



POSSESSION CERTIFICATE

01-01-00/0

Fig. 6.54	2000	2000	2000
Fig. 6.55	2000	2000	2000
Fig. 6.56	2000	2000	2000
Fig. 6.57	2000	2000	2000
Fig. 6.58	2000	2000	2000

1. 1. The first of the three
2. The second of the three
3. The third of the three

1. I have read the above information and agree to the terms and conditions of the above information. I understand that the information is confidential and I agree to keep it confidential. I understand that the information is for my personal use only and I agree not to use it for any other purpose. I understand that the information is for my personal use only and I agree not to use it for any other purpose. I understand that the information is for my personal use only and I agree not to use it for any other purpose.

Presenting author: maria.garcia@univie.ac.at

**MANAGER OF THE
CREATING A NEW PARTS**

THE LANCET GROUP OF COMPANIES LTD

H-10E, SECTION GAMMA, 100-100000, CITY
DIST. GAMMA, 100-100000, CITY
P. 10-100000

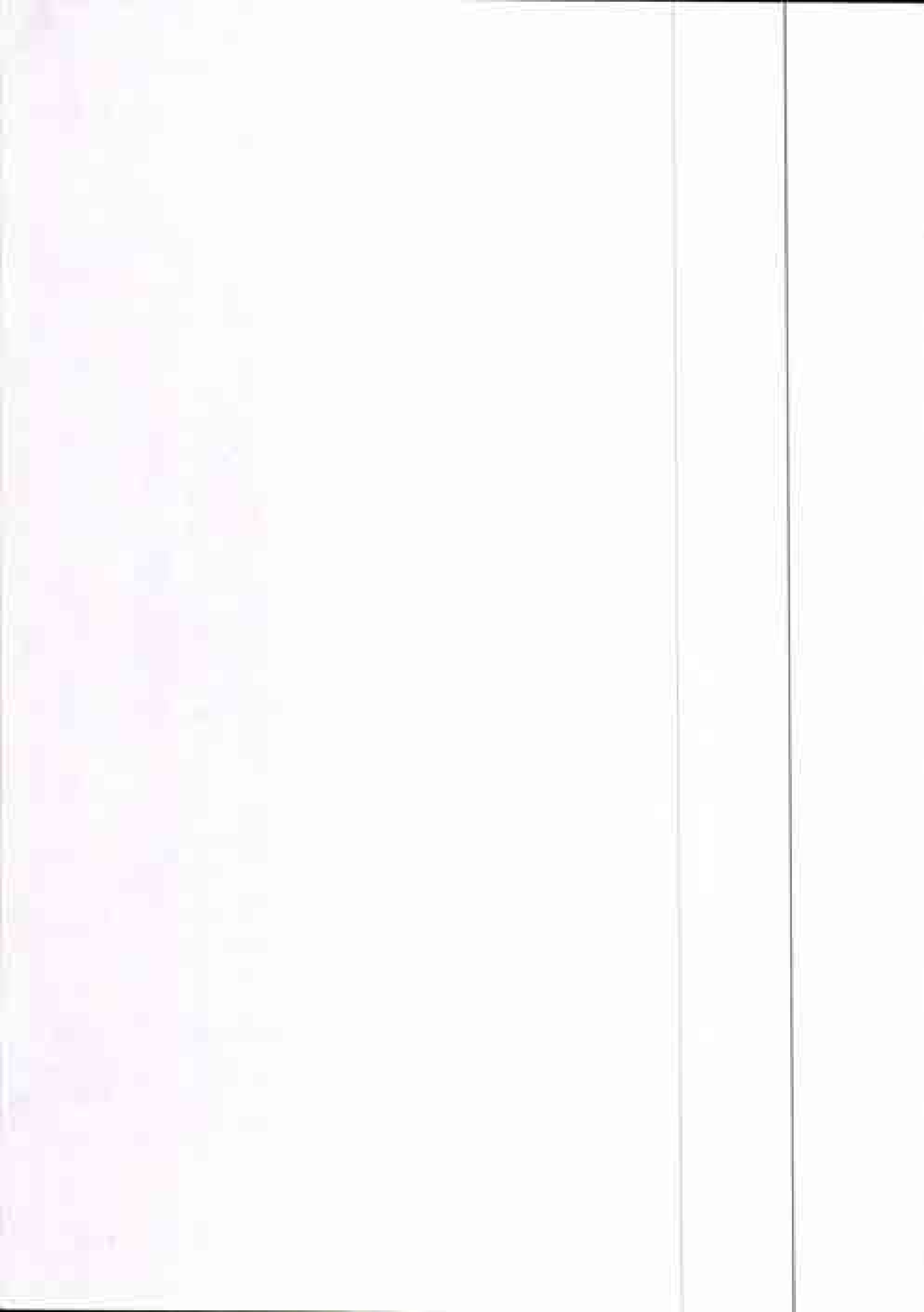
Director

Category 1

1. Leasee
2. General Manager (Property)
2. General Manager (Branch)

Chatter
MANAGER (PROP)
LATER - HONORARY

H-155, SECTOR GAMMA, GREATER NOKIA CITY
DET. GAYLOR E. EDWARDS (402)
7-1-77 10:00



8/6/10

①



उत्तर प्रदेश UTTAR PRADESH

U 635713

Stamp Duty Paid in Cash Certificate in favour of M/s Gaursons Hi-tech Infrastructure
(P) Ltd. New Delhi.
 In pursuance of the order of the Collector
 No. 174/2010 dated 26/04/2010 under
 section 10-A of the Stamp Act, it is certified that
 the amount of ₹ 8836133.00
 is paid in cash as stamp duty in respect
 of this instrument in the State Bank of India
 Treasury at Sal Noida
 by Cheque No. 01 dated 24/04/2010
 a copy of which is annexed herewith.

Date 26/04/2010 635713
26-4-2010
 Officer-in-Charge
 Treasury
 Cantonment Noida
26/04/10


 MANAGER (PROP.)
 GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.


 Director

LEASE DEED (RESIDENTIAL TOWNSHIP)

This lease deed is made at Greater Noida on the 05TH DAY OF MAY 2010, between the Greater Noida Industrial Development Authority, 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 successors and assigns) of the One Part and M/s GAURSONS HI-TECH INFRASTRUCTURE (P) LTD. a company incorporated under the Indian Companies Act 1956, having their registered office and Correspondence Address at 305, ARUNACHAL BUILDING, 19, SARAKHANBA ROAD, NEW DELHI - 110001 through its its Director Mr. MANOJ GAUR S/o SHRI BANWARI LAL GAUR R/o R-8/23, RAJ NAGAR, GHAZIABAD - 201002, duly authorized by the Board of Directors vide resolution dated 1.4.2010 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.

WHEREAS the plot hereinafter described form part of the land acquired under the Land Acquisition Act. 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot of land, on the terms and conditions hereinafter appearing for the purpose of constructing residential, commercial and institutional buildings as fixed in the brochure / tender document of RTS-01/2010 (I) scheme according to building plan approved by the Lessor.

I NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 4011637952/- (Rupees Four Hundred One Crore Sbdteen Lac Thirty Seven Thousand Nine Hundred Fifty Two Only) out of which Rs. 544451726.00 (Rs. Fifty Four Crore Forty Four Lac Fifty One Thousand Seven Hundred Twenty Six Only) has been paid by the Lessee, the receipt whereof the Lessor do hereby acknowledge. The balance amount to be paid as per payment plan below :-

Head	Due date	Premium	Interest	Total Instalment	balance premium
Instalment No. 1	19.9.2010	0	208031174	208031174	3467186226
Instalment No.2	19.3.2011	0	208031174	208031174	3467186226
Instalment No.3	19.9.2011	0	208031174	208031174	3467186226


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GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.


Director

(4)

Instalment No.4	19.3.2012	0	208031174	208031174	3467186226
Instalment No.5	19.9.2012	216699139	208031174	424730313	3250487087
Instalment No.6	19.3.2013	216699139	195029225	411726354	3033787946
Instalment No.7	19.9.2013	216699139	162027277	398726416	2817088806
Instalment No.8	19.3.2014	216699139	169025329	385724468	2600389670
Instalment No.9	19.9.2014	216699139	158023380	372722519	2383690530
Instalment No.10	19.3.2015	216699139	143021432	359720571	2166991391
Instalment No.11	19.9.2015	216699139	130019483	346718623	1950292252
Instalment No.12	19.3.2016	216699139	117017535	333716674	1733593113
Instalment No.13	19.9.2016	216699139	104015587	320714726	1516893974
Instalment No.14	19.3.2017	216699139	91013638	307712778	1300194835
Instalment No.15	19.9.2017	216699139	78011690	294710829	1083495696
Instalment No.16	19.3.2018	216699139	65009742	281708881	866796557
Instalment No.17	19.9.2018	216699139	52007793	268706933	650097417
Instalment No.18	19.3.2019	216699139	39005845	255704984	433398276
Instalment No.19	19.9.2019	216699139	26003897	242703036	216699139
Instalment No.20	19.3.2020	216699139	13001948	229701087	0

In addition to the premium of the plot, Lessee has paid one time lease rent i.e. Rs. _____ (Rupees _____) at the rate of 11% of the total premium of the plot.

OR

Lessee has opted to pay annual lease rent (till start for execution of sub-lease deed) and accordingly paid one year lease rent in advance i.e. Rs. 40116380/- (Rupees Four Crore One Lac Sixteen Thousand Three Hundred Eighty Only) at the rate of 1% of the total premium of the plot. In case of default he/they shall have to pay interest @ 15% p.a. compoundable six monthly.

The Lessor doth hereby demise and lease to the lessee, all that plot of land numbered as Plot No. GH-01 situated in Sector- 04, allotted under the Scheme Code RTS-01/2010 (I) in the Greater Noida District Gautam Budh Nagar contained by measurement of 503216.00 Square Meters, be the same, a little more or less, and bounded:-

ON THE NORTH BY
ON THE SOUTH BY
ON THE EAST BY
ON THE WEST BY

AS PER LEASE PLAN ATTACHED

and which said plot is more clearly-delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the lessee to the term of 90 (Ninety) years commencing from (the date of execution of the lease deed) 05-05-2010 except and always reserving to the Lessor on the terms and conditions mentioned below:-

Lessor invited sealed tenders in two-bid system in the prescribed Application/Tender Form for allotment of RESIDENTIAL TOWNSHIP and Lessee has

MANAGER (PROP.)
GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Director

been allotted plot No.GH-01 Sector 04, GREATER NOIDA measuring 503216.00 sq.m.

B. NORMS OF DEVELOPMENT

The land use breakup for the plots on offer shall be as follows:

PERMISSIBLE USAGE	
Commercial (Including Master Plan Commercial)	10% Maximum
Institutional & Facilities	Minimum 05%
Parks, Open spaces, Play ground, Roads & Public Parking	Minimum 35%
Residential (Group Housing)	50% Maximum
PERMISSIBLE FAR (MAXIMUM)	
Commercial	4.00
Residential (Group Housing)	2.75
Institutional & facilities	As per bye-laws
PERMISSIBLE DENSITY	
Density (Group Housing Pocket)	1650 PPHA

NOTE: FAR & Density may further be purchased by the lessee as per norms of LESSOR.

C. LEASE RENT

In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:

- I. The lease rent will be payable @ 1.00 % of premium of the plot for the first 10 years of lease period.
- II. The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- III. The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- IV. Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- V. The lessee has the option to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" unless the LESSOR decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.


MANAGER (PROP.)
GREATER NOIDA AUTHORITY

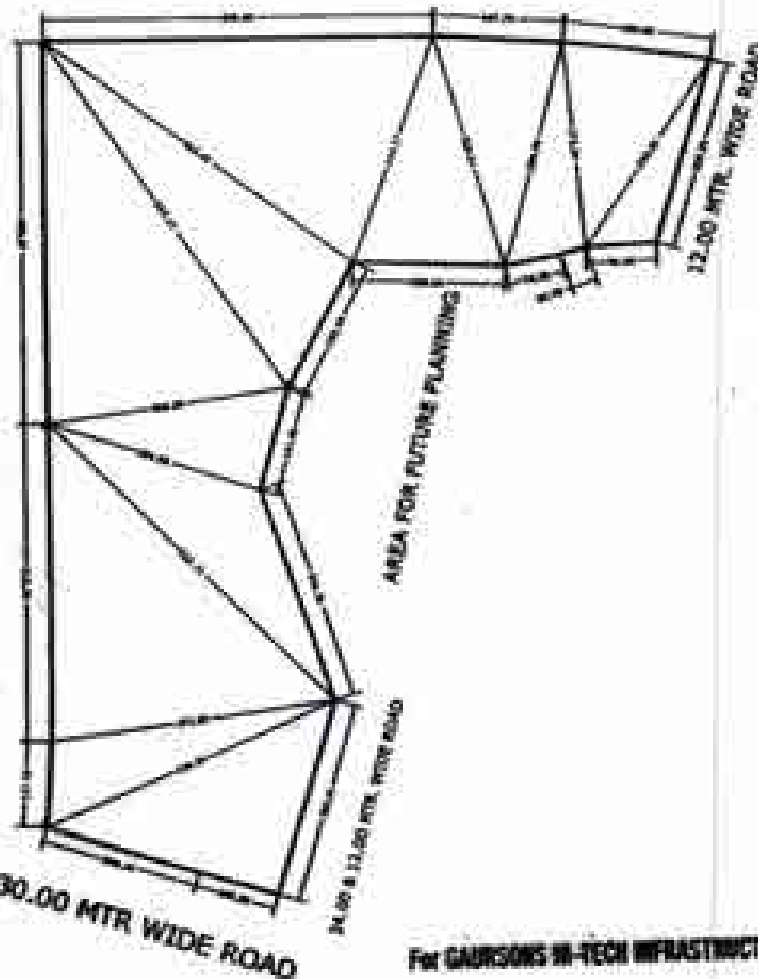
For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.


Director

PLOT NO:- GH-01

60.00 MTR. WIDE ROAD

60.00 MTR. WIDE ROAD



MANAGER (PROP.)
GREATER NOIDA AUTHORITY

FOR GAURSONS IN-TECH INFRASTRUCTURE PVT. LTD.

Director

AREA OF PLOT = 503216.00 sqm.

NOTE: DEVELOPMENT WORK IS IN PROGRESS. LEASE PLAN OF THE PLOT IS BEING PROVIDED ON REQUEST. WORK SHALL BE COMPLETED BY 30.06.2024. NO WORK SHALL BE COMPLETED BY 30.06.2024.

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER



LEASE PLAN FOR
PLOT NO.GH-01
FOR SECTOR-4
GREATER NOIDA

PROJ. DEPTT.

PROJ. MANAGER

MANAGER

MANAGER

LAND. DEPTT.

LEAD IN

MANAGER

MANAGER

LAW. DEPTT.

LEGAL MANAGER

LEGAL MANAGER

PLNG. DEPTT.

PLANNING MANAGER

PLANNING MANAGER



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

- (1) The terms and conditions of the Brochure of the Scheme RTS-01/2010 (1) shall form part of this lease deed.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

In presence of :

Witness ⁽¹⁾ Rajesh
Rajhau

Address : F-10-216 Ganshikalya
Plot no 122 Chanderpragat
9-23-2010/1

Witness ⁽²⁾ Rajesh
Rajhau

Address : R2D4A Gola no
11 Durgapada Sagar
N Delhi 46

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Director

For & behalf of LESSOR

Manager (Prop.)
GREATER NOIDA AUTHORITY

For & behalf of LESSEE

Manager (Prop.)
GREATER NOIDA AUTHORITY

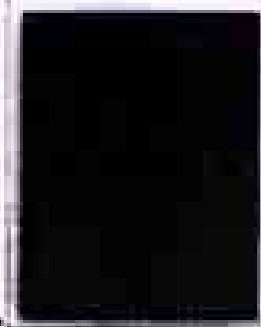
For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Director

(1)



(2)



ORIGINAL DOCUMENT
NOT FOR CIRCULATION

आज दिनांक 05/05/2010 को

वर्षी सं 1 गिर्जा सं 6110

पृष्ठ सं 371 से 400 पर कर्नांक 8016

रजिस्ट्रीकृत किया गया।

ORIGINAL DOCUMENT
NOT FOR CIRCULATION


मुख्य सचिव

जय विभवक श्री 00 दुधनगर
सदर

5/5/2010

NOT FOR CIRCULATION


मुख्य सचिव

