

I-23759110

11



UTTAR PRADESH

14AA 055317

Stamp Duty Paid in Cash Certificate in favour of

M/s MAHAGUN (INDIA) PVT LTD
B-16 TSE Block, Vastu Vihar, Gurgaon

In Pursuance of the order of the Collector
November 18, 2010 Passed under
section 10-A of the Stamp Act. It is certified that
an amount of Rs. 1550.00

Rs. Fifteen thousand five hundred only

(in words) has been paid in Cash Stamp Duty in Respect
of this instrument to the State Bank of India
Treasury/Sub Treasury of
by Challer No. 115628 Dated 19-11-10
a Copy of which is annexed hereto.

Date 20-11-2010

Office in Charge
Treasury
Gautam Budh Nagar

68826
20/11

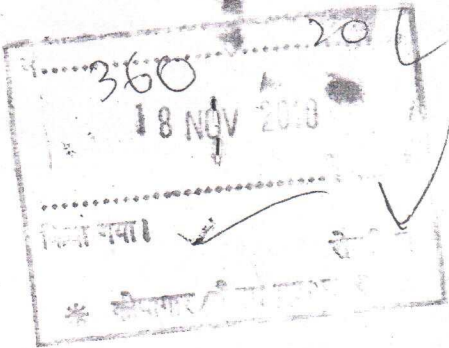
For MAHAGUN (INDIA) PVT. LTD.

For MAHAGUN (INDIA) PVT. LTD.

Director

Director

प्रबन्धक निलकण्ठ
श्रेतर नोएडा प्राधिकरण



M/s Mahagen [India] Pvt Ltd

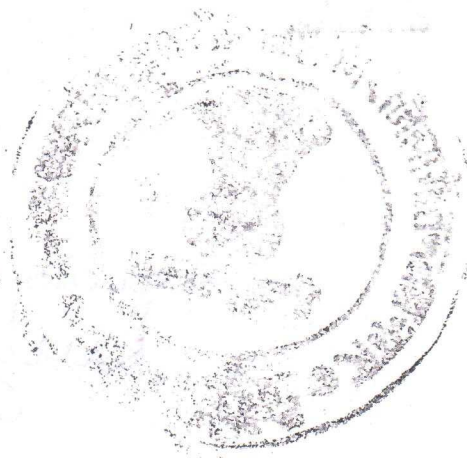
A-66 1st Floor Vivek Vihar

Delhi

Copy of the Certificate of Incorporation
of Mahagen [India] Pvt Ltd
is provided for the record of the Registrar
of Companies, Delhi. The Certificate is
dated 18.11.2010 and is a copy of the
original Certificate of Incorporation.
The Registrar, Delhi, has
been advised of the above.
By Order,
Registrar,
Delhi.

Date

MAHAGEN INDIA PVT LTD



MAHAGEN INDIA PVT LTD
A-66 1st Floor Vivek Vihar
Delhi


LEASE DEED

This Lease Deed made on **24th** day of **NOVEMBER 2010** between the **GREATER NOIDA 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 MAHAGUN INDIA PVT.LTD.** a company within the meaning of Companies Act, 1956, having its registered office at **B-66, FIRST FLOOR, VIVEK VIHAR, DELHI-110095** through its **Director Mr. Dhiraj Jain S/o Shri P.K. Jain R/o C-215, Vivek Vihar, Delhi-110095** duly authorized by its Board of Directors vide Resolution dated 15th November 2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its 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.

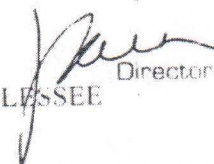
AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to LESSEE the Builders Residential / Large Group Housing Plot No. GH-04, SECTOR-16-C, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1662 dated 23rd July 2010 and Allotment Letter No.PROP/BRS-03/2010/1735 dated 19th August 2010 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the Scheme (Code BRS-03/2010). As per terms and conditions of the scheme the Lessee is authorized to **develop and market the project on demarcated plot No.GH-04, Sector-16C, GREATER NOIDA measuring 249907.00 sq. mtrs. Out of this 249907.00 square metre land, presently lessor is in possession of 241570.00 sq.m. land of which presently lease deed is being executed through this lease deed and consideration is determined.** Rest affected area i.e. 8337.00 square metre, which is not in possession of the lessor, the lessee do hereby commits that whenever lessor offers this affected area's possession, they will execute


प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण
LESSOR

For MAHAGUN (INDIA) PVT. LTD.




LESSEE Director