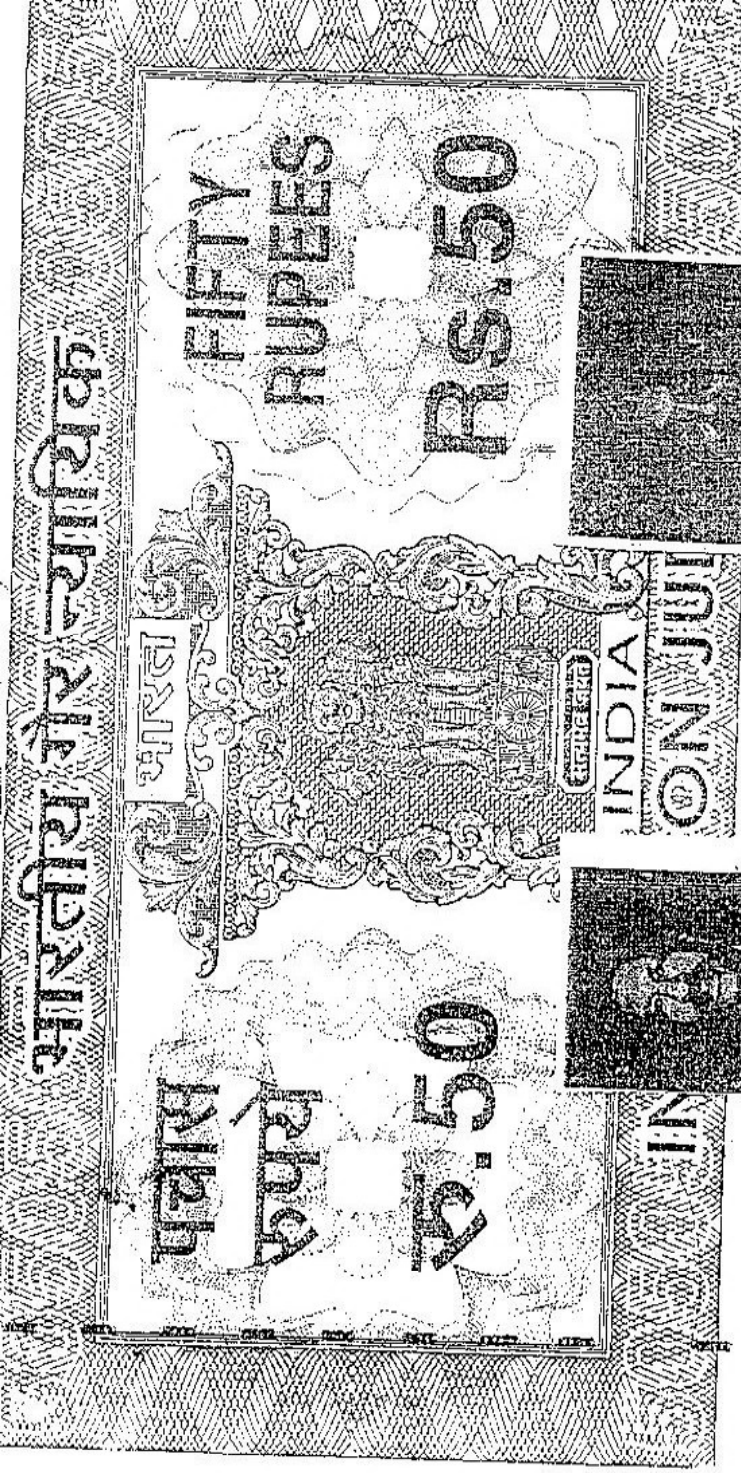




उत्तर प्रदेश UTTAR

P 192365

Stamp Duty Paid in Cash Certificate in favour of M/s AIMS Max Gardenia Developers
Pvt Ltd. C-56/S Sec-62 Noida.

In Pursuance of the order of the Collector

No. D.L. No. 100/2006-07-10. Passed under

Section 4 of the Stamp Act. It is certified that

the sum of Rs. 33,00,00,000/- only

in words Rs. Three Crores only

has been Paid in Cash as Stamp Duty in Respect

of this instrument in the State Bank of India

by Challan No. 01 Dated 08.06.2010

a Copy of Which is annexed herewith.

Date 11-06-10

Officer in Charge

Noida

Gautam Budh Nagar

ATTACHED WITH THE LEASE DEED OF SECTOR-75
(ECO CITY) AREA 330474.67 SQ. MTR., NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)

LESSOR

AIMS Max Gardenia Developers Pvt.

Noida-201501

Noida-201501

For Aims Max Gardenia Developers Pvt.

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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

P 192366

Stamp Duty: 10% of Cash Consideration & Interest @ 15%
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ATTACHED WITH THE LEASE DEED OF SECTOR-75
(ECO CITY) AREA 330474.67 SQ. MTR., NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)

Stamp Duty: 10% of Cash Consideration & Interest @ 15%

LESSOR

LESSOR

Stamp Duty: 10% of Cash Consideration & Interest @ 15%

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LEASE DEED

This Lease Deed made on 16TH day of JUNE, 2010 (Two thousand and Ten) 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 (U.P. Act No. 6 of 1976 hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the one part and M/s AIMS MAX GARDENIA DEVELOPERS PRIVATE LIMITED, a company within the meaning of Companies Act, 1956, having its corporate office at C-56/5, SECTOR-62, NOIDA-201301 through Authorized signatory Sh. SANJEEV KUMAR S/O Sh. J.P. SHARMA, R/O G-3, PLOT NO.170, SECTOR-4, VAISHALI, GHAZIABAD-201001 (U.P.) Director duly authorized by the Board of Directors vide Resolution dated 06.05.2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns of the other part.)

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

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Sector-75 on the terms and conditions hereinafter appearing for the purpose of DEVELOPMENT OF TOWNSHIP COMPRISING OF 'RESIDENTIAL' (INCLUDING GROUP HOUSING) , 'INSTITUTIONAL & FACILITIES' AND 'COMMERCIAL' AREA & PARKS, OPEN SPACES, ROADS & PUBLIC PARKING 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 Sector-75 (ECO CITY) an area of 6,00,000.00 sq. mtrs. to the M/S AIMS MAX GARDENIA DEVELOPERS PROPOSED CONSORTIUM CONSISTING OF-

LESSOR

A. V. D. KUMAR
Office Supt.
Noida Authority Sec-6
Noida-201301

LESSOR