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भारतीय गैर न्यायिक

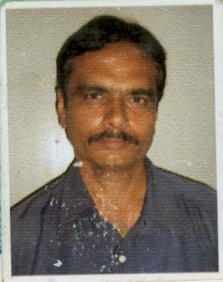
बीस रुपये

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भारत

Rs.20

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उत्तर प्रदेश UTTAR PRADESH

14AA 098666

Stamp Duty Paid in Cash Certificate in favour of *m/s Pigeon Build Home Pvt Ltd.*
 37, C-Block DDA market, Suraj mal vihar Delhi
 In Pursuance of the order of the Collector
 No. *memo* Dated *11/2/11* Passed under
 section 10-A of the Stamp Act. It is certified that
 an amount of Rs. *1,80,33,850/-* Rs. *one crore Eighty Lax Thirty Three*
 (in words *Rs. Thousand Eight hundred fifty only*)
 has been Paid in Cash as stamp Duty in Respect
 of this instrument in the State Bank of India/
 Treasury/Sub-Treasury of *NR/108*
 by Challan No. *12924* dated *15/02/11*
 a Copy of Which is annexed herewith.

Date *15 Feb 2011*

Officer-in-Charge
Treasury

Gautam Budh Nagar
15/02/11

प्रबन्धक विक्रम
ग्रेटर नोएडा प्राधिकरण

For PIGEON BUILDHOME PVT. LTD.

Aulav Puri
Director/Authorised Signatory

LEASE DEED

This Lease Deed made on **15th** day of **February 2011** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 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, assigns) of the **One Part** and **M/s PIGEON BUILDHOME PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at **Office No. 37, C- Block, DDA Market, Surajmal Vihar, New Delhi-110092** through its Director Mr. Ankur Rustogi S/o Shri Yogesh Kumar Rustogi R/o 1309, Vaid Wara, Chandni Chowk, Delhi-110006 duly authorized by its Board of Directors vide Resolution dated 14TH December 2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of 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 an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

- **M/s Amrapali Home Projects Pvt.Ltd.**
- **M/s Everlike Infrastructure Pvt.Ltd.**
- **M/s Supercity Developers Pvt.Ltd.**


the plot NO. GH-07, SECTOR-TECHZONE-IV, GREATER NOIDA, area 55413.93 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1669 dated 23.07.2010 and Allotment Letter No.PROP/BRS-03/2010/1726 dated 18TH AUGUST 2010 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-03/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s Amrapali Home Projects Pvt. Ltd.	44%	Lead Member
2.	M/s Everlike Infrastructure	12.7%	Relevant Member


 प्रबन्धक बिल्डर्स
 ग्रेटर नोएडा प्राधिकरण
 LESSOR

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For PIGEON BUILDHOME PVT. LTD.


 Director/Authorised Signatory
 LESSEE

पट्टा विलेख (90 वर्ष)
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 प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
 श्री मै0 पिजोन बिल्डहोम प्रा0लि0द्वारा अंकूर रस्तोगी
 पुत्र श्री योगेश कुमार रस्तोगी

व्यवसाय

निवासी स्थायी 1309 वेध वाडा चॉदनी चौक दिल्ली-06
 अस्थायी पंतां 1309 वेध वाडा चॉदनी चौक दिल्ली-06

ने यह लेखपत्र इस कार्यालय में दिनांक 15/2/2011 समय 8:09PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राज बहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

15/2/2011

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

पट्टा गृहीता

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पेशा नौकरी
 निवासी

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 पुत्र श्री योगेश कुमार रस्तोगी
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 निवासी 1309 वेध वाडा चॉदनी चौक दिल्ली-06

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ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री मनोज शिशोदिया

पुत्र श्री विक्रान्त शिशोदिया

पेशा

निवासी बी-18 से-5 वसुन्धरा गाजियाबाद

व श्री

ज्योती प्रकाश

पुत्र श्री

शालिक राम मोर्य

पेशा

निवासी 911 प्रथम तल वेशाली गाजियाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

[Signature]



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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राज बहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

15/2/2011

	Private Limited		
3.	M/s Supercity Developers Private Limited	43.30%	Relevant Member

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s Amrapali Home Projects Pvt.Ltd.** has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No.	Sector	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-07A	Techzone-IV	31413.93	M/s Pigeon Buildhome Private Limited (SPC of M/s M/s Amrapali Home Projects Pvt.Ltd., and M/s Everlike Infrastructure Pvt.Ltd.)	Special Purpose Company
2.	GH-07B	Techzone-IV	24000.00	M/s Supercity Developers Private Limited	Relevant Member

Whereas the said registered consortium has given an undertaking dated 15.02.2011 (Copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s Pigeon Buildhome Pvt.Ltd. (Special Purpose Company)** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided **plot No. GH-07A, Sector-Techzone - IV, Greater Noida measuring 31413.93 square metre (out of which clear area i.e. 28059.93 sq.m. is being leased through this lease deed) vide letter No. Builders / BRS/2011/329, dated 04.02.2011.**

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s Pigeon Buildhome Pvt. Ltd. (Lessee)** having its registered office at **Office No. 37, C- Block, DDA Market, Surajmal Vihar, New Delhi-110092** shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-07A, Sector-Techzone-IV, Greater Noida and lessee shareholding shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor


प्रबन्धक बिल्डर्स
LESSOR
 ग्रेटर नोएडा प्राधिकरण

For PIGEON BUILDHOME PVT. LTD.


 Director/Authorised Signatory

पट्टा दाता

Registration No.: 2563

Year : 2,011

Book No. : 1

0101 ग्रेनोओविप्राद्वारा संतोष कुमार प्रसं

नौकरी



मिहरी...
पत्रकारिता विभाग

आज दिनांक 15/02/2011 को

वही सं. 1 जिल्द सं. 7983

पृष्ठ सं. 309 से 358 पर क्रमांक 2563

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


(राज बहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

15/2/2011

