



सत्यमेव जयते

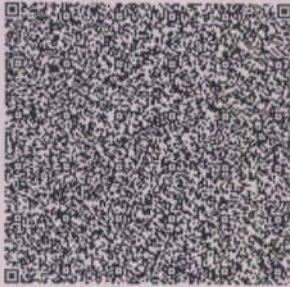
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00154842662340L
Certificate Issued Date : 21-Oct-2013 04:19 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0100163993970486L
Purchased by : IVR PRIME DEVELOPERS AVADI PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO GH- 01 SECTOR- 118, NOIDA
Consideration Price (Rs.) : 23,43,73,435
(Twenty Three Crore Forty Three Lakh Seventy Three Thousand Four Hundred And Thirty Five only)
First Party : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : IVR PRIME DEVELOPERS AVADI PVT LTD
Stamp Duty Paid By : IVR PRIME DEVELOPERS AVADI PVT LTD
Stamp Duty Amount(Rs.) : 1,30,07,750
(One Crore Thirty Lakh Seven Thousand Seven Hundred And Fifty only)



Please write or type below this line

ATTACHED WITH THE SUPPLEMENTARY DEED OF
GROUP HOUSING PLOT NO.GH-01, SECTOR-118, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)

LESSOR

LESSEE

YL 0000030758

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

पूरक लेखपत्र

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फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

M/s IVR Prime Developers (Avadi) Pvt Ltd द्वारा दिबाकर झा

हरी राम झा

व्यवसाय नौकरी

निवासी स्थायी एफ-58बी गली नं0-12 मंगल बाजार, लक्ष्मी नगर दिल्ली

अस्थायी पता उक्त

ने यह लेखपत्र इस कार्यालय में दिनांक 24/10/2013 समय 3:14PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी0के0यादव

उप-निबंधक तृतीय

नौएडा

24/10/2013

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

प्रथम पक्ष

द्वितीय पक्ष

श्री नौएडा द्वारा उमाशंकर

पेशा नौकरी

निवासी नौएडा विकास प्राधिकरण

श्री M/s IVR Prime Developers (Avadi) Pvt

Ltd द्वारा दिबाकर झा

हरी राम झा

पेशा नौकरी

निवासी एफ-58बी गली नं0-12 मंगल बाजार, लक्ष्मी

नगर दिल्ली



8250000000

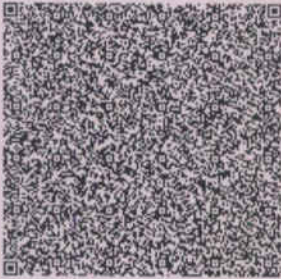


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00129879774050L
Certificate Issued Date	: 06-Sep-2013 12:46 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100136514142923L
Purchased by	: IVR PRIME DEVELOPERS AVADI PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. GH-01, SECTOR-118, NOIDA
Consideration Price (Rs.)	: 18,27,41,900 (Eighteen Crore Twenty Seven Lakh Forty One Thousand Nine Hundred only)
First Party	: NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: IVR PRIME DEVELOPERS AVADI PVT LTD
Stamp Duty Paid By	: IVR PRIME DEVELOPERS AVADI PVT LTD
Stamp Duty Amount(Rs.)	: 1,01,42,200 (One Crore One Lakh Forty Two Thousand Two Hundred only)



.....Please write or type below this line.....

**ATTACHED WITH THE SUPPLEMENTARY DEED OF
GROUP HOUSING PLOT NO.GH-01, SECTOR-118, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)**


LESSOR


LESSEE
YL 0000042295

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3. In case of any discrepancy please inform the Competent Authority.

SHIL

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री अर्जुन सिंह *Am*

पुत्र श्री राजवीर सिंह

पेशा नौकरी

निवासी खोडा गाजि

व श्री सन्नी

पुत्र श्री बाबू सिंह

पेशा नौकरी

निवासी गउपुरी गाजि

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



राजीव

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी०के०यादव
उप-निबंधक तृतीय
नौएडा

24/10/2013



2555400000

Supplementary Deed

This Supplementary Deed made on 23rd day of October, 2013 between New Okhla Industrial Development Authority, the Authority constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act 1976 (U P Act No 6 of 1976) herein after called the lessor, which expression shall unless to the context does not so admit include its successor assign on the one part and M/s IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED, a company formed and existing under the provisions of the Companies Act 1956 having its ~~registered~~ office at 1114, HEMKUNT CHAMBERS, 89, NEHRU PLACE, NEW DELHI-110019, through its authorised signatory Sh. Diwakar Jha S/O Sh. Hari Ram Jha R/o. F-58B, Gali No. 12, Mangal Bazar, Laxmi Nagar, Delhi-110092, hereinafter called the lessee which expression shall unless the context does not so admit include its successor, assigns on the other part.

Whereas a lease deed in respect of Group Housing Plot No.GH-01, Sector-118, NOIDA measuring 1,33,750 sq. mtr., was registered between 'NOIDA' and M/s IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED on dated 19.04.2012 in the office of Sub-Registrar, Sector-33, Distt. Gautam Budh Nagar, vide Book No. 1, Volume No. 3323, Page No. 153 to 200 documents No. 2301 dated 19.04.2012.


LESSOR

For IVR Prime Developers (AVADI) Private Limited

LESSEE
Director/Authorised Signatory

प्रथम पक्ष

Registration No.: 4696

Year: 2,013

Book No. : 1

0101 नोएडा द्वारा उमाशंकर

नोएडा विकास प्राधिकरण
नौकरी



Whereas the area of the plot has increased by 9217 sq. mtr. & the same has been allotted @ Rs. 45,255/- per sq. mtr., on 14.10.2013. The premium of additional area is Rs. 41,71,15,335/- (Rupees Forty One Crore Seventy One Lac Fifteen Thousand Three Hundred Thirty Five Only) & one time lease rent is Rs. 4,58,82,687 (Rupees Four Crore Fifty Eight Lac Eighty Two Thousand Six Hundred Eighty Seven Only)

The lessee has paid full premium as mentioned above & one time lease rent of additional area which the lessor hereby acknowledge.

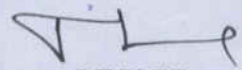
Now this Supplementary deed is witnesseth as under:-

1. The Total area of plot is 1,42,967 Sq. mtr.
2. The Total premium of plot is Rs. 269,75,52,835/-
3. The lessee has paid Rs. 41,71,15,335/- towards premium for additional area of 9217 sq. mtr.
4. The lessee has paid a sum of Rs. 4,58,82,687/- towards one time lease rent for additional area of 9217 sq. mtr.
5. FAR shall be permitted as per bye Laws.

All other terms and conditions of original lease deed dated 19.04.2012 shall be remain unchanged.


LESSOR

For IVR Prime Developers (AVADI),


Director/~~Authorized Signatory~~

द्वितीय पक्ष

Registration No. : 4696

Year : 2,013

Book No. : 1

0201 M/s IVR Prime Developers (Avadi) Pvt Ltd द्वारा

हरी राम झा

एफ-58बी गली नं0-12 मंगल बाजार, लक्ष्मी नगर दिल्ली

नौकरी



The stamp duty has been paid according to the notification No. K-N.7-641/11-700(III) 2013 Lucknow. dated 01-08-2013

In witness whereof all the parties put their hands on the day & year mentioned above in the presence of following witnesses.



Lessor

Witness

1 ARTUN

S/O RAJVEER SINGH

R/o Khora colony, Ghaziabad

2 Sunny

S/O BABU Singh

R/o MAUPURI, GHAZIABAD

For IVR Prime Developers (AVADI) Pvt. ...



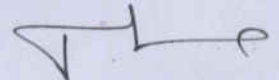
Director/Authorized Signatory

Lessee



LESSOR

For IVR Prime Developers (AVADI) Pvt. ...



Director/Authorized Signatory

LESSEE

आज दिनांक 24/10/2013 को
वही सं. 1 जिल्द सं. 4105
पृष्ठ सं. 205 से 214 पर क्रमांक 4696
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बी०के०यादव

उप-निबंधक तृतीय

नौएडा

24/10/2013



नवीन ओखला औद्योगिक विकास प्राधिकरण
परियोजना अभियन्ता, सी0सी0डी0-11,
द्वितीय तल, जी ब्लॉक मार्किट, सैक्टर-20, नौएडा, गौ0बु0 नगर (उ0प्र0)

कब्जा प्रमाण पत्र

पत्र सं0 नौएडा/ग्रुप हाऊसिंग प्लॉट/जीएच-01-118/2013/3070,
दिनांक 24.10.2013

आवंटी का नाम एवं पता

M/s IVR Prime Developers (AVADI) Private Limited,
1114, Hemkunt Chambers, 89, Nehru Place New
Delhi-110019 through Authorized signatory Sh.
Diwakar Jha S/o Sh. Hari Ram Jha R/o F-58B, Gali
No. 12, Mangal Bazar, Laxmi Nagar, Delhi-110092

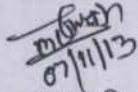
ग्रुप हाऊसिंग भूखण्ड संख्या **GH-01** ब्लॉक सं0 - सैक्टर - **118**

भूखण्ड की स्थिति	भूखण्ड का क्षेत्रफल वर्ग मी0	टिप्पणी
उत्तर - दक्षिण - पूर्व - पश्चिम -	As per site	= 9217.00 Sqm.

मैं/हम ग्रुप हाऊसिंग भूखण्ड सं0 **GH-01** ब्लॉक सं0 - सैक्टर- **118** का कब्जा दिनांक 07/11/13 को लिया है।

मैं/ हम भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं/हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

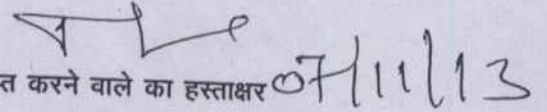
कब्जा देने वाले का हस्ताक्षर


07/11/13

अवर अभियन्ता

वर्क सर्किल-6, नौएडा.

कब्जा प्राप्त करने वाले का हस्ताक्षर

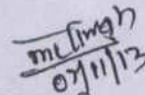

07/11/13

आवंटी

पत्र सं0 - नौएडा/प0अ0-व0स0-6/190 दिनांक 07/11/2013

प्रतिलिपि:-

1. भूखण्ड स्वामी।
2. परियोजना अभियन्ता, वर्क सर्किल-6, को सादर सूचनार्थ।
3. महा प्रबन्धक - (ग्रुप हाऊसिंग भूखण्ड)।
4. अवर अभियन्ता।


07/11/13

अवर अभियन्ता

वर्क सर्किल-6, नौएडा

original

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

MAIN ADMINISTRATIVE BUILDING, SECTOR-6, NOIDA

GAUTAM BUDH NAGAR-201301

NO: NOIDA/GHP/GH-01-118/2013/ 3070

DATED: 24 OCTOBER, 2013

POSSESSION ORDER

Group Housing Plot No. **GH-01, Sector-118**, NOIDA measuring additional area of **9217** sq. mtr. has been allotted in favour of M/s IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED. a Company having registered Office at 1114, HEMKUNT CHAMBERS, 89, NEHRU PLACE, NEW DELHI-110019. Supplementary deed of the above plot has been executed on 23.10.2013 through Authorized signatory, Sh. Diwakar Jha S/O Sh. Hari Ram Jha R/o. F-58B, Gali No. 12, Mangal Bazar, Laxmi Nagar, Delhi-110092. Allottee is directed to take physical possession of above plot as per the site, within 15 days from the date of issue of this letter otherwise penalty as per rule shall be payable by the allottee.

/
MANAGER
(GROUP HOUSING DEPTT.)

Copy to :-

1. Project Engineer-VI along with attested photo and signature of the authorized signatory with the request to hand over the possession of above referred plot to the allottee.
- ✓ 2. Allottee.

/
MANAGER
(GROUP HOUSING DEPTT.)

(एस. सी. गुप्ता)
प्रबन्धक
नोएडा