

I-8383

भारतीय नैऋ न्यायिक

बीस रुपये

Rs.20



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH Leave - Dead

15AA 173264

Stamp Duty Paid in Cash Certificate in favor of M/s Radhey Krishna Techno Build Pvt. Ltd. B-18, Sec-63, Noida
 in Pursuance of the order of the Collector
 No. 2202/2017 dated 11/07/2017 and under
 section 15A of the Stamp Act, 1899 as certified and
 as amount of Rs. 1,10,000/- Rs. One Lakh Eighteen thousand
 (Rupees) only
 has been paid in Cash/Stamp Duty in respect
 of this instrument to the State Bank of India
 District Office, Noida, U.P.
 by Chairman, M/s. Radhey Krishna Techno Build Pvt. Ltd.
 a Copy of which is enclosed herewith.

11/07/2017
 Director
 State Bank of India

संयोजक निदेशक
 उत्तर प्रदेश न्यायिक

For Radhey Krishna Technobuild Pvt. Ltd.

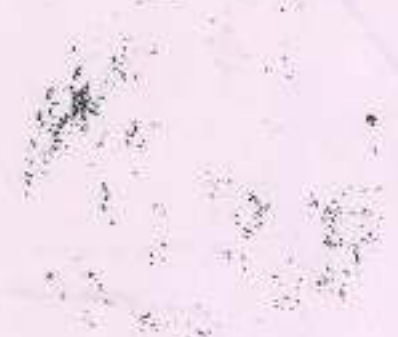
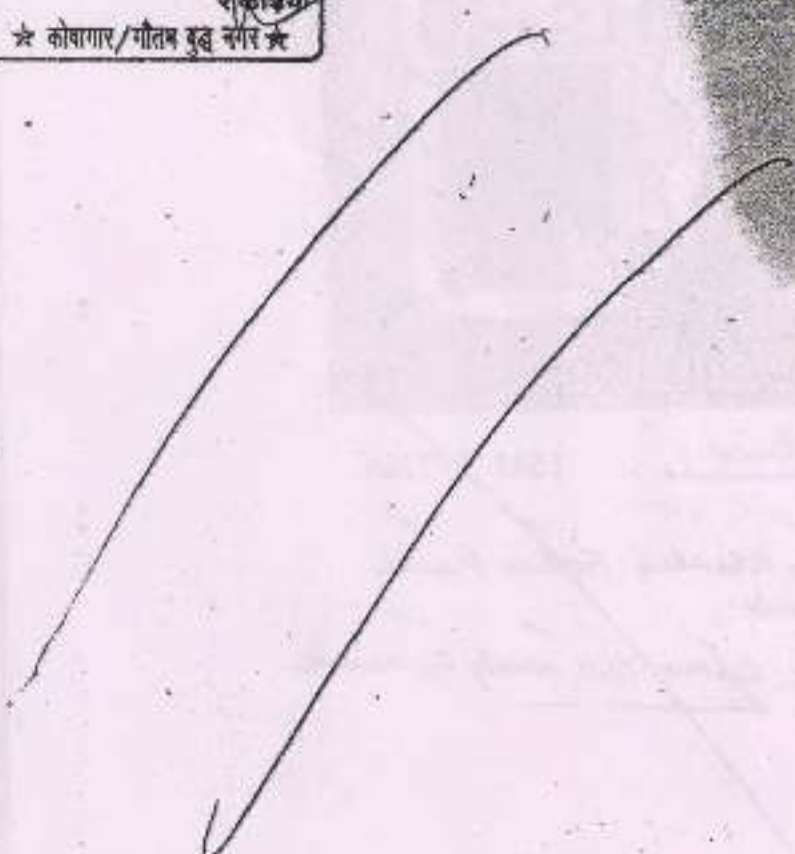
Director

[Handwritten Signature]

1-1

| | |
|----------------------------|----------------|
| नं. 504 | दिनांक 31/3/11 |
| विद्यवा अर्जा। | जे. शाहिल |
| 31 MAR 2011 | |
| * कोबागार/गोतम बुद्ध नगर * | |

M/S Radhey Krishna Techno build
Pvt Ltd, B-4 Sector 63 Noida



And it has been represented to the lessor that lessee shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No.GH-04A, Sector-16, Greater Noida measuring an area 18445.17 sq.m. which is being leased through this lease deed.


A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of the 18445.17 sq.m. is **Rs. 21,43,32,875.00** (Rs. Twenty One Crore Forty Three Lac Thirty Two Thousand Eight Hundred Seventy Five Only) out of which 10% **Rs. 2,14,33,288.00** 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 instalments. After expiry of moratorium period, the balance 90% premium i.e. **Rs. 19,28,99,588.00** of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

| Due date | Head | Premium | Interest | Total amount of instalment | Balance Premium |
|------------|------------------|---------------------|-------------|----------------------------|-----------------|
| | | Balance 90% premium | | | |
| 04.08.2011 | Instalment No.1 | 0.00 | 11573975.00 | 11573975.00 | 192899588.00 |
| 04.02.2012 | Instalment No.2 | 0.00 | 11573975.00 | 11573975.00 | 192899588.00 |
| 04.08.2012 | Instalment No.3 | 0.00 | 11573975.00 | 11573975.00 | 192899588.00 |
| 04.02.2013 | Instalment No.4 | 0.00 | 11573975.00 | 11573975.00 | 192899588.00 |
| 04.08.2013 | Instalment No.5 | 12056224.00 | 11573975.00 | 23630199.00 | 180843364.00 |
| 04.02.2014 | Instalment No.6 | 12056224.00 | 10850602.00 | 22906826.00 | 168787140.00 |
| 04.08.2014 | Instalment No.7 | 12056224.00 | 10127228.00 | 22183452.00 | 156730916.00 |
| 04.02.2015 | Instalment No.8 | 12056224.00 | 9403855.00 | 21460079.00 | 144674692.00 |
| 04.08.2015 | Instalment No.9 | 12056224.00 | 8680482.00 | 20736706.00 | 132618468.00 |
| 04.02.2016 | Instalment No.10 | 12056224.00 | 7957108.00 | 20013332.00 | 120562244.00 |
| 04.08.2016 | Instalment No.11 | 12056224.00 | 7233735.00 | 19289959.00 | 108506020.00 |
| 04.02.2017 | Instalment No.12 | 12056224.00 | 6510361.00 | 18566585.00 | 96449786.00 |
| 04.08.2017 | Instalment No.13 | 12056224.00 | 5786988.00 | 17843212.00 | 84393572.00 |
| 04.02.2018 | Instalment No.14 | 12056224.00 | 5063614.00 | 17119838.00 | 72337348.00 |
| 04.08.2018 | Instalment No.15 | 12056224.00 | 4340241.00 | 16396465.00 | 60281124.00 |
| 04.02.2019 | Instalment No.16 | 12056224.00 | 3616867.00 | 15673091.00 | 48224600.00 |
| 04.08.2019 | Instalment No.17 | 12056224.00 | 2893494.00 | 14949718.00 | 36168676.00 |
| 04.02.2020 | Instalment No.18 | 12056224.00 | 2170121.00 | 14226345.00 | 24112452.00 |
| 04.08.2020 | Instalment No.19 | 12056224.00 | 1446747.00 | 13502971.00 | 12056228.00 |
| 04.02.2021 | Instalment No.20 | 12056228.00 | 723374.00 | 12779602.00 | 0.00 |

प्रदाता
सेक्टर नौदा प्रकल्प
LESSOR

for Shree Krishna Technologies Pvt. Ltd.


LESSEE Director

LEASE DEED

This Lease Deed made on 12th day of MAY, 2011 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 RADHEY KRISHNA TECHNO BUILD PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at A-48, LGF, Dayanand Colony, Lajpat Nagar-IV, New Delhi-110024 through its Director Mr. Naveen Goel S/o Sh. Jagdish Chandra R/o B-2/604, Krishna Apra Garden, Indrapuram, Ghaziabad, U.P. duly authorized by its Board of Directors vide Resolution dated 11-04-2011 (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. RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED- LEAD MEMBER
2. M/s. BELGRAVIA PROJECTS PRIVATE LIMITED- RELEVANT MEMBER
3. M/s. ATS INFRASTRUCTURE LIMITED- RELEVANT MEMBER

the plot NO. GH-04, SECTOR-16, GREATER NOIDA, area 60445.17 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/287 dated 14.01.2011 and Allotment Letter No.PROP/BRS-04/2011/332 dated 04-02-2011 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 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. | RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED | 47.50% | LEAD MEMBER |
| 2. | BELGRAVIA PROJECTS PRIVATE LIMITED | 47.50% | RELEVANT MEMBER |
| 3. | ATS INFRASTRUCTURE LIMITED | 5% | RELEVANT MEMBER |

Secretary

LESSOR

Director

LESSEE

Director

285,766,162.00

बटवा विलेख

(90 वर्ष)

10,000.00

50

10,050.60

2,500

प्रतिफल वसुलित अंशक वार्षिक किराया 100 राके कुम्भ टेकने मिल्क प्रोडिक्टो द्वारा नवीन पोवत

पुत्र श्री जगदीश शम्भू

व्यवसाय व्यापार

मिस्त्री सहाई ए-48 एलजीएक दवानन्द काकोनी सायबल नगर -4 नई दिल्ली-24
आकाश पाठ ए-68 एलजीएक दवानन्द काकोनी सायबल नगर -4 नई दिल्ली-24
से एक सेक्टर इन कार्यालय से दिनांक 12/5/2011 समय 12:25PM
वये निम्नलिखित हेतु भेजा गया।

रजिस्ट्रार अफिसर के हस्ताक्षर

(राजेश कुमार सिंह)
उपनिष्ठा सहायक
गौरागढ़ नगर
12/5/2011

निम्नलिखित लेखक का जन्म व सम्पत्ति का बटवा व विलेख प्रस्तुत करने के लिए प्रस्तुत किया गया

बटवा बतवा

श्री संदीप कुमार शर्मा
प्रतिनिधि एलजीएक प्रोडिक्टो द्वारा नवीन पोवत
पुत्र श्री
पुत्र/पत्नी श्री वैशाली शर्मा

बटवा नगर

100 राके कुम्भ टेकने मिल्क प्रोडिक्टो द्वारा नवीन पोवत
पुत्र श्री जगदीश शम्भू
वैशाली शर्मा
मिस्त्री ए-48 एलजीएक दवानन्द काकोनी सायबल नगर -4 नई दिल्ली-24

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. Radhey Krishna Technobuild 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 | Sub Divided area (in sq.m.) | Name of member | Status |
|---------|----------|-----------|-----------------------------|---|-----------------|
| 1. | GH-04A | Sector-16 | 18445.17 | RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED | Lead Member |
| 2. | GH-04B | Sector-16 | 30000.00 | BELGRAVIA PROJECTS PRIVATE LIMITED | Relevant Member |
| 3. | GH-04C | Sector-16 | 12000.00 | M/S STRATEGIC DEVELOPERS PVT.LTD. (FORMERLY KNOWN AS RADHEY KRISHNA PROP BUILD PRIVATE LIMITED) (SPC) | SPC |

Whereas the said registered consortium has given an undertaking dated 10.05.2011 (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.

Whereas the lessor approved vide letter No. Prop/BRS-4/2010/470 dated 04.04.2011 the aforesaid sub-division and name and status of **M/s RADHEY KRISHNA TECHNO BUILD PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No. GH-04A, Sector-16, Greater Noida measuring 18445.17 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 RADHEY KRISHNA TECHNO BUILD PRIVATE LIMITED (Lessee)** having its registered office at A-48, LGF, Dayanand Colony, Lajpat Nagar-IV, New Delhi-110024 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No. GH-04A, Sector-16, Greater Noida and lessee shall continue to hold atleast 26% of its shareholding till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority).

By _____
For Lessor

LESSOR

2

By _____
LESSEE

ने निम्नलिखित शीकावा किये।
शिकवे वाचन श्री मिर्गुन कुमार
पुत्र श्री रमेश चन्द
पेशा

शिवासे शास्त्री नगर मॅरठ ४०१२०
व श्री राजेश चव्हाण
पुत्र श्री श्रीराम चव्हाण
पेशा शिकरी

मिळती मुली-एफ-२४६ गॅहळ नगर नासिकवाड ४०१२०
ने श्री।

इत्यादीत या सदिकां वे अंताल जंणुठे निवचणुता जेणे गेये हे।

R. Acharya

रजिस्ट्रार अधिकारी को हस्ताक्षर

R. Acharya
(राजबहादुर सिद्ध)
उपनिबन्धक सदर
गौतमबुद्धनगर
12/5/2011



In case of default in depositing the instalments 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.

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, instalment, 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.
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 instalment 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

LESSOR

LESSOR

LESSEE

LESSEE (Direct)

पट्टा गृहीता

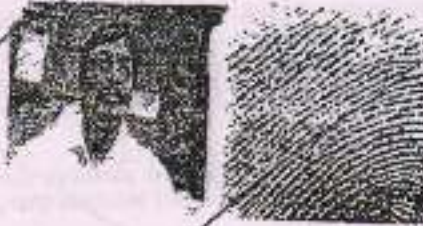
Registration No. : 8389

Year : 2011

Book No. : 1

0201 १०० रजिस्ट्रार टिकटों विलय प्रक्रिया द्वारा जारी पत्रिका
जातीय पत्र

१-४६ एलजीएल दफ्तरीय कार्यालय काठमाडौं खण्ड-४ नई दिल्ली-२४
२०११



as Group Housing Plot No.GH-04A, SECTOR-16, GREATER NOIDA Distt. Gautam Budh Nagar (U.P.) contained by measurement 18445.17 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 12TH DAY OF MAY 2011 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 reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

C. THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid **Rs. 21,43,329.00** as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year.

LESSOR

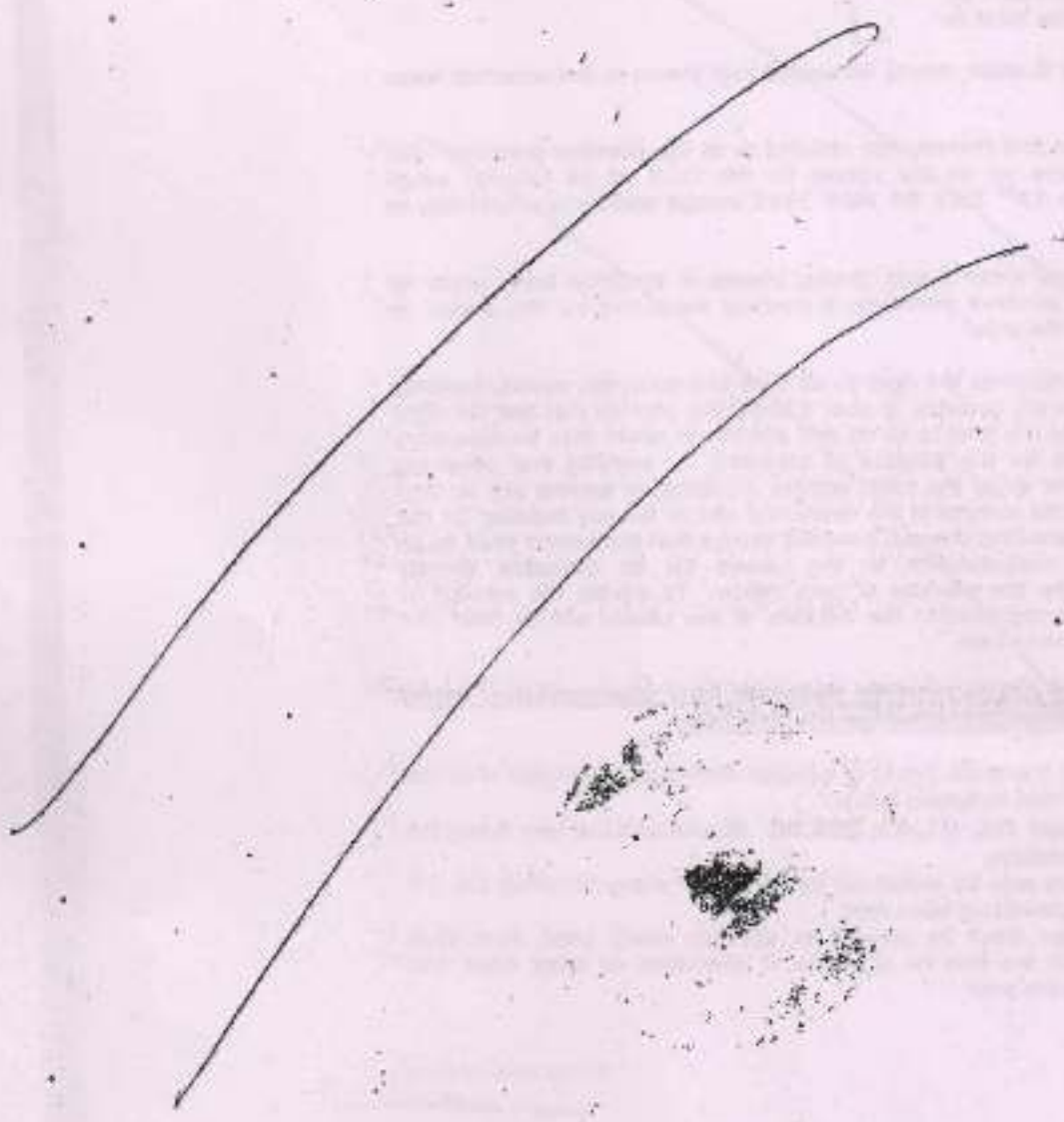
5

LESSEE

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5408 SOUTH DIVISION STREET
CHICAGO, ILLINOIS 60637

RECEIVED

NOV 15 1964



PLOT NO.- GH-04A

60.00 mt wide road

PARK

155.66

GH-04A
18445.17 SQM.

GH-04C



GH-04B

AREA -18445.17 SQM

SIGN-

SIGN-

POSSESSION TAKEN OVER

POSSESSION HANDED OVER



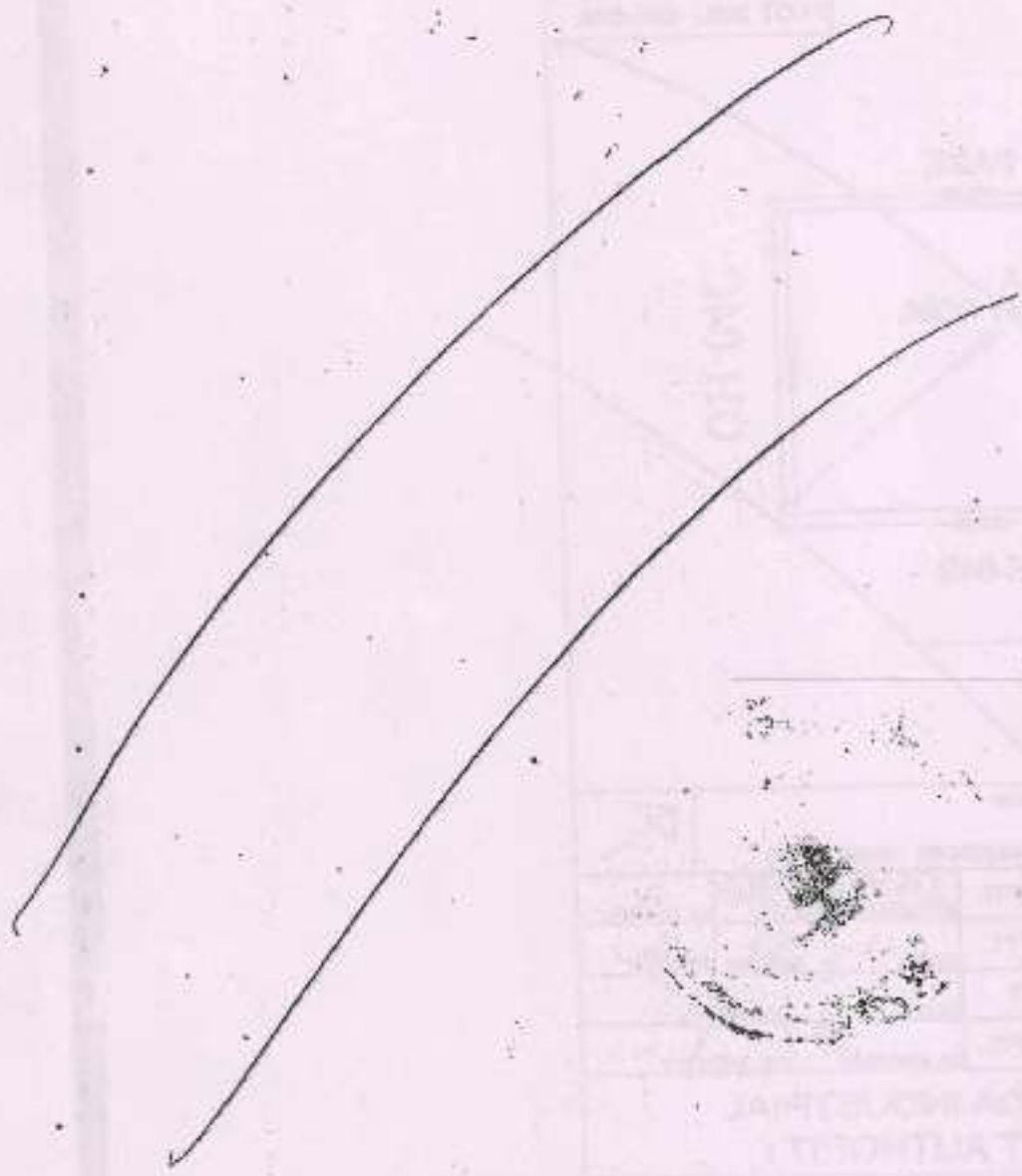
LEASE PLAN FOR
PLOT NO-GH-4A
OF SECTOR-
16(RESIDENTIAL)
GREATER NOIDA

| | | | |
|--------------|---------------|---------------|-------------|
| PROJ. DEPTT. | ASST. MANAGER | MANAGER | SR. MANAGER |
| LAND DEPTT. | LEOPAL | N. TENDRA | TEHSEELDAR |
| LAW DEPTT. | A.L.O. | MANAGER | |
| PLNG. DEPTT. | DR. DRAFTSMAN | SR. EXECUTIVE | |



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

01/05/19



SECRET

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. R. Pachari
 Rajeev Pachari S/o. P. Pachari
 31 H-246 Nehru Nagar, GZB.

(Signature)
 For and on behalf of LESSOR

For and on behalf of LESSEE

(Signature)
 Director

For Radhey Krishna Technobuild Pvt. Ltd.
(Signature)
 Director

For Radhey Krishna Technobuild Pvt. Ltd.

(Signature)
 Director

(Signature)
 LESSOR

LESSEE

Registry



आज दिनांक 12/05/2011 को
वही सं 1 जिल्दा सं 8521
पृष्ठ सं 313 से 356 पर क्रमांक 8389
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Beh
(राजबहादुर सिंह)

उपनिबन्धांक सदर
गौतमबुद्धनगर
12/5/2011