee's/Sub lessee cost and charge the damages from the Lessee/Sub lessee during the period of subsistence of the nuisance.
16. The Lessee and all sub-lessee(s)/Transferee(s) shall be liable to pay all taxes, charges levied from time to time by the LESSOR or any other statutory body duly empowered to levy to taxes/charges.
17. All notices, orders and other documents required under the terms of allotment/lease etc. shall be governed by the provisions of the U.P. Industrial Area Development Act, 1976 and the Rules & Regulations made thereunder (as amended from time to time).
18. All the arrears due from the Lessee and all the sub lessees (transferees) to the LESSOR or any other statutory Authority are recoverable as arrears of land revenue.

अमित कुमार पाण्डेय
व्यक्ति स्वामय
गीता

mit

For Vertex Construction

Princy Kumar

Partner





**Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025**

-19-

19. That the LESSOR hereby covenant that the Lessee and sub-lessee(s)/Transferee(s) shall enjoy quiet possession of the demised premises without any disturbance by it or its successors in the interest of any other person claiming title paramount thereto.
20. The Lessee shall not be allowed to assign or change his role in the Project, in anyway, till the completion of the Project, without the prior written permission of the LESSOR. In case of any violation of this, the lease shall be cancelled and entire money deposited shall be forfeited.
21. 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.
22. The NOIDA 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.
23. Commercial premises/ residential premises as per the plans of the allottee approved by NOIDA shall be used for commercial/residential purpose only. In case of default, the lease deed is liable to be cancelled and the Lessee/ Sub-lessee(s) will not be paid any compensation thereof.
24. Other buildings earmarked for community facilities shall not be used for purposes other than community requirements.
25. The NOIDA in larger public interest may take back the possession of the land/building by paying such compensation as may be decided by an Independent Valuer. Further, the decision of the Authority to repossess the land/building shall be subject to judicial review, and any and all disputes arising in connection with such repossession shall be decided by the courts of competent jurisdiction.
26. In case NOIDA is not able to give possession of the land in any circumstances, deposited money will be refunded to the Allottee in terms of the policy of NOIDA as prevailing at the relevant time.
27. Noida shall continuously be responsible for handing-over the vacant possession of the Plot to the Lessee.

अनिता कुमार झा
कनिष्ठ सहायक
नगर

Quit

For Vertex Construction

[Signature]

Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-20-

28. The Allottee shall be responsible to inform NOIDA within 7 days about initiation of CIRP, if any and adhere to the concern clauses to scheme brochure of Scheme Code 2023-2024 (Commercial Builders Plot-I)
29. The Lessee shall abide by all the regulations, bye-laws, and guidelines of the LESSOR framed/ issued under the Scheme Code 2023-2024 (Commercial Builders Plot-I) brochure and U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules applicable from time to time.
30. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings, except at a place approved for this purpose by NOIDA. Such approvals shall not be unreasonably withheld.
31. In case of non-compliance of these terms and conditions, and any directions of the LESSOR, the LESSOR shall have the right to impose such penalty as it may consider just and/or expedient.

- यह कि भूखण्ड के विरुद्ध वर्तमान तक आवंटी के विरुद्ध न ही कोई ब्याज देय है और न ही आवंटी द्वारा किसी ब्याज की धनराशि का भुगतान किया गया है।

Just

अमित कुमार पाण्डेय
अभिषेक सहपाठी
नगरपालिका

अमित कुमार पाण्डेय
अभिषेक सहपाठी
नगरपालिका

Just

For Vertex Construction

Amey Kumar

Amey Kumar

Partner





Stamp Duty Paid through
E-Stamp Certificate No: IN-UP47726544690058X
Dated: 20-05-2025

-21-

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year first above mentioned in the presence of:

Witness

1. *[Signature]*

MR KAMAL GANDHI
SON OF SHRI MANOHAR LAL GANDHI
RESIDENT OF 45, NEW JANTA COLONY
NIT FARIDABAD, HARYANA-121001
(ID AADHAR No XXXX XXXX 7276)

[Signature]
30/5/2025
For and on behalf of Lessor

2. *[Signature]*

MR SANDEEP KUMAR RAGHAV
SON OF SHRI ANEK SINGH
RESIDENT OF HOUSE No 70, SABDALPUR
DOULATPUR KALA, DISTT BULANDSHAR
UTTAR PRADESH-202398
(ID AADHAR No XXXX XXXX 9494)

[Signature]
For Vertex Construction
[Signature]
Partner
For and on behalf of Lessee



