



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

REVISED POSSESSION CERTIFICATE

Letter No. PREP/BRE/2015/589
Date 08.04.2015

Plot Code -
Allotment No. BR504/1000013
Plot No. GH-03
Block No. -
Sector 2

Lessee / Allottee's Name
& Address M/S. NIRALA PROJECTS
PVT. LTD.
1113, 11th Floor, Kailash Building
Plot No. 26, K.G. Marg, New Delhi

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East.....			
South-West.....		40852.50	Sq. mtr.
South-East.....			
North-West.....			

As per lease plan enclosed

Site plan of the plot is enclosed herewith. GH-03
I/We have taken over possession of the plot No. Block No. Sector 02 on 08.04.15

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

Manager (Builders)

For NIRALA PROJECTS PVT. LTD.

Greater Noida Indl. Dev. Authority
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

Signature of the lessee

Copy to

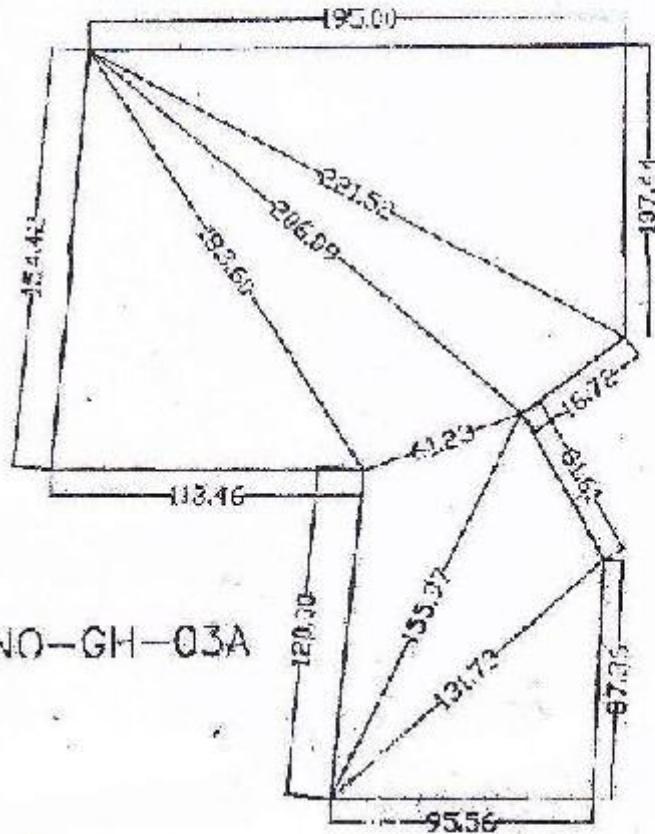
1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

PLOT NO-GH-03

18 M WIDE ROAD
10 M GREEN BELT

12 M WIDE ROAD



10 M GREEN BELT 10 M GREEN BELT

PLOT NO-GH-03A

10 M GREEN BELT

Manager (Builders)

Erector: Noida Incl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.

TOTAL AREA-40852.50SGM

Author: Secretary

SIGN--

SIGN--

POSSESSION TAKEN OVER

POSSESSION HANDED OVER

LEASE PLAN FOR
PLOT NO: GH-03
SECTOR-2
GREATER NOIDA

PROJ. DEPTT.
LAND DEPTT.
LAW DEPTT.
PLNG. DEPTT.

ASST. MANAGER

MANAGER

SR. MANAGER

EKHFAL

N. P. SILDAR

TEHSILDAR

A.L.O.

MANAGER

SR. DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

7543/15



सत्यमेव जयते

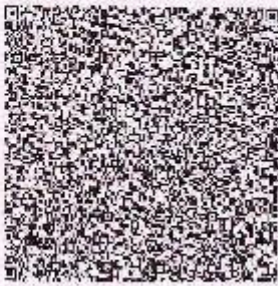
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



CERTIFICATE LOCKED

Certificate No. : IN-UP00922342132440N
 Certificate Issued Date : 27-Feb-2015 02:07 PM
 Account Reference : SHCIL (FI)/upshci 01/ GREAT N-NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL010109074990060N
 Purchased by : NIRALA PROJECTS PRIVATE LTD
 Description of Document : Article 35 I case
 Property Description : PLOT NO-GH-03, SECTOR-C2, GR.NOIDA, DIST-G.B.NAGAR
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : G N T D A
 Second Party : NIRALA PROJECTS PRIVATE LTD
 Stamp Duty Paid By : NIRALA PROJECTS PRIVATE LTD
 Stamp Duty Amount(₹s.) : 14,64,300
 (Fourteen Lakh Sixty Four Thousand Three Hundred only)



-----Please write or type below this line-----

Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.

Authorized Signatory

XM 0002295558



SUPPLEMENTARY LEASE DEED

Stamp value : Rs.14,64,300/-

THIS SUPPLEMENTARY LEASE DEED is made on the 01 day of April '2015
at Greater Noida between:

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA), a body
corporate constituted under section 3 read with section 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 successor and assigns) of the one part

For NIRALA PROJECTS PVT. LTD.

Authorized Signatory


Manager (Builders)
Greater Noida Indl. Dev. Authority

AND

M/S. NIRALA PROJECTS PRIVATE LIMITED, a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at **1113,11th floor,KAILASH BUILDING, PLOT NO.26, KASTURBA GANDHI MARG, NEW DELHI-110001** and corporate office at - **II-121, SECTOR-63,NOIDA U.P.**, through its authorized Directors Mr. Iftikhar Ahmed, S/o Late Mohd. Ramzan, duly authorized in this behalf by its Board of Directors vide Resolution dated 26.02.2015 (hereinafter called the lessee) which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns of the Other Part.

For NIRALA PROJECTS PVT. LTD.


Authorized Signatory


Manager (Builders)
Greater Noida Indl. Dev. Authority

Out of total plot allotted the area of 13617.50sqmtr. was Sub divided/Sub Lease to M/s Duke Buildcon Pvt. Ltd. Address 211, New Delhi House, 27 Barakhamba Road, C.P. New Delhi-110001 by M/s Nirala Projects Pvt. Ltd., Later GNIDA issued a Revised Lease Plan of the above said Plot Area of 38642.80 Sqmtr (Annexure-B) to M/s Nirala Projects Pvt. Ltd. And now GNIDA issued an offering Letter to the Lessee about the cleared title Land Area of 2209.70 sq mt. Vide offering Letter No. **GRENO/Builduers/2015/435** dated **26.02.2015** (Annexure-C) along with this letter GNIDA issued a fresh Revised Lease Plan Area of 40852.50 sqmtr. (Annexure-D) to the M/s Nirala Projects Pvt. Ltd. & also directed to execute a Supplementary Lease Deed area of Offered Cleared Title Land of 2209.70 sq.mtr., So now the Lessor & Lessee is executing this Supplementary Lease Deed of the area of the 2209.70 sqmtr & Stamp Duty is paying herewith


Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.


Authorized Signatory

Through this supplementary deed the parties hereto agree to modify original Lease Deed dated 29.12.2011 Registered in the Office of Sub Registrar Gautama Budh Nagar on the Bahi No.1, Jild No.10034, Pages -33/114, Document No.- 25111, executing and registering the Group Housing/Builders Residential Plot No. GH 03, Sector-2, Greater Noida West by adding the remaining area of 2209.70 sq.mtr.

That the GNIDA has Allotted Builders Residential Plot admeasure area of 54470 Sqm. @Rs.11550/Per Sq.Mtr. to M/S. NIRALA PROJECTS PVT.LTD. vide allotment Letter No. **PROP/BRS-04/2011/396, Dated 01.03.2011** (Annexure-A) out of which the above said plot - Lease Deed was executed for 50540 Sq.mtr as the title of the remaining area of the said land was not clear at that time, as per direction of GNIDA.


Manager (Builders)
Greater Noida Indl. Dev. Authority

For NIRALA PROJECTS PVT. LTD.


Authorized Signatory

as per the allotment rate @11550/Per Sq.mtr along with Lease Rent and the Premium Amount. Neither Possession has been given nor the Possession Letter has been issue of the said Area 2209.07 sqmtr till date to the Lessee.

This supplementary lease deed is hereby executed for the remaining cleared Area 2209.70 sq mtr.

NORTH EAST:- AS

SOUTH WEST:- PER

NORTH WEST:- LEASE

NORTH WEST:- PLAN

And which said plot as clearly delineated and shown in the attached plan.


Manager (Builders)
Greater Noida Indl. Dev. Authority

For N RALA PROJECTS PVT. LTD.


Authorized Signatory

To

- Consortium consisting of
1. NIRALA DEVELOPERS PRIVATE LIMITED- LEAD MEMBER
 2. NIRALA BUILDCON PRIVATE LIMITED- RELEVANT MEMBER
 3. EXOTICA HOUSING & INFRASTRUCTURE COMPANY PRIVATE LIMITED- RELEVANT MEMBER
- H 121, Sector 63,
NOIDA - 201301 (U.P.)

Sub: Allotment Letter for Builders Residential/Large Group Housing Plot No.GH-03, Sector-02, Greater Noida Area 54470.00 Sq.m.

Ref: BRS-04/2010 Scheme, Tender/Application Form No. 0021

Sirs,


In continuation to our Acceptance Letter No. PROP/BRS-04/2011/284, dated 24 January 2011, I have been directed to inform you that Plot No.GH-03, Sector-02, Greater Noida Area 54470.00 square metre is allotted to you on your quoted rate of @ Rs.11950/- per sq.m. You are now required to pay next 5% of total premium (after adjusting the excess amount already paid i.e. Rs. 1,85,43,575.00) of the plot as allotment money which shall be **Rs. 1,79,12,850.00** (Rs. One Crore Twenty Nine Lac Twelve Thousand Eight Hundred Fifty only) and which has to be deposited within 30 days from the date of issue of this letter. Detailed payment plan of balance 90% premium to be paid in installments is given below:-

Instalment	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1	01.09.2011	0.00	33972939.00	33972939.00	566215650.00
Instalment No.2	01.03.2012	0.00	33972939.00	33972939.00	566215650.00
Instalment No.3	01.09.2012	0.00	33972939.00	33972939.00	566215650.00
Instalment No.4	01.03.2013	0.00	33972939.00	33972939.00	566215650.00
Instalment No.5	01.09.2013	35388478.00	33972939.00	69361417.00	530827172.00
Instalment No.6	01.03.2014	35388478.00	31849630.00	67238108.00	495438594.00
Instalment No.7	01.09.2014	35388478.00	28726322.00	65114900.00	460050216.00
Instalment No.8	01.03.2015	35388478.00	27603013.00	62991491.00	424661738.00
Instalment No.9	01.09.2015	35388478.00	25479704.00	60868182.00	389273260.00
Instalment No.10	01.03.2016	35388478.00	23356396.00	58744874.00	353884782.00
Instalment No.11	01.09.2016	35388478.00	21233087.00	56621565.00	318496304.00
Instalment No.12	01.03.2017	35388478.00	19109778.00	54496256.00	283107826.00
Instalment No.13	01.09.2017	35388478.00	16986470.00	52374948.00	247719348.00
Instalment No.14	01.03.2018	35388478.00	14863161.00	50251639.00	212330870.00
Instalment No.15	01.09.2018	35388478.00	12739852.00	48126330.00	176942392.00
Instalment No.16	01.03.2019	35388478.00	10616544.00	46005022.00	141553914.00
Instalment No.17	01.09.2019	35388478.00	8493235.00	43881713.00	106165436.00
Instalment No.18	01.03.2020	35388478.00	6369926.00	41758404.00	70776958.00
Instalment No.19	01.09.2020	35388478.00	4246617.00	39635095.00	35388490.00
Instalment No.20	01.03.2021	35388490.00	2123309.00	37511789.00	0.00

Sulay

For NIRALA PROJECTS PVT. LTD.


Manager (Builders)
Greater Noida Ind. Dev. Authority



Authorized Signatory

The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. -

- (1) Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
- (2) Union Bank of India, Sector - 62, NOIDA
- (3) HDFC Bank, Alpha Commercial Bell, Greater Noida

The terms and conditions of the Builders Scheme (Scheme Code BRS-04/ 2010) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,


01/03/11

(Ravindra Singh)

General Manager (Property - Builders)

Copy to

1. General Manager (Finance) (LVB)
2. Dy. General Manager (Planning)

General Manager (Property - Builders)

FOR NIKALA PROJECTS PVT. LTD.


Authorized Signatory


Manager (Builders)

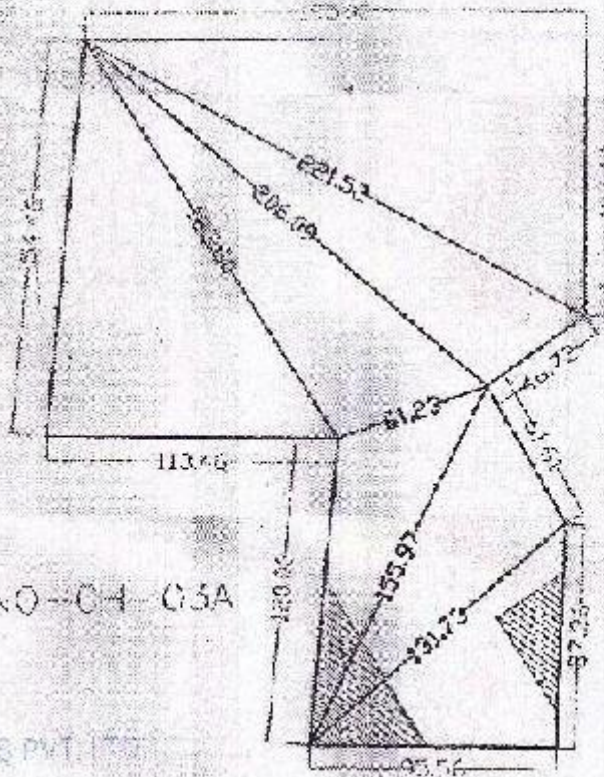
Greater Noida Ind. Dev. Authority

12 M WIDE ROAD
10 M GREEN BELT

(Revised)

Annexure-B

12 M WIDE ROAD



10 M GREEN BELT

PLOT NO-04-03A

NIRALA PROJECTS PVT. LTD.

(Signature)
Authorised Signatory

10 M GREEN BELT

(Signature)
Greater Noida Ind. Dev. Authority

TOTAL AREA-4088.70 SQM

ENCROACHED AREA-2209.70 SQM

NET AREA 38042.80 SQM

NOTE-DEVELOPMENT WORK TO BE PROPOSED, LEASE PLAN OF THE ENCLOSED AREA, EMPLOYEES OF UNDER MENTIONED UNIT IS TO BE PROVIDED WITH STAFF QUARTERS AS PER GOVERNMENT OF U.P. DEVELOPMENT REGULATIONS. LEASE PLAN IS TO BE APPROVED BY THE AUTHORITY FOR THE DIRECTION OF JUDGE OFFICER.

SIGN-

SIGN-

POSSESSION TAKEN OVER

POSSESSION HANDED OVER

LEASE PLAN FOR	PROJ. DEPT.	<i>(Signature)</i> ASSI. MANAGER	<i>(Signature)</i> MANAGER	<i>(Signature)</i> SR. MANAGER
PLOT NO-04-03	IND. DEPT.	<i>(Signature)</i> CLERK	<i>(Signature)</i> N. TEL. SILDAR	<i>(Signature)</i> RES. SILDAR
SECTOR-3	LAW DEPT.	<i>(Signature)</i> C.L.O.	<i>(Signature)</i> MANAGER	<i>(Signature)</i> SR. EXECUTIVE/CLERK
GREATER NOIDA	FIN. DEPT.	<i>(Signature)</i> OFF. ASST. MAN	<i>(Signature)</i> SR. EXECUTIVE/CLERK	



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

169, धनवन एस्टेट, सैक्टर-55, ग्रेटर नोएडा सिटी
जिला गौतम बुद्ध नगर उ.प्र.

पत्रक- ग्र/न/विलेज/2015/4 35
दिनांक 24 फरवरी, 2015

सेवा में,

M/s. Nirala Projects Pvt. Ltd.
T-121, Sector-55
Noida, U.P.

महोदय,

अवगत करना है कि आपके पक्ष में विलेज आवसीय/दु- हाजरीय भूखण्ड संख्या- जीएच-03, सैक्टर-2, क्षेत्रफल 84470 वर्ग मीटर आवंटित था, जिसमें से आपको द्वारा 13617.50 वर्ग मीटर का उपा-निर्माण/सबलोजडीड नै0 राज्य विलेजिंग प्रा0 लि0 के तहत में कर दिया गया है। इस प्रकार आपके पास उपलब्ध अवशेष क्षेत्रफल 40852.50 वर्ग मीटर में 2209 वर्ग मीटर लीजडीड के समय क्लियर नहीं था, जोकि अब क्लियर हो चुका है। आपके द्वारा पूरा से हे क्लियर का भुगतान सम्पूर्ण क्षेत्रफल 40852.50 वर्ग मीटर के अनुसर किया जा रहा है।

अतः अनुशेष है कि सार्वजनिक/उत्प्रेषण क्लियर क्षेत्रफल 2209 वर्ग मीटर की सलियेन्स/सशेषनडीड किसी भी कर्ट दिवस में कराने का कष्ट करें।

For NIRALA PROJECTS PVT. LTD.

Authorised Signatory

भयदोय,

प्रमुख (विलेजिंग)

Manager (Builders)

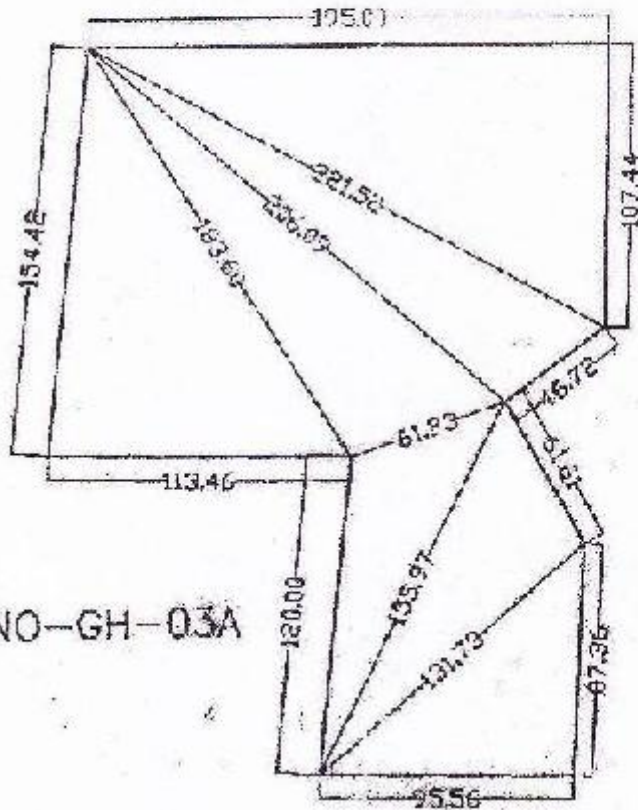
Greater Noida Ind. Dev. Authority

PLOT NO: GH-03

18 M WIDE ROAD
10 M GREEN BELT

Amhshme - D

12 M WIDE ROAD



10 M GREEN BELT
10 M GREEN BELT

PLOT NO-GH-03A

For NIRALA PROJECTS PVT. LTD.

10 M GREEN BELT

[Signature]
Authorised Signatory

[Signature]
Manager (Builders)
Greater Noida Ind. Dev. Authority

TOTAL AREA-40852.50SQM

SIGN-		SIGN-		N ↑
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO:-GH-03 SECTOR-2 GREATER NOIDA	PROJ. DEPTT.	ASST. MANAGER	MANAGER	SR. MANAGER
	LAND DEPTT.	LEKHPAL	N. TEHSILDAR	TEHSILDAR
	LAW DEPTT.	A.L.O.		MANAGER
	PLNG. DEPTT.	SR. DRAFTSMAN		SR. EXECUTIVE





**GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY**

Except as hereinafter varied/modified the original lease deed shall continue to have full force and effect nature of property is not changed.


In witness whereof, the parties hereto, have Signed this Supplement Deed on this 1 day of April 2015.

WITNESS.....


VARUN RATRA
3/151, IInd floor.
VASUNDHARA, GHAZIABAD UP.


Manager (Builders)
Greater Noida Ind. Dev. Authority
LESSOR.....

WITNESS.....


DALJEET SINGH
A-126, VANDANVAN GARDEN,
SAHIBGARH, GHAZIABAD UP

For NIRALA PROJECTS PVT. LTD.

LESSEE.....


Authorized Signatory