

**LEASE DEED**

This Lease Deed made on 31<sup>TH</sup> day of JANUARY, 2011 (Two thousand and Eleven) 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

LESSEE

For Aims Max Gardenia Developers Pvt. Ltd.



  
Authorized Signatory

J-915

भारतीय गैर न्यायिक

पचास  
रुपये

₹.50

FIFTY  
RUPEES

RS.50



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 159305

Stamp duty paid in cash certificate in favour of-M/S AIMS MAX GARDENIA DEVELOPERS PVT.LTD. R-19, 3<sup>rd</sup> Floor, Near Shakarpur, Laxmi Nagar, Vikas Marg Delhi

In pursuance of the order of the collector

No...memo.....dated.24.01.11 passed under

Section 10-A of the stamp act. It is certified that an amount

of Rs.2,09,22,000-00(In words Rs.Two crore nine lacs twenty two thousand only)

has been paid in cash as stamp duty in respect

of this instrument in the State bank of India/

Treasury/Sub treasury...NOIDA

By Challan No...N160431...dated.27.01.11

A copy of which is annexed herewith.

28-1

Dated 28/1

Senior Treasury Officer

Gautam Budh Nagar

28/01/11

ATTACHED WITH THE LEASE DEED OF

SECTOR-75 (ECO CITY) AREA 23,916.00 SQ. MTR., NOIDA,

DISTT. GAUTAM BUDH NAGAR (U.P.)

LESSOR

LESSEE

For Aims Max Gardenia Developers P.M. Ltd.

