



उत्तर प्रदेश UTTAR PRADESH

49AC 284787

कार्यालय
उप निबन्धक, गौतमबुद्धनगर
खनपद-गौतमबुद्धनगर (उ०प्र०)

नकल संख्या:- 1193/2015
नकल जारी करने की तिथि:-
नकल पर अदा स्ताम्प:- 917/0000

निलेष्ट की सत्यापित छायाप्रति इस
स्ताम्प पर अदा स्ताम्प:-

9



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

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30 Jun 2014 03:51 PM

NON AGO (BK) / 000000002 / GREATER NOIDA / UP-GBN

SUBIN-UPURBOBBK0200530810114307M

MS COMELY BUILD TECH INDIA PVT LTD

Article 35 Lease

G11 B SECTOR 01, AREA 14769 SQ MTR, GREATER NOIDA
WEST UP

18,79,65,000/-

Eighteen Crore Seventy Nine Lakh Sixty Five Thousand And Sixty
Three only

GNIDA

MS COMELY BUILD TECH INDIA PVT LTD

MS COMELY BUILD TECH INDIA PVT LTD

18,79,65,000/-

Eighteen Crore Seventy Nine Lakh Eleven Thousand only



Please write or type below this line

[Signature]

Manager (Builders)

Greater Noida Indl. Dev. Authority

92

For Gayatri Hospitality and Realcon Ltd.

For Comely Buildtech India Pvt. Ltd.

[Signature] Kumar

Director

[Signature] Kumar

XM 0000365558

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shrestamp.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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NONACO/BK/UPBOBK02/GREATER NOIDA/UP-GBN

SUBIN-UPURBOBK0200530810114307M

MS.COMELY BUILDTECH INDIA PVT.LTD

Article 25 of the

GH-11-D SECTOR 01, AREA 14769 SQ.MTR, GREATER NOIDA
WEST, UP

18,79,65,083/-

(Eighteen Crore Seventy Nine Lakh Sixty Five Thousand And Sixty
Three only)

GNIDA

MS.COMELY BUILDTECH INDIA PVT.LTD

MS.COMELY BUILDTECH INDIA PVT.LTD

17,11,000/-

(Seventeen Crore Seventeen Lakh Eleven Thousand only)



Please write or type below this line

[Signature]

[Signature]

Manager (Builders)

Greater Noida Indl. Dev. Authority

For Gayatri Hospitality and Realcon Ltd.

For Comely Buildtech India Pvt. Ltd.

[Signature] Kumar

[Signature]

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SUB LEASE DEED

MARKET VALUE Rs. 43,42,08,600/-
 AREA OF PLOT 14769 sq.mtr.
 TOTAL COST OF PLOT- Rs. 17,08,77,330/- (without lease rent)
 (As per allotment rate)
 PLOT NO. : GH-11B Sector- 01, Greater Noida
 STAMP DUTY Rs. 2,17,11,000/-

THIS SUB LEASE DEED is made at Greater Noida on this 30th day of JUNE, 2014.

BY AND BETWEEN

GREATER NOIDA 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 referred to as the LESSOR) which expression shall unless the context does not so admit include its successors and assigns of the FIRST PART

AND

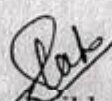
M/s. GAYATRI HOSPITALITY AND REALCON LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 9/5298, Old Seelampur, Gandhi Nagar, Delhi-110031 through its authorised signatory/Director Mr. Deepak Dixit S/o. Mr. C.S. Dixit R/o. C-1, Sector-33, Noida, U.P. duly authorised by its Board of Directors vide Resolution dated 11.12.2013 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART.

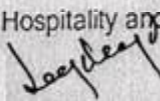
AND

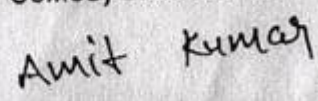
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WHEREAS

- a) The Authority invited bids under its Scheme Code BRS-03/2010 for allotment of various plots, including Plot No.GH-11, Sector-01, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.


 Manager (Builders) Greater Noida Authority
 LESSOR


 For Gayatri Hospitality and Realcon Ltd.
 Gayatri Hospitality & Realcon Ltd.
 LESSEE


 For Comely Buildtech India Pvt Ltd
 Amit Kumar
 Director
 Comely Buildtech India Pvt. Ltd.
 SUB-LESSEE

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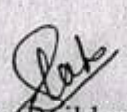
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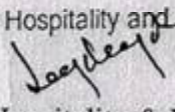
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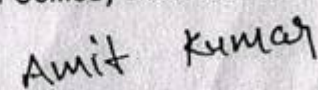
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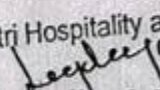

 Manager (Builders)
 Greater Noida Authority
 LESSOR

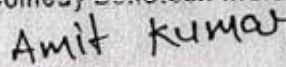
For Gayatri Hospitality and Realcon Ltd.

 Gayatri Hospitality & Realcon Ltd.
 LESSEE

For Comely Buildtech India Pvt Ltd

 Director
 Comely Buildtech India
 Pvt. Ltd.
 SUB-LESSEE


- b) The Lessee herein was the successful bidder for Plot No.GH-11, Sector-01, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh admeasuring 70771.95 square metres.
- c) The allotment letter / bid document / brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of its execution.
- d) The Authority as a Lessor vide Lease Deed dated 14-02-2011 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in Book No.1 Jild No.7967 Page No.309 to 342 document No.2421 demised the said plot for a period of 90 years from the date of its execution in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and / or construct and thereafter transfer the developed plots / flats / units in the following manners –
- After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
 - The Lessee is executing sub lease deed in favour of Sub-lessee.
 - On execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area so sublet.
 - The sub-lessee shall have to follow and fully implement the group housing project on this allotted/sub-leased Plot no. GH-11B of GH-11, Sector-01, Greater Noida admeasuring 14769.00 sq.m., all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/ bid document/lease deed.
 - The layout plan of Developers / Lessee has been approved. The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
 - As per approved Layout Plan / Master Plan the Builders Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. GH-11B, Sector-01, Area 14769.00 square metres in the Project namely – **GAYATRI AURA** being developed by the Lessee to **M/s. COMELY BUILDTECH INDIA**

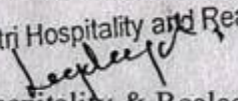

 Manager (Builders)
 Greater Noida Authority
 LESSOR

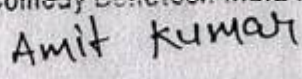
For Gayatri Hospitality and Realcon Ltd.

 Gayatri Hospitality & Realcon Ltd.
 Director
 LESSEE

For Comely Buildtech India Pvt Ltd

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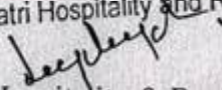
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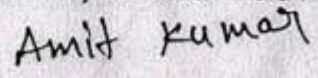
PRIVATE LIMITED (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at 102, Ganga Chamber, 6A/1, W.E.A. Karolbagh, New Delhi-110005 sub-lease which is being executed through this Sub-Lease Deed.

A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee have paid Rs. 1,70,87,733/- premium and Annual lease rent (till 31-03-2014) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.11570/- per square metre within 10 years from the date of allotment to Lessor along with interest 12% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-lessee should ensure remittance on the previous working day.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.


Manager (Builders)
Greater Noida Authority
LESSOR

For Gayatri Hospitality and Realcon Ltd.

Gayatri Hospitality & Realcon Ltd.
Director
LESSEE

For Comely Buildtech India Pvt Ltd

Comely Buildtech India
Pvt. Ltd.
Director
SUB-LESSEE