

T-24068

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

ENTY EES



उत्तर प्रदेश **UTTAR PRADESH**

Sub Registrar Office - Computing
Greater Florida

Stamp Duty Paid in Cash Certificate in favour of M/S DREAMLAND PROMOTERS & CONSULTANTS
Pvt. Ltd., 211 to 213 2nd Floor, Krishna Apha Plaza sec. 18
 in Fulgence of the order of the Collector
 No. 10012 Dated 07/11/12 Passed under 10012 A

No. 107 Dated 07/10/82 Passed under M.O.D.A.
section 10-A of the Stamp Act Is certified that
an amount of Rs. 1125000000 are crore twelve lakh fifty thousand only.
(In words Rs.)
has been Paid in Cash as stamp Duty in Respect

has been Paid in Cash as stamp Duty in Respect
of this instrument in the State Bank of India

by Challan No. N090034 dated 28/11/12
a Copy of Which is annexed herewith.

a Copy of Whir+ is annexed herewith. 7/11/12 Cholan No. No 90024

09-11-2012

Style

Office of the Clerk

Abstract

●Gautam Singh Jager

09/11/12

For DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.

बाली वेयर गोपचा ओडीओएल विमल मासिकर

वर्षा ऋतु (सुमयसि)

Authorised signatory



M/s Dreamland Promoters & Consultants Pvt
Noida

225,000,000.00 पट्टा विलेख (90 वर्ष) 10,000.00 50 10,000.00 2,500

प्रतिफल मालिकाना अंशतः 5 किराया धीम रजिस्ट्री नकल व प्रति मुक्त रंग शक लागण
मैट्रीमलैण्ड प्रमोटर्स एण्ड कं प्रा० लि० द्वारा नरेन्द्र कुमार स्व० श्याम सुन्दर

पुत्र श्री
मदराय नौकरी

निवासी स्थायी 211 से 213 द्वितीय तल कृष्णा अपरा प्लाजा से०-18 नौएडा
अस्थायी पता 211 से 213 द्वितीय तल कृष्णा अपरा प्लाजा से०-18 नौएडा
ने यह लेखपत्र इस कार्यलय में दिनांक 12/12/2012 समय 4:35PM
वजे निबन्धन हेतु पेश किया।

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निवासी मालिकाना अंशतः 5 किराया धीम रजिस्ट्री नकल व प्रति मुक्त रंग शक लागण
मैट्रीमलैण्ड प्रमोटर्स एण्ड कं प्रा० लि० द्वारा नरेन्द्र कुमार स्व० श्याम सुन्दर

[Signature]



पट्टा गृहीता

मैट्रीमलैण्ड प्रमोटर्स एण्ड कं प्रा० लि० द्वारा नरेन्द्र कुमार
पुत्र श्री स्व० श्याम सुन्दर
नौकरी
निवासी 211 से 213 द्वितीय तल कृष्णा अपरा प्लाजा से०-18 नौएडा



[Signature]



LEASE DEED

This Lease Deed made on 10TH day of **DECEMBER, 2012** 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. DREAMLAND PROMOTERS & CONSULTANTS PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its office at 211 to 213, Second Floor, Krishna Apra Plaza, Sector-18, Noida-201301 through its Authorised Signatory Mr. Narinder Kumar S/o. Late Sh. Shyam Sunder R/o. 502, Parivar Apartments, 30, I.P. Extn., Patparganj, Delhi-110092 duly authorized by its Board of Directors vide Resolution dated 26-11-2012 (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 and/or Residential Plots (in case of plotted development) 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 -

1. M/s. PANCHSHEEL BUILDTech PRIVATE LIMITED- LEAD MEMBER
2. M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD. - RELEVANT MEMBER
3. M/s. COSMOS INFRAESTATE PRIVATE LIMITED- RELEVANT MEMBER
4. M/s. RATAN BUILDTech PRIVATE LIMITED- RELEVANT MEMBER
5. M/s. BAIBHAV CONSTRUCTION PRIVATE LIMITED- RELEVANT MEMBER
6. M/s. SIEMENS CONSTRUCTION CORPORATION- RELEVANT MEMBER
7. M/s. SUPERTech LIMITED- RELEVANT MEMBER
8. M/s. ANUSHA ENGINEERING CONSULTANTS & CONST. PVT. LTD.- RELEVANT MEMBER

the Plot NO. GH-01, SECTOR-16, GREATER NOIDA, area 202319.46 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/276 dated 13.01.2011 and Allotment Letter No.PROP/BRS-04/2011/312, dated 25.01.2011 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

शारीर देकर नोएडा औद्योगिक विकास प्राधिकरण

LESSOR

हस्ताक्षर (सम्पत्ति)

1

आधिकारित नोएडा औद्योगिक विकास प्राधिकरण
LESSEE

मे निम्नानुसार स्वीकार किया।

लिपिकी पहचान श्री विवेक शर्मा

पुत्र श्री रविवरमणशर्मा

पेशा नीकरी

Vivek Sharma

निवासी 98 मीना अपार्टमेंट आईपीओएक्स दिल्ली

व श्री हरकेश

पुत्र श्री मूलचन्द

HC

पेशा नीकरी

निवासी एच-149 मागा-2 ग्रेटर नोएडा

मे को।

प्रत्यक्षता भंडारियों के दिशानुसार नियमानुसार लिखे गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

12/12/2012



allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-04/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s. PANCHSHEEL BUILDTECH PRIVATE LIMITED	54.44%	LEAD MEMBER
2.	M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.	5.00%	RELEVANT MEMBER
3.	M/s. COSMOS INFRAESTATE PRIVATE LIMITED	8.47%	RELEVANT MEMBER
4.	M/s. RATAN BUILDTECH PRIVATE LIMITED- RELEVANT MEMBER	8.29%	RELEVANT MEMBER
5.	M/s. BAIBHAV CONSTRUCTION PRIVATE LIMITED	5.01%	RELEVANT MEMBER
6.	M/s. SIEMENS CONSTRUCTION CORPORATION	5.01%	RELEVANT MEMBER
7.	M/s. SUPERTech LIMITED	5.00%	RELEVANT MEMBER
8.	M/s. ANUSHA ENGINEERING CONSULTANTS & CONST. PVT. LTD.	8.78%	RELEVANT MEMBER

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s. PANCHSHEEL BUILDTECH PRIVATE LIMITED** has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl No.	Plot No./ Sector	Permissible Sub-Div. area (in sqm.)	Actual Sub-Divided area as per lease plan (in sq.m.)	Name of member	Status
1.	GH-01A Sec-16	120258.69	121231.43	M/s. PANCHSHEEL BUILDTECH PRIVATE LIMITED (SPC of M/s. Panchsheel Buildtech Pvt. Ltd. -Lead Member & Supertech Ltd.)	SPC
2.	GH-01B Sec-16	10115.97	10000.00	M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.	Relevant Member
3.	GH-01C Sec-16	17136.46	17288.00	M/s. COSMOS INFRAESTATE PRIVATE LIMITED	Relevant Member
4.	GH-01D Sec-16	16772.28	16863.00	M/s. RATAN BUILDTECH PRIVATE LIMITED	Relevant Member
5.	GH-01E Sec-16	20272.41	20265.08	M/s. B.S. BUILDTECH (REGD. PARTNERSHIP FIRM OF BAIBHAV CONSTRUCTION PRIVATE LIMITED- RELEVANT MEMBER & M/s. SIEMENS CONSTRUCTION CORPORATION- RELEVANT MEMBER)	SPC
6.	GH-01F Sec-16	17763.65	17775.09	M/s. ANUSHA ENGINEERING CONSULTANTS & CONST. PVT. LTD.	Relevant Member

Whereas the said registered consortium has given an undertaking dated 01.02.2012 (Copy annexed as **Annexure-1** to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

पञ्चशील बिल्डटेक प्राइवेट लिमिटेड

LESSOR

M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.

पट्टा बाता

Registration No.: 24068

Year: 2,012

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि प्रे0नी0अ0वि0प्रा0द्वारा विवेक गा

बैटर नीएका

नीकरी



Whereas the lessor approved the aforesaid sub-division vide letter No. Prop/BRS-4/2011/698, dated 06.07.2011 and name and status of **M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme. Accordingly lessee has to develop and market the project on demarcated/sub-divided **Plot No. GH-01B, Sector-16, Greater Noida** measuring **10000.00** square metre, is being leased through this lease deed

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD. (Lessee)** having its office at 211 to 213, Second Floor, Krishna Apra Plaza, Sector-18, Noida-201301 shall solely develop the project on the demarcated/sub-divided Builders Residential/Group Housing Plot No. **GH-01B, Sector-16, Greater Noida**. Shareholding conditions on the lessee company/ companies shall be applicable on lessee as per clause C-8 & C-10 of the brochure of BRS-04/2010 scheme.

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of the **10000** sq.m. is **Rs. 11,57,10,000.00** (Rs. Eleven Crore, Fifty Seven Lac Ten Thousand Only) out of which approx 10% **Rs. 1,15,71,000.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly installments. After expiry of moratorium period, the balance approx 90% premium i.e. **Rs. 10,41,39,000.00** of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

Due date	Head	Premium	Interest	Total amount of Instalment	Balance Premium
25.07.2011	Instalment No.1	0	6248340	6248340	104139000.00
25.01.2012	Instalment No.2	0	6248340	6248340	104139000.00
25.07.2012	Instalment No.3	0	6248340	6248340	104139000.00
25.01.2013	Instalment No.4	0	6248340	6248340	104139000.00
25.07.2013	Instalment No.5	6508688	6248340	12757028	97630312.00
25.01.2014	Instalment No.6	6508688	5857819	12366507	91121624.00
25.07.2014	Instalment No.7	6508688	5467297	11975985	84612936.00
25.01.2015	Instalment No.8	6508688	5076776	11585464	78104248.00
25.07.2015	Instalment No.9	6508688	4686255	11194943	71595560.00
25.01.2016	Instalment No.10	6508688	4295734	10804422	65086872.00

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LESSOR
हस्ताक्षर (हस्ताक्षर)

M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD.
LESSEE
हस्ताक्षर

पट्टा गृहीता

Registration No. : 24068

Year : 2012

Book No. : 1

0201 मै0ड्रीमलेण्ड प्रमोटर्स एण्ड कं0 प्रा0लि0द्वारा नरेन्द्र कुमार

खव0श्याम सुन्दर

211 से 213 द्वितीय तल कृष्णा अपरा धराणा से0-18 नौएडा

नीकरी



25.07.2016	Instalment No.11	6508688	3905212	10413900	58578184.00
25.01.2017	Instalment No.12	6508688	3514691	10023379	52069496.00
25.07.2017	Instalment No.13	6508688	3124170	9632858	45560808.00
25.01.2018	Instalment No.14	6508688	2733648	9242336	39052120.00
25.07.2018	Instalment No.15	6508688	2343127	8851815	32543432.00
25.01.2019	Instalment No.16	6508688	1952606	8461294	26034744.00
25.07.2019	Instalment No.17	6508688	1562085	8070773	19526056.00
25.01.2020	Instalment No.18	6508688	1171563	7680251	13017368.00
25.07.2020	Instalment No.19	6508688	781042	7289730	6508680.00
25.01.2021	Instalment No.20	6508688	390521	6899209	0.00

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/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.

4. 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.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.

शारीक वित्त लीकर औद्योगिक विकास प्राधिकरण

LESSOR

हस्ताक्षर (हस्ताक्षर)

For GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

 LESSEE

2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each installment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing Plot **No.GH-01B, SECTOR-16, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **10000.00 Sq. mtrs.** be the same a little more or less and bounded:

On the North by
On the South by
On the East by
On the West by



As per Lease Plan attached

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from **10th DAY OF DECEMBER 2012** except and always reserving to the Lessor.

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of

नाम देना होगा मोदीना विवेक इन्डिया
LESSOR

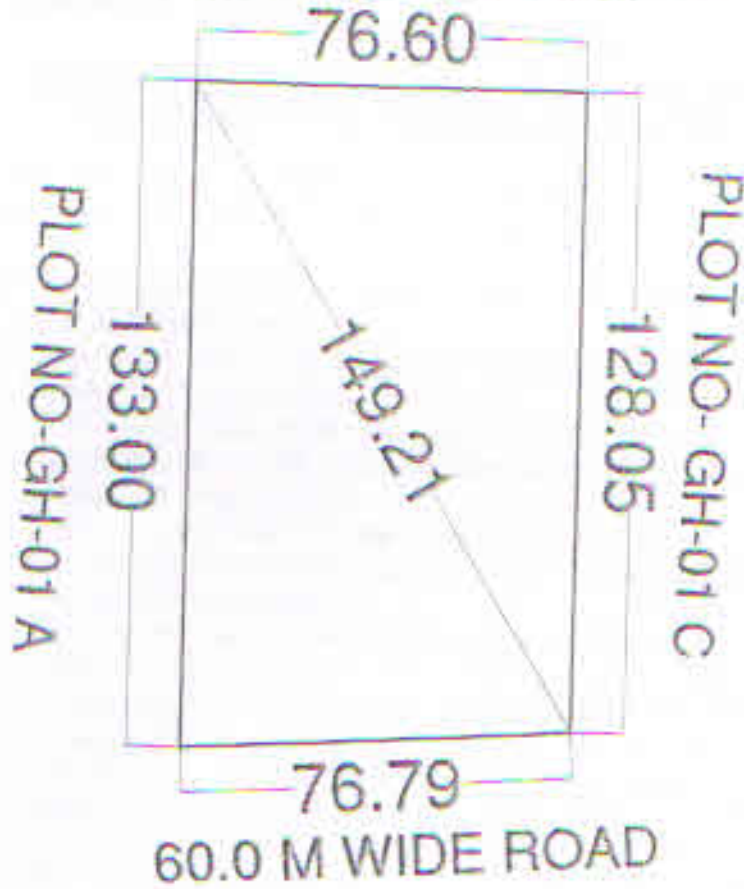
सहस्र (10000)

LESSEE

[Signature]

PLOT NO-GH-01 B

PLOT NO-GH-01 A



AREA-10000.00 SQM

FOR DEMAND PROCEEDING IN COMPLIANCE WITH P.W. 13

[Signature]

NOTE-DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

POSSESSION TAKEN OVER ALLOTTEE

SIGN POSSESSION HANDED OVER

NORTH

PROJ. DEPTT

ASST. MANAGER

MANAGER

SR. MANAGER

LAND. DEPTT

LEKHPAL

PAVAB TANEEL DAR

TANEEL DAR

LAW. DEPTT

A.L.O.

MANAGER

PLANIG. DEPTT

SR. DRAUGHTSMAN

SR. EXECUTIVE

LEASE PLAN
OF PLOT NO.-GH-01 B
SECTOR-16 (RESIDENCIAL)
GREATER NOIDA

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



संख्या-...../2012, जिल्द संख्या..... रजिस्ट्री तिथि.....

प्रथम पक्ष / Lessor



Name:

द्वितीय पक्ष / Lessee



Name:

Witn



Name:

Witness-2



Name:

6. 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.
7. The Lessor 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.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.
15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

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

In presence of:

Witnesses:

1. हरीश च. गुप्ता
H-160/4 गान्धी
कानपुर

2. रमेश च. गुप्ता
H-160/4 गान्धी
कानपुर

हरीश च. गुप्ता श्रीमान् विनय शर्मा

For and on behalf of LESSOR

हरीश च. गुप्ता

For and on behalf of LESSEE

हरीश च. गुप्ता श्रीमान् विनय शर्मा

LESSOR

हरीश च. गुप्ता

हरीश च. गुप्ता श्रीमान् विनय शर्मा

LESSEE