



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Base Certificate No. : IN-UP00307603514419M
 Certificate No. : IN-UP00308008756347M
 Certificate Issued Date : 28-Mar-2014 04:40 PM
 Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100360402525300M
 Purchased by : THREE C GREEN DEVELOPERS PVT LTD
 Description of Document : Article 35 Lease
 Property Description : PLOT NO. SC 01/C (PART), SPORTS CITY, SECTOR-78-79, NOIDA
 Consideration Price (Rs.) : 59,16,36,360
 (Fifty Nine Crore Sixteen Lakh Thirty Six Thousand Three Hundred And Sixty 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.) : 29,58,500
 (Twenty Nine Lakh Fifty Eight Thousand Five Hundred only)



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

Ly-
(एल० पी० रि०)
सहायक महाप्रबन्धक
नौएडा

For Three C Green Developers Pvt. Ltd.
Authorized Signatory

YL 0000040912

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.



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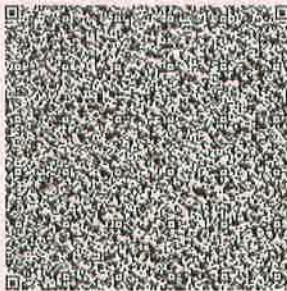


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00307603514419M
Certificate Issued Date : 28-Mar-2014 03:11 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100359962463816M
Purchased by : THREE C GREEN DEVELOPERS PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO. SC 01/C (PART), SPORTS CITY, SECTOR-78-79, NOIDA
Consideration Price (Rs.) : 59,16,36,360
(Fifty Nine Crore Sixteen Lakh Thirty Six Thousand Three Hundred And Sixty 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.) : 4,23,25,000
(Four Crore Twenty Three Lakh Twenty Five Thousand only)



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

TOTAL STAMP DUTY PAID: 4,52,83,500/-

(Rs. 4,23,25,000 + Rs. 29,58,500/-)

By (एल० पी० सिंह)
सहायक महाप्रबन्धक
नौएडा

For Three C Green Developers Pvt. Ltd.

Authorized Signatory

YL 0000040910

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2. The onus of checking the legitimacy is on the users of the certificate.



0160400500



SUPPLEMENTARY LEASE DEED



This supplementary deed of lease is made on this day ^{28th} March, 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 Shri Dinesh Pahwa S/o Late Shri H. R. Pahwa R/o 104, Street No. 2, Thapar Nagar, Meerut (U.P.) duly authorized vide Board Resolution dated 21st March 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.

AND WHEREAS the lease deed in respect of area admeasuring 250027.50 Sq. Mtr. was executed and registered in the office of Sub-registrar – III, Noida at Book No. 1, Volume No. 2975, Page No. 216 to 265, Document No. 8584 on 24th October 2011.

AND WHEREAS as per the terms of the Brochure of the Scheme, the Authority has further 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 allotted to the lessee in the Sports City Project in Sector 78 and 79 Noida.

For Three C Green Developers Pvt. Ltd.

By 
(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौएडा

 
Authorized Signatory

591,636,360.00 591,636,360.00 पट्टा विलेख (90 वर्ष) 10,000.00 80 10,080.00 4,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री M/s Three C Green Developers Pvt Ltd द्वारा दिनेश पाहवा
पुत्र श्री स्व0 एच आर0 पाहवा

व्यवसाय नौकरी
निवासी स्थायी 104, स्ट्रीट नं0-2, थापर नगर मेरठ, उ0 प्र0
अस्थायी पता 104, स्ट्रीट नं0-2, थापर नगर मेरठ, उ0 प्र0

ने यह लेखपत्र इस कार्यालय में दिनांक 28/3/2014 समय 5:06PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0के0सक्सेना (प्रभारी)
उप-निबंधक तृतीय
नौएडा

28/3/2014

O.B. SAXENA
R.C.

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

पट्टा दाता

पट्टा गृहीता

श्री नौएडा विकास प्राधिकरण द्वारा एल0पी0सिंह
पुत्र श्री सोवरन सिंह
पेशा नौकरी
निवासी नौएडा विकास प्राधिकरण



श्री M/s Three C Green Developers Pvt Ltd
द्वारा दिनेश पाहवा
पुत्र श्री स्व0 एच आर0 पाहवा
पेशा नौकरी
निवासी 104, स्ट्रीट नं0-2, थापर नगर मेरठ, उ0 प्र0



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विकास आनन्द

पुत्र श्री दीपक आनन्द

पेशा नौकरी

निवासी सी-1133/49 फरीदाबाद

व श्री श्रवण कुमार

पुत्र श्री सुरज नारायण

पेशा नौकरी

निवासी हाउस नं0-23, खिजराबाद दिल्ली

प्रत्यक्ष भद्र सक्षियों के विशिष्ट अंगूठे यन्त्रियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0के0सक्सेना (प्रभारी)
उप-निबंधक तृतीय
नौएडा

28/3/2014

O.B. SAXENA
R.C.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 59,16,36,360/- (Rupees fifty nine crores sixteen lakhs thirty six thousand three hundred sixty only) out of which Rs. 5,91,63,636/- (Rupees five crores ninty one lakhs sixty three thousand six hundred thirty six only) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges) and the balance Rs. 53,24,72,724/- (Rupees fifty three crores twenty four lakhs seventy two thousand seven hundred twenty four only) which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below alongwith interest @ 11% per annum or as amended by the Lessor from time to time compounded every half yearly from the date of allotment, on the balance outstanding on timely payment. Schedule of payment of instalments is as given below :-

Details of each instalment & due date after reschedulment

<u>Instalment No.</u>	<u>Due date</u>	<u>Principal amount</u>	<u>Interest @ 11%</u>	<u>Total</u>
1 st	04.11.2013	33279546	29286000	62565546
2 nd	04.05.2014	33279546	27455626	60735172
3 rd	04.11.2014	33279546	25625251	58904797
4 th	04.05.2015	33279546	23794876	57074422
5 th	04.11.2015	33279546	21964501	55244047
6 th	04.05.2016	33279546	20134126	53413672
7 th	04.11.2016	33279546	18303751	51583297
8 th	04.05.2017	33279546	16473376	49752922
9 th	04.11.2017	33279546	14643001	47922547
10 th	04.05.2018	33279546	12812626	46092172
11 th	04.11.2018	33279546	10982251	44261797
12 th	04.05.2019	33279546	9151876	42431422
13 th	04.11.2019	33279546	7321501	40601047
14 th	04.05.2020	33279546	5491126	38770672
15 th	04.11.2020	33279546	3660751	36940297
16 th	04.05.2021	33279546	1830376	35109922

For Three C Green Developers Pvt. Ltd.



[Signature]
Authorised Signatory

44
(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौएडा

पट्टा दाता

Registration No.: 1304

Year : 2,014

Book No. : 1

0101 नोएडा विकास प्राधिकरण द्वारा एल0पी0सिंह

सोवरन सिंह

नोएडा विकास प्राधिकरण

नौकरी



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.

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 48,996.80 square metres 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.
 - (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.

ky
(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौएडा

For Three C Green Developers Pvt. Ltd.


Authorised Signatory

पट्टा गृहीता

Registration No. : 1304

Year : 2,014

Book No. : 1

0201 M/s Three C Green Developers Pvt Ltd द्वारा दिनेश

स्व0 एच आर0 पाहवा

104, स्ट्रीट नं0-2, थापर नगर मेरठ, उ0 प्र0

नौकरी



- (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.

The entire legal expenses of execution of this supplementary leased 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 Three C Green Developers Pvt. Ltd.

For and on behalf of Lessor

सहायक महाप्रबन्धक
नौएडा

For and on behalf of Lessee

Witness 1.

Witness 2

Signature:

Signature:

Name:

S/o:

Address:



Name:

S/o:

Address:



आज दिनांक 28/03/2014 को

बही सं. 1 जिल्द सं. 4274

पृष्ठ सं. 181 से 192 पर क्रमांक 1304

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


के०के०सक्सेना (प्रभारी)

उप-निबंधक तृतीय

नौएडा

28/3/2014



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबंधक तृतीय

नौएडा

क्रम सं० 4410

लेख या प्रार्थन पत्र प्रस्तुत करने का दिनांक

28-Mar-2014

प्रस्तुतकर्ता या प्रार्थी का नाम

M/s Three C Green Developers Pvt Ltd

लेख का प्रकार

पट्टा विलेख

प्रतिफल की धनराशि 591,636,360 / 591,636,360.00

1. रजिस्ट्रीकरण शुल्क 10,000.00

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्दारानामा के अधिप्रमाणी करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योग

10,080.00

शुल्क वसूल करने का दिनांक

28-Mar-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

28-Mar-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

