

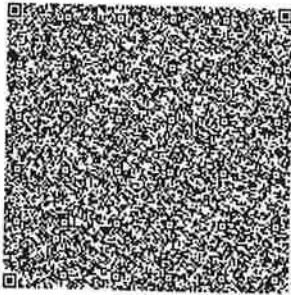


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00475922589431M
Certificate Issued Date	: 17-Jul-2014 01:09 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100568903348541M
Purchased by	: THREE C GREEN DEVELOPERS PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. SC-01/C (PART), SECTOR-79, NOIDA, AREA-13185 SQ MTRS
Consideration Price (Rs.)	: 15,92,08,875 (Fifteen Crore Ninety Two Lakh Eight Thousand Eight Hundred And Seventy Five only)
First Party	: NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: THREE C GREEN DEVELOPERS PVT LTD
Stamp Duty Paid By	: THREE C GREEN DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 1,21,86,000 (One Crore Twenty One Lakh Eighty Six Thousand only)



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1175
(एल० पी० सिंह)
सहायक महाप्रबन्धक
नोएडा



For Three C Green Developers Pvt. Ltd.

[Signature]
Authorized Signatory

XM 0000366482

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate



LEASE DEED




This deed of lease is made on this day 17th July, 2014 between New Okhla Industrial Development Authority, a body corporate constituted Under Section 3 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 assigns on the one part and **M/s Three C Green Developers Pvt. Ltd.** having its Regd. Office at C-23, Greater Kailash Enclave, Part-1, New Delhi – 110 048 through its authorized signatory **Mr Deepak Khurana S/o Mr C Khurana** resident of D-325, Sector-47, Noida-201303 duly authorized vide Board Resolution dated 12th June, 2014 (hereinafter called the 'Lessee' which expression shall, unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns on 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 industrial township.

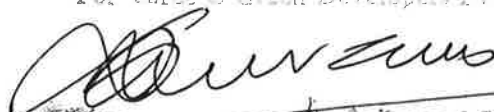
AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot mentioned hereinabove for development of Sports City for recreational, commercial and residential including group housing, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (F.A.R.). It shall entirely be the responsibility of the lessee to obtain all statutory clearances from the concerned Authorities for his functioning. Lessor shall not be responsible for any consequences arising out of failure of the lessee to receive any such statutory clearance.

The lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA.


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For Three C Green Developers Pvt. Ltd.


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Whereas the Sports City Plot No SC-01-01, Sector 79 & 78 total admeasuring 727500 sq mtrs was reserved in the name of M/s Xanadu Estates Pvt Ltd (Consortium) vide letter no Noida/Commercial/Sports City-II/2011/332 dated 28th March 2011.


As per the terms of the Brochure of the Scheme, the total land area available for possession was 592300 sq mtrs and the same was allotted vide letter no Noida/Commercial/2001/478 dated 4th May 2011 in the name of M/s Xanadu Estates Pvt Ltd (Consortium).

Further as per the terms of the brochure of the scheme, at the request of the consortium the above said allotted area of the plot was subdivided and an area of 250027.50 sq mtrs was subdivided in favour of Three C Green Developers Pvt Ltd as a part of Sports City Plot No SC-01/C, Sector-79 and the lease deed for the same was executed and registered in the office of Sub Registrar - III, Noida at Book No 1, Volume No 2975, at Page no 216 to 265, Document no 8584 on 24th October 2011.

Whereas as per the terms of the brochure of the scheme the balance area of the reserved land was to be allotted as and when land would be available to Noida.

AND WHEREAS as per the terms of the Brochure of the Scheme, the Authority has allotted land admeasuring 48996.80 Sq. Mtr. (part of the subdivided Sports City Plot No. SC-01/C) vide letter no. NOIDA/Commercial/2014/559 dated 26.03.2014 as part of the area of total reserved plot of land to the lessee in the Sports City Project in Sector 78 and 79 Noida and supplementary deed executed on 28/03/2014 March, 2014 duly registered with Sub-Registrar-III, NOIDA at Book No. 1, Volume No. 1, Page No. 181 to 192, Document No. 4274 on 28/03/2014.

AND WHEREAS in continuation to above as per the terms of the Brochure of the Scheme, the Authority has allotted land admeasuring 13,185.00 Sq. Mtrs. (part of the subdivided Sports City Plot No. SC-01/C), Sector-79 vide letter no. NOIDA/Commercial/2014/928 dated 5th June, 2014 as part out of total reserved area of land to the lessee in the Sports City Project in Sector 78 and 79 Noida.


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NOW THIS DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 15,92,08,875/- (Rupees fifteen crores ninety two lakhs eight thousand eight hundred seventy five only) out of which Rs. 1,59,20,888/- (Rupees one crores fifty nine lakhs twenty thousand eight hundred eighty eight only) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance Rs. 14,32,87,988- (Rupees fourteen crores thirty two lakhs eighty seven thousand nine hundred eighty eight only) which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified as per terms of brochure of the scheme and original allotment along with interest @ 11% per annum or as amended by the Lessor from time to time compounded every half yearly from the date of reservation, on the balance outstanding on timely payment.

No separate notices for deposit of the installment/ lease rent shall be issued by Lessor. The LESSEE shall ensure that the due installments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.

Provided further that Lessor shall accept all payments rendered otherwise by the Lessee but of the payments made by the Lessee shall first adjusted towards the interest due, if any, and thereafter, the balance shall be adjusted towards the lease rent payment along with the due interest and the balance, if any, shall be adjusted towards the due installments.

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For Three C Green Developers Pvt. Ltd.


Authorized Signatory

And also in consideration of the yearly lease rent hereby reserved and the covenants, provisions and agreement herein contained on the part of the Lessee to be respectively paid, observed and performed, the Lessor doth hereby demise on lease to the Lessee, all that part of plot of land Commercial Plot No. SC - 01/C (Part) situated in Sector - 79 (subdivided plot of sports city plot no. SC-01 Sector 79 which is part of the sports city plot No. SC-01-01 Sector - 78 & 79) New Okhla Industrial Development Area, District Gautam Budh Nagar contained by measurement 13185.00 square meters and bounded:

ON THE NORTH BY	:	As per site
ON THE SOUTH BY	:	As per site
ON THE EAST BY	:	As per site
ON THE WEST BY	:	As per site

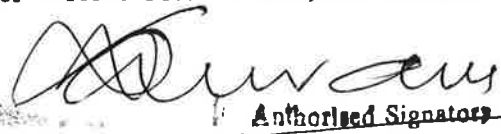
To hold the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee to the term of Ninety years on same terms and conditions mentioned in the original Lease Deed registered on 24th October, 2011

- (a) In addition to the premium of plot, the lessee shall have to pay an yearly ground rent/ lease rent in the manner indicated below :-
- (i) The ground rent/ lease rent @ Re 1/- per sqm. per year for the first three years from the date of execution of the lease deed.


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For Three C Green Developers Pvt. Ltd.



Authorized Signatory

- (ii) Thereafter, the ground/lease rent shall be charges @ 1% p.a. of the total premium of the plot for next seven years of the first ten years. After ten years from the date of execution of the lease deed, the lease rent will be increased @ 50% and that rate will be applicable from the next ten years and this process will continue for future. Lessee can deposit one time lease rent equivalent to eleven times the lease rent calculated @ 1% per annum, subject to the clearance of the arrears of the lease rent, if any. Supplementary deed shall be executed after expiry of every 10 years.
- (iii) In case of failure to deposit the due lease rent by the due date, interest will be charged on the defaulted amount and for the defaulted period as per terms and conditions of the brochure of the scheme and f lease deed.
- (iv) For the purposes of this document, the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.
- (v) The Lessee shall have the option to pay 11 (eleven) years lease rent @ 1% per annum as one time lease rent or as per prevailing policy of the Lessor at the time of deposit .

The lessee will now be entitled to set up Sports City for recreational, commercial and residential including group housing at site in accordance with the terms and conditions of allotment and lease deed.

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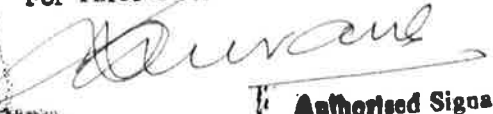
For Three C Green Developers Pvt. Ltd.

Authorized Signatory


The entire legal expenses of execution of this lease deed including the stamp duty and Registration charges shall be borne by the Lessee.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year first above mentioned in the presence of -



For and on behalf of Lessor
(11/11/2018)
11/11/2018


For Three C Green Developers Pvt. Ltd.

Authorized Signatory
For and on behalf of Lessee

Witness 1.

Signature: 
Name: Vikas Anand
S/o Deepak Anand
Address D – 1133, Sector - 49
Faridabad – 121001

Witness 2

Signature: 
Name Rajender Kumar
S/o Arjun Singh
Address- H 286/8A, Sangam Vihar
New Delhi

पट्टा लेखपत्र

10,000.00 80 10,080.00 4,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री M/s Three C Green Developers Pvt Ltd द्वारा सिग्नेटरी दीपक
पुत्र श्री सी0 खुराना
व्यवसाय नौकरी
निवासी स्थायी डी-325, सेक्टर-47, नोएडा
अस्थायी पता उक्त
ने यह लेखपत्र इस कार्यालय में दिनांक 18/7/2014 समय 2:22PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

बी0के0यादव
उप-निबंधक तृतीय
नोएडा
18/7/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून से प्राप्त धनराशि रु. पलेखानुसार उक्त
प्रथम पक्ष

श्री नोएडा विकास प्राधिकरण द्वारा एल0पी0सिंह

पेशा नौकरी
निवासी नोएडा विकास प्राधिकरण

श्री M/s Three C Green Developers Pvt Ltd
द्वारा सिग्नेटरी दीपक खुराना
पुत्र श्री सी0 खुराना
पेशा नौकरी
निवासी डी-325, सेक्टर-47, नोएडा

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विकास आनन्द

पुत्र श्री दीपक आनन्द

पेशा नौकरी

निवासी डी-1133, सेक्टर-49, नोएडा

व श्री राजेन्द्र कुमार

पुत्र श्री अर्जुन सिंह

पेशा नौकरी

निवासी एच-286/8ए संगम विहार दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर

बी0के0यादव
उप-निबंधक तृतीय
नोएडा

18/7/2014

प्रथम पक्ष

Registration No.: 3265

Year : 2,014

Book No. : I

0101 नोएडा विकास प्राधिकरण द्वारा एल0पी0सिंह

नोएडा विकास प्राधिकरण
नौकरी





द्वितीय पक्ष

Registration No. : 3265

Year : 2,014

Book No. : 1


0201 M/s Three C Green Developers Pvt Ltd द्वारा सि
सी0 खुराना
डी-325, सेक्टर-47, नोएडा
नौकरी





आज दिनांक 18/07/2014 को
बही सं. 1 जिल्द सं. 4430
पृष्ठ सं. 111 से 124 पर क्रमांक 3265
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बीरक 0 यादव
उप-निबंधक तृतीय
नौएडा
18/7/2014

