



RS. 20

TWENTY  
RUPEES

OFFICIAL

SHRI LITTA PRADH

23AA 462476

Stamp Duty, Paying, Cash Certificate in favour of  
Sd/- Shri Ram mension 718/21 Jashn Road karnal  
In Pursuance of the order of the Collector  
Karnal dated 25/01/14 Passed under  
section 11-A of the Stamp Act it is certified that  
an amount of Rs 1530000/- is  
(in words Rs  
has been Paid in Cash as stamp Duty in respect  
of this instrument in the State Bank of India  
Treasury/Sub Treasury of  
by Challan No. 5090001 Dated 25-01-14  
a Copy of Which is annexed herewith.

n/s Floral Realcon Pvt Ltd  
718/21 Jashn Road karnal  
Bagh New Delhi

Rs one crore fifty three thousand only

27-1-2014

Date

Officer-in-Charge  
Treasury

Gautam Singh Nigam

27/01/14

श्री लीटा प्रद्व

हस्ताक्षर (हस्ताक्षर)

For Floral Realcon Pvt. Ltd.

MSB

Authorized Sign



## LEASE DEED

This Lease Deed is executed on 6<sup>th</sup> day of February, 2014 at Greater Noida District Gautam Buddha Nagar, Uttar Pradesh.

### BETWEEN

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, an Authority constituted under the provisions 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 of the One Part.

### AND

**M/s FLORAL REALCON PVT. LTD.**, a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **304, Sita Ram Mansion, 718/21, Joshi Road, Karol Bagh, New Delhi-110005**, duly authorized Signatory Mr. Mohit Singh Raghav S/o Mr. Mahipal Singh Raghav vide Resolution dated 30.08.2013 passed by its Board of Directors, being a Special Purpose Company within the meaning of Article C-7(e) of the Brochure of the Scheme-2010-11 (Sports City Plot-SC-01), (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

AND WHEREAS A consortium comprising of

- **M/s MMR Construction Co. Pvt., Ltd., - Lead Member (Share Holding 80%)**
- **M/s Advance Construction Co. Pvt. Ltd.- Relevant Member (Share Holding 10%)**
- **M/s NKG Infrastructure Ltd., - Relevant Member (Share Holding 10%)**

On the basis of sealed tenders vide letter bearing No. Prop/Commercial/2011/489 DATED 30<sup>TH</sup> March 2011 has been allotted **Sports City plot No.SC-01, Sector- Adjoining Tech Zone, Greater Noida measuring 526540 sq. mtrs.** for the purpose of development of **SPORTS CITY**. The permissible broad break up of the total area

उत्तर नोएडा औद्योगिक विकास प्राधिकरण

LESSOR

For Floral Realcon Pvt. Ltd

LEASEE

अवकाश (कानूनी)

Authorised Signatory

allotment/lease of land shall be made from time to time as may be considered just and expedient.

2. In case of any clarification or interpretation regarding these terms and conditions, the decision of the LESSOR shall be final and binding.
3. If due to any "Force Majeure" or any circumstances beyond control, the LESSOR is unable to make allotment or handover the possession of the allotted plot, entire earnest money and/or the deposits, as the case may be, will be refunded, as per the prevailing policies of LESSOR.
4. If the Lessee commits any act of Omission on the demised premises resulting in nuisance, it shall be lawful for the LESSOR to ask the Lessee/ sub-lessee(s) to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's/ sub-lessee(s) cost and charge damages from the Lessee/ sub-lessee(s) during the period of existence of the nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee(s) shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
6. The Lease Deed/allotment shall be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under the said Act.
7. The LESSOR shall monitor the implementation of the project.
8. Other buildings earmarked for community facilities shall not be used for purposes other than community requirements.
9. All arrears due to the Lessor/Lessee(s) shall constitute a charge over the demised plot and shall be recoverable as arrears of land revenue.
10. The Lessee/ sub-lessee(s) shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

LESSOR

संस्था (कानून)

LESSEE

AM

11. The LESSOR in larger public interest may take back the possession of the land/building by paying reasonable (s) compensation. The decision of the Lessor in this regard shall be final and binding on the lessee/sub-lessee(s).

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

In presence of:

Witnesses:

1. Witness

*Atul*

For and on behalf of the LESSOR

Address

2. Witness

*Rajesh Kumar Jain 870*  
*84, R.D. Jain*

For and on behalf of the LESSEE

Address

*R/o 36B Shivam Enclave*  
*Delhi 32*

For LESSOR  
Authorized Representative

Atul (Signature)

For Floral Realcon Pvt. Ltd  
Authorized Representative

प्राप्त दिनांक 06/02/2014 को

प्लॉट नं 1 जिल्द सं 15049

प्लॉट नं 371 से 404 पर कमांक 4081

में अपट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



(मुकेश यादव, प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

6/2/2014