

5087



उत्तर प्रदेश UTTAR PRADESH

AD 233127



Attestation to Corroborate deed
of spot only Plt-No SC-01/CR

For Three C Green Developers Pvt. Ltd.

Wt

Authorised Signatory



19 OCT 2012

729 टन विक्रय
प्रमाण पत्र देने का प्रयोजन
रखने के लिए पत्र पठा
स्थान को भेजना
सुनौता पापले
मार्ग क्र. 55-7 ताक की अग्रिम ओर
पुणे जिल्हा कार्यालय, पुणे

Misfire Green

Developers Btch

only





उत्तर प्रदेश UTAR PRADESH

AD 233128

हस्ताक्षर के सम्बन्ध में
एस्पॉन्सिंग प्रमाण SC-01/0-1
SC-01/C-1

hll

For Three C Green Developers Pvt.

Authorized Signatory



19 OCT 2012

230
 स्थापित करने का प्रयोजन
 स्थापित करने का नाम
 स्थापित करने का पता
 सुनीता पाण्डे - जन्मदिनांक
 माता का नाम
 प्राधिकरण का कार्य

M/s Three C Green
 Developers Pvt. Ltd.
 Vaidh

तितम्मा

10,000.00 20 10,020.00 1,000
 फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री M/s Three C Green Developers Pvt. Ltd. द्वारा प्रताप सिंह
 पुत्र श्री जे0 एस0 कटोच
 व्यवसाय नौकरी
 निवासी स्थायी ए-116बी-9/1 /62, नोएडा
 अस्थायी पता उक्त
 ने यह लेखपत्र इस कार्यालय में दिनांक 20/10/2012 समय 4:50PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 एन0 सिंह
 उप-निबंधक तृतीय
 नोएडा

20/10/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

प्रथम पक्ष

श्री नोएडा द्वारा एल0पी0सिंह
 पुत्र श्री
 पेशा नौकरी
 निवासी नोएडा विकास प्राधिकरण

Handwritten signature



द्वितीय पक्ष

श्री M/s Three C Green Developers Pvt.
 Ltd. द्वारा प्रताप सिंह
 पुत्र श्री जे0 एस0 कटोच
 पेशा नौकरी
 निवासी ए-116बी-9/1 /62, नोएडा

Handwritten signature



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री देवेन्द्र सिंह

पुत्र श्री खेम सिंह

पेशा नौकरी

निवासी 15/310 दक्षिणपुरी दिल्ली

व श्री राजेन्द्र कुमार

पुत्र श्री अर्जुन सिंह

पेशा नौकरी

निवासी जी-8/286, सत्या मार्ग दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Handwritten signature

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 एन0 सिंह
 उप-निबंधक तृतीय
 नोएडा

20/10/2012



Attached to correlation level
of sparsity plot -
SC-01/CI

Wef

Authorised Signatory



19 OCT 2012

23/ न्याय विक्रय 1
न्याय क्रय करने का प्रयोजन
न्याय क्रय का नाम पूरा पता
न्याय को धारण
पुनोत्ता पाण्डे - न्याय विक्रय
न्याय क्रय 5/6-7 तक की अवधि 1/12
न्यायिक न्यायिक न्यायिक

M/S Threec Green
Developers Private
Ltd

प्रथम पक्ष

Registration No.: 5087

Year : 2,012

Book No. : 1

0101 नोएडा द्वारा एल0पी0सिंह

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नोएडा विकास प्राधिकरण

नौकरी





उत्तर प्रदेश UTTAR PRADESH

AD 233130

Allocation to Correspondence,
of Spent-Cell 1001-80-01/EP

WY

For Three C Green Developers Pvt. Ltd.

Authorized Signatory



19 OCT 2012

232 प्रमाणिक विक्रय ।
प्रमाणिक क्रेता का प्रमाणिक
प्रमाणिक क्रेता का नाम पूरा पता
प्रमाणिक की धारणा...
सुनिश्चितता आगळे - प्रमाणिक विक्रय
नोकर क्रेता का नाम की अर्थ...
प्रमाणिक क्रेता का नाम

M/s Three C Green

Developers Pvt. Ltd.

Devidy

द्वितीय पक्ष

Registration No. : 5087

Year : 2012

Book No. : 1

0201 M/s Three C Green Developers Pvt. Ltd. द्वारा प्र

जे0 एस0 कटोच

ए-116बी-9/1 /62, नोएडा

नोकरी





उत्तर प्रदेश UTTAR PRADESH

AD 233131

Attached to connection deed.
g Sponsor city P.O. - Se-on/ci

Wll

For Three C Green Developers Pvt. Ltd.


Authorized Signatory



19 OCT 2012

mis tree chreen
developers area
wady

9-33
स्टाम्प क्रमांक का प्रयोग
स्टाम्प क्रमांक का नाम पूरा पता
स्टाम्प की प्रमाणित
सुनीता पाण्डे SD
ला. नं० 5/6-7 ला. की अवधि 514
प्राधिकृत करार्य है



CORRECTION DEED

This Deed of Correction made on the 19th day of October, 2012 (Two thousand and Twelve)


BETWEEN

The New Okhla Industrial Development Authority, a body corporate constituted under section 3 read with 2 (d) of the Uttar Pradesh Industrial Area development Act, 1976 (UP Act No 6 of 1976) hereinafter called the "**Lessor**" (which expression shall unless the context does not so admit, include its successors and assigns) of the first part

AND

M/s Three C Green Developers Pvt. Ltd., SPC of Lead Member -M/s Xanadu Estate Pvt. Ltd., Relevant Member – M/s Meriton Infotech Pvt. Ltd., Relevant Member – M/s Sutlej Agro Products Ltd. and Relevant Member – M/s Xanadu Infradevelopers Pvt. Ltd. a Company, within the meaning of Companies Act 1956, having its registered office at **C-23, Greater Kailash Enclave, Part-I, New Delhi - 48**, through its authorized signatory **Mr. Pratap Singh Katoch S/o Shri J.S.Katoch R/o Flat No. A-116, Plot No. B-9/1, Sector-62, NOIDA – 201301** duly authorized by the Board of Directors vide Resolution dated **28th August, 2012**, hereinafter called the "**Lessee**" (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the second part

AND whereas the Lessor has through a sealed two bid tender system Sport City Plot No. SC-01-01 Sector-78 & 79 admeasuring 7,27,500 Sqm. awarded to the


Lessor

For Three C Green Developers Pvt. Ltd.


Authorised Signatory
Lessee





M/s Xanadu Estates Pvt. Ltd. (Consortium) vide allotment letter No. NOIDA/Commercial/2011/478 dated 4th May, 2011 mentioning therein that an area of 5,92,300 sqm. is acquired and in possession of Lessor & subsequent corrigendum letter No. NOIDA/Commercial/2011/702 dated 24th June, 2011.

AND WHEREAS above said allotted area was sub divided into 6 parts, numbering as **SC-01 Sector-78 (measuring 14,272.50 Sqm.)**, **SC-01/A Sector-79 (measuring 1,00,000 Sqm.)**, **SC-01/B Sector-79 (measuring 48,000 Sqm.)**, **SC-01/C Sector-79 (measuring 2,50,027.50 Sqm.)**, **SC-01/D Sector-79 (measuring 1,00,000 Sqm.)** and **SC-01/E Sector-79 (measuring 80,000 Sqm.)** vide letter NOIDA/Commercial/2011/1537 dated 24th October, 2011.

AND WHEREAS in compliance of the approval granted vide letter dated 24th October, 2011 lease deed of sub divided sports city plot No. **SC-01/C Sector - 79** was executed on 24/10/2011 and registered in the office of the Sub-Registrar- III, vide Book No - I Volume No. 2975 Page No 216 - 265 documents No. 8584 dated 24/10/2021 (hereinafter called as the "**Lease**") between the Lessor, a body corporate constituted under section 3 of the UP Industrial development Act 1976 (UP Act No 6 of 1976) and the Lessee. The Lessor had demised on leasehold basis which is a part of **Sports City Plot No. SC-01-01 Sector-78 & 79** and more fully detailed and described in the schedule hereunto for 90 years commencing from **24th October, 2011**.

And whereas on the request of the Lessee, the Lessor approved the sub division of Sports City Plot No. **SC-01/C Sector-79 measuring 2,50,027.50 Sqm.** into 2 parts numbering as **SC-01/C1 Sector-79 measuring 2,42,027.50 Sqm.** and **SC-01/C2 Sector-79 measuring 8,000 Sqm.** to be developed by (1) **M/s Three C Green Developers Pvt. Ltd.** and (2) **M/s Robust Innovations Pvt. Ltd. (100% owned subsidiary company of M/s Three C Green Developers Pvt. Ltd.)**, respectively and allowed the Lessee to sub lease as per the terms and conditions of the Brochure for the development of Sports city for recreational, commercial


Lessor

For Three C Green Developers Pvt. Ltd.


Lessee
Authorized Signatory





and residential including group housing of the Scheme vide letter No. Noida / Commercial/2012/1187 dated 3rd October, 2012

AND WHEREAS consequent upon sub division of the sport city plot No. **SC-01/C, Sector-79 Noida** admeasuring **2,50,027.50 Sqmt.** Into two parts the area of the Plot No. **SC-01/C, Sector-79** which has now been numbered as **SC-01/C1 Sector-79** has been reduced to **2,42,027.50 Sqm.**

Therefore, in witness thereof the corrections to the following extent is being made in the lease deed executed on 24th October, 2011.

NOW THE CORRECTION OF LEASE DEED WITNESSETH AS FOLLOWS:

1. The lease deed executed in respect of Sports City Plot No. **SC-01/C, Sector-79** may be read as Sports City Plot No. **SC-01/C1, Sector-79**.
2. The area of the aforesaid Plot may be read as **2,42,027.50 Sqm.**
3. That the premium and schedule of payment of the plot may be read as under:-

In consideration of the premium of **Rs. 292,24,82,063/- (Rupees two hundred ninety two crores twenty four lakhs eighty two thousand sixty three only)** out of which **Rs. 29,22,48,207/- (Rupees twenty nine crores twenty two lakhs forty eight thousand two hundred seven only)** have been paid by the sub lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance **Rs. 263,02,33,856/- (Rupees Two hundred sixty three crores two lakhs thirty three thousand eight hundred fifty six only)** which is to be paid by the Sub-Lessee in the manner hereinafter provided in installments on dates specified below along with interest @ 11% per annum or as amended by the Lessor from time to


Lessor

For Three C Green Developers Pvt. Ltd.


Lessee
Authorised Signatory





time compounded every half yearly from the date of allotment, on the balance outstanding on timely payment. Schedule of payment of installments is as given below:-

| Sl. No. | Due Date | Principal amount | Interest @ 11% p.a. | TOTAL (Rs.) |
|---|------------|------------------|---------------------|-------------|
| | | (Rs.) | (Rs.) | |
| Moratorium interest for 1 st half yearly | 04.11.2011 | | 144662863 | 144662863 |
| Moratorium interest for 2 nd half yearly | 04.05.2012 | | 144662863 | 144662863 |
| Moratorium interest for 3 rd half yearly | 04.11.2012 | | 144662863 | 144662863 |
| Moratorium interest for 4 th half yearly | 04.05.2013 | | 144662863 | 144662863 |
| 1 | 04.11.2013 | 164389617 | 144662863 | 309052480 |
| 2 | 04.05.2014 | 164389617 | 135621435 | 300011052 |
| 3 | 04.11.2014 | 164389617 | 126580006 | 290969623 |
| 4 | 04.05.2015 | 164389617 | 117538577 | 281928194 |
| 5 | 04.11.2015 | 164389617 | 108497148 | 272886765 |
| 6 | 04.05.2016 | 164389617 | 99455719 | 263845336 |
| 7 | 04.11.2016 | 164389617 | 90414290 | 254803907 |
| 8 | 04.05.2017 | 164389617 | 81372861 | 245762478 |
| 9 | 04.11.2017 | 164389617 | 72331432 | 236721049 |
| 10 | 04.05.2018 | 164389617 | 63290003 | 227679620 |
| 11 | 04.11.2018 | 164389617 | 54248574 | 218638191 |
| 12 | 04.05.2019 | 164389617 | 45207145 | 209596762 |
| 13 | 04.11.2019 | 164389617 | 36165716 | 200555333 |
| 14 | 04.05.2020 | 164389617 | 27124287 | 191513904 |
| 15 | 04.11.2020 | 164389617 | 18082858 | 182472475 |
| 16 | 04.05.2021 | 164389617 | 9041429 | 173431046 |


Lessor


For Three C Green Developers Pvt. Ltd.


Lessee
Authorised Signatory

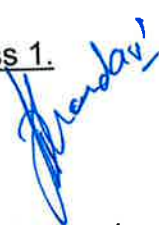




All other terms and condition of the allotment/ lease deed shall remain the same.


For and on behalf of Lessor


Witness 1.


Name: Devender Singh
S/o Shri Khem Singh
Address: 15/310, Dakshin Puri
New Delhi - 110062




For and on behalf of Lessee

Witness 2


Name: Rajendra Kumar
S/o Shri Arjun Singh
Address: G-8/286, Satya Marg,
Sangam Vihar,
New Delhi-110062




Lessor

For Three C Green Developers Pvt. Ltd.


Lessee Authorised Signatory



आज दिनांक 20/10/2012 को

बही सं. 1 जिल्द सं. 3551

पृष्ठ सं. 169 से 188 पर क्रमांक 5087

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


जे0 एन0 सिंह

उप-निबंधक तृतीय

नौएडा

20/10/2012

