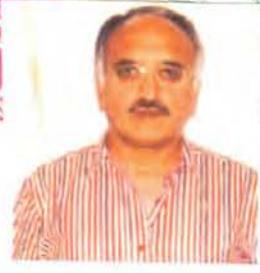


I-1330



उत्तर प्रदेश UTTAR PRADESH



U 613167

69  
38

Stamp Duty Paid in Cash Certificate in favour of M/S PEBBLES PROLEASE PVT LTD. B-2/164.

In Pursuance of the order of the Collector  
No..... Dated 31-3-10 Passed under  
section 10-A of the Stamp Act. It is certified that  
an amount of Rs. 45745.000 = 0  
(in words Rs. Four Crore fifty seven lac, forty five thousand only.)  
has been Paid in Cash as stamp Duty, in Respect  
of this instrument in the State Bank of India/  
Treasury/Sub Treasury of S.B.I. NOIDA.  
by Challan No. 02 Dated 31-3-10  
a Copy of Which is annexed herewith.

Safdarjung Encl. New Delhi

Date 31-3-10

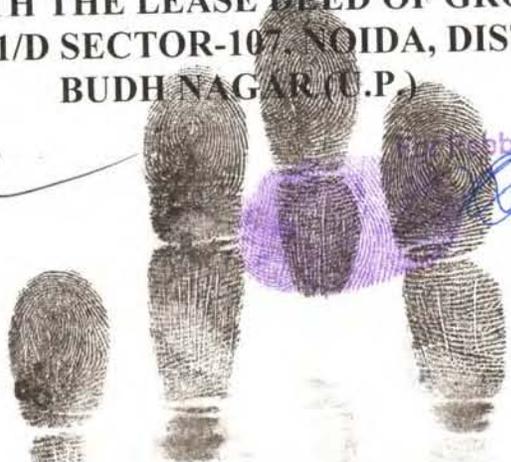
*[Signature]*  
31-3-10  
Officer-in-Charge  
Treasury  
Gautam Budh Nagar

ATTACHED WITH THE LEASE DEED OF GROUP HOUSING  
PLOT NO.GH-01/D SECTOR-107, NOIDA, DISTT. GAUTAM  
BUDH NAGAR (U.P.)

*[Signature]*  
LESSOR

M/S Pebbles ProLease Pvt. Ltd.  
*[Signature]*  
LESSEE  
Authorized Signatory

आर० वे० वैद्य  
कार्यालय अमीक्षक  
नोडा



M/s Pebbles Prolease Private  
Limited  
N. Delhi



Stamp Duty Paid in Cash Certificate in form of

In Pursuance of the order of the Collector

No. \_\_\_\_\_ Passed under

section 16-A of the Stamp Act, 1899 certified that

an amount of Rs. \_\_\_\_\_

(in words Rs. \_\_\_\_\_)

has been Paid in Cash to the District Officer in Receipt

of this instrument at the State Bank of India,

Treasurer's Treasury of \_\_\_\_\_

by Cheque No. \_\_\_\_\_

a Copy in \_\_\_\_\_



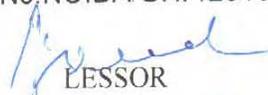
## LEASE DEED

This Lease Deed made on 31<sup>st</sup> day of **MARCH, 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 PEBBLES PROLEASE PVT LTD**, a company within the meaning of Companies Act, 1956, having its registered office at B-2/104-B, Safdarjang Enclave, New Delhi - 110029 through Authorized signatory **Shri. Deepak Khurana S/o Sh. C. Khurana R/o B-2/104-B, Safdarjang Enclave, New Delhi - 110029, Authorised Signatory** duly authorized by the Board of Directors vide Resolution dated 29/03/2010 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.

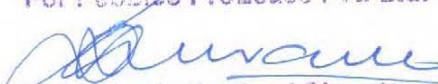
WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the **plot GH-01/D Sector-107, NOIDA (Sub Divided Plot of Plot No. GH-01 Sector-107)** on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats 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 PEBBLES INFOSOFTECH PVT LTD (LEAD MEMBER), M/s THREE PLATINUM SOFTECH PVT LTD (RELEVANT MEMBER), M/s CREDENCE INFORMATION TECHNOLOGIES PVT LTD (RELEVANT MEMBER), M/s PEBBLES PROLEASE PVT LTD (RELEVANT MEMBER), M/s HORIZON CREST INDIA REAL ESTATE (RELEVANT MEMBER) & M/s TWILZON LIMITED (MEMBER)** the plot NO. GH-01, SECTOR-107, NOIDA, after fulfilling the terms and conditions prescribed in the brochure of **Group Housing Scheme Code GH-2010 (I)** and its corrigendums, vide Reservation Letter No. NOIDA/GHP/2010(I)/2010/5154 dated 10/03/2010 and Allotment Letter

  
LESSOR  
आर० के० वैद्य  
कार्यालय अधीक्षक  
नोएडा



LESSEE  
For Pebbles ProLease Pvt. Ltd.  
  
Authorised Signatory

31,600,000.00 (90 वर्ष ) 10,000.00 80 10,080.00 4,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
श्री /श्रीमती नोएडा वि० प्रा० द्वारा आर.के.वैद्य, ओ.एस  
पुत्र / पत्नी श्री  
पेशा नौकरी  
निवासी स्थायी सै० 6 नोएडा  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय में दिनांक 1/4/2010 समय 3:30PM  
बजे निबन्धन हेतु पेश किया।



K.K.Mishra

उप निबन्धक (प्रथम)  
नोएडा

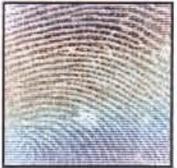
1/4/2010

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

श्री/श्रीमती नोएडा वि० प्रा० द्वारा आर.के.वैद्य,  
ओ.एस  
पुत्र/पत्नी श्री  
पेशा नौकरी  
निवासी सै० 6 नोएडा



श्री/श्रीमती मै० Pebbles Prolease Pvt.Ltd द्वारा  
दीपक खुराना  
पुत्र/पत्नी श्री पुत्र सी० खुराना  
पेशा व्यापार  
निवासी बी-2/104-बी सफदरजंग एन्क० नई  
दिल्ली-29



*(Handwritten signatures and stamps)*

No.NOIDA/GHP/GH-2010(I)/2010/5378 dated 26/03/2010 & for the development and marketing of Group Housing Pockets/ Flats 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 sub division of Group Housing Plot No. GH-01 Sector-107 as GH-01/A Sector-107 (admeasuring to 127941.95 sq mtr), GH-01/B Sector-107 (admeasuring to 30000 sq mtr), GH-01/C Sector-107 (admeasuring to 30000 sq mtr) and GH-01/D Sector-107 (admeasuring to 40000 sq mtr) and the name and status of **M/s PEBBLES PROLEASE PVT LTD**, on the request of consortium members (as mentioned above), in accordance with the Clause-C-8(e) of the brochure of the scheme, **to develop and market the project on demarcated plot No.GH-01/D, Sector-107, NOIDA measuring 40000 sq. mtrs.** vide letter No NOIDA/GHP/GH-2010 (I)/2010/5638 dated 31<sup>st</sup> MARCH, 2010 .

AND WHEREAS the lessee is a **Company** comprising of following Directors and Shareholders :-

NAME & ADDRESS OF THE DIRECTORS			
1.	Mr Nirmal Singh		
2.	Mr Surpreet Singh Suri		
3.	Mr Vidur Bhardwaj		
4.	Harmeet Singh Oberoi		
5.	Mahesh Kumar Sharma		
NAME OF SHAREHOLDERS			
S. NO.	NAME OF SHAREHOLDER	NO. OF SHARES	%AGE OF SHARE HOLDING
1	Three C Universal Developers Pvt Ltd	9999	99.99 %
2	Mr Nirmal Singh as nominee of M/s Three C Universal Developers Pvt Ltd	1	00.01 %

And it has been represented to the lessor that the CONSORTIUM members have agreed amongst themselves that **M/s PEBBLES PROLEASE PVT LTD,,** a company within the meaning of Companies Act, 1956, having its registered office at B-2/104-B, Safdarjang Enclave, New Delhi - 110029 shall solely develop the project on the demarcated Group Housing **Plot No.GH-01/D Sector-107 NOIDA** measuring **40000 sq. mtrs**

  
LESSOR

आर० के० वैद्य  
कार्यालय अधीक्षक  
नोएडा



For Pebbles ProLease Pvt. Ltd.

  
Authorised Signatory

LESSEE

ने निष्पादन स्वीकार किया ।  
जिनकी पहचान श्री मदन लाल गुप्ता  
पुत्र श्री पुत्र स्व० पी.सी.गुप्ता  
पेशा व्यापार  
निवासी सी-13/12 नोएडा  
व श्री विकास  
पुत्र श्री पुत्र दीपक आनन्द  
पेशा नौकरी  
निवासी डी-1133 फरीदाबाद  
ने की ।



१



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

  
K.K.Mishra  
उप निबन्धक (प्रथम)  
नोएडा  
1/4/2010



## II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of **Rs. 83,16,00,000.00 (Rupees eighty three crore sixteen lac only)** out of which 10% i.e. **Rs. 8,31,60,000.00 (Rupees eight crore thirty one lac sixty thousand only)** which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly , accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance **90% premium i.e. Rs. 74,84,40,000.00 (Rupees seventy four crore eighty four lac forty thousand only)** of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

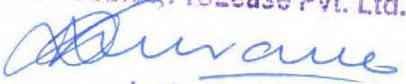
Due Date	Installment	Interest	Total Rs.
25/09/2010		41164200	41164200
25/03/2011		41164200	41164200
25/09/2011		41164200	41164200
25/03/2012		41164200	41164200
25/09/2012	46777500	41164208	87941708
25/03/2013	46777500	38591445	85368945
25/09/2013	46777500	36018682	82796182
25/03/2014	46777500	33445919	80223419
25/09/2014	46777500	30873156	77650656
25/03/2015	46777500	28300393	75077893
25/09/2015	46777500	25727630	72505130
25/03/2016	46777500	23154867	69932367
25/09/2016	46777500	20582104	67359604
25/03/2017	46777500	18009341	64786841
25/09/2017	46777500	15436578	62214078
25/03/2018	46777500	12863815	59641315
25/09/2018	46777500	10291052	57068552
25/03/2019	46777500	7718289	54495789
25/09/2019	46777500	5145526	51923026
25/03/2020	46777500	2572763	49350263

In case of default in depositing the installments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

  
LESSOR

आर० दे० वैद्य  
कार्यालय अवीक्षक  
नोएडा



For Pebbles ProLease Pvt. Ltd.  
  
Authorised Signatory

LESSEE

पट्टा दाता

Registration No.: 1330

Year : 2010

Book No. : 1

0101 नोएडा वि० प्रा० द्वारा आर.के.वैद्य, ओ.एस

से० ६ नोएडा

नौकरी



All payment should be made through a demand draft/pay order drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

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.

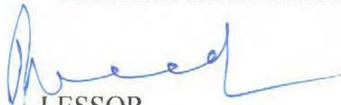
The payment made by the lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the lessee contrary to this will be entertained.

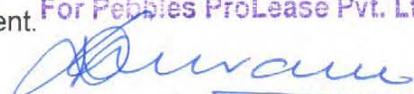
#### A. EXTENSION OF TIME

1. Extension of time, normally, shall not be allowed for more than 60 days for each instalment to be deposited, subject to a maximum of three (3) such extensions during the entire payment schedule.
2. For the purposes of arriving at the due date, the date of issuance of the Allotment Letter will be reckoned as the date of allotment.

  
LESSOR  
आर० के० वैध  
कार्यालय अधीक्षक  
नौरडा

4



For Pebbles ProLease Pvt. Ltd.  
  
Authorised Signatory  
LESSEE



11. All arrears due to the Lessor/lessee/sub-lessee would be recoverable as arrears of land revenue.
12. The Lessee/sub-lessee shall not be allowed change his role, otherwise the lease/sub-lease shall be cancelled and entire money deposited shall be forfeited.
13. The NOIDA in larger public interest may take back the possession of the land/building by making payment at a reasonable rate as decided by the NOIDA, whose decision in this regard shall be final and binding on the lessee/sub-lessee(s).
14. In case the NOIDA is not able to give possession of any plot or any part thereof in any circumstances, the deposited money against that part will be refunded to the allottee without any interest.
15. All other terms and conditions of the Brochure of the Scheme and the Allotment Letter will be applicable and binding upon the Lessee / Sub Lessee

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

In presence of:

आर० के० वैद्य  
कार्यालय अधीक्षक  
नोएडा

Signed and delivered  
for and on behalf of LESSOR

Witnesses:

1.

Moolan Lal Gupta 570, Lt. P.C. Gupta  
C-13/12  
NOIDA

2.   
1-1133  
Fardasal

LESSOR

For and on behalf of the LESSEE

For Pebbles ProLease Pvt. Ltd.

Authorised Signatory

LESSEE

For Pebbles ProLease Pvt. Ltd.

Authorised Signatory

आर० के० वैद्य  
कार्यालय अधीक्षक  
नोएडा

आज दिनांक 1/04/201 को

वही सं. 1 जिल्द सं. 154

पृष्ठ सं. 37 से 410 पं क्रमांक 1330

रजिस्ट्रीकृत कि- गया ।

K.K. Mishra

