

I-9129/2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत



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सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

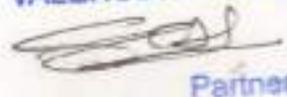
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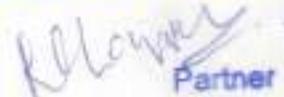
Supplementary Lease Deed
for Buildless Residential Plot
No. GH-07 B, SECTOR-01,
GREATER NOIDA.


प्रमुख निवासी
सेक्टर नौएक प्राधिकरण

For VALENCIA HOMES

For VALENCIA HOMES


Partner


Partner

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

169, चितवन एस्टेट, सैक्टर-गामा, ग्रेटर नौएडा,

जनपद गौतमबुद्धनगर, उ.प्र.

पत्रांक- ग्रेनो/बिल्डर्स/2011/583

दिनांक 23 मई, 2011

सेवा में

मै0 वेलेन्सिया होम्स,

181, विज्ञान विहार,

दिल्ली - 110092

विषय- बिल्डर्स आवासास/ग्रुप लखसिंग भूखण्ड संख्या जीएच-07बी, सैक्टर-01, ग्रेटर नौएडा की सप्लीमेंटरी लीजडीड निष्पादित कराने के संबंध में।

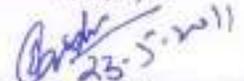
महोदय,

उपर्युक्त विषयक भूखण्ड का विवादित क्षेत्रफल 1892.31 वर्गमीटर, जैसा कि लीजडीड में उल्लेखित है, विवादमुक्त हो गया है। आपसे अनुरोध है कि निम्नलिखित औपचारिकतायें / धनराशियाँ जमा कराते हुए इस पत्र के निर्गत होने के 30 दिनों के भीतर अपने पक्ष में सप्लीमेंटरी डीड कराने का कष्ट करें-

1. 1892.31 वर्गमीटर क्षेत्रफल का वार्षिक लीजरेंट = ₹0 193413.00
2. स्टाम्पड्यूटी (to be purchased from Treasury
Gautam Budh Nagar) = ₹0 1324650.00
4. सप्लीमेंटरी लीजडीड कराने हेतु एवं कब्जा लेने हेतु फर्म का रिज़ोल्यूशन।
5. अधिकृत हस्ताक्षरकर्ता के 04 प्रमाणित फोटो तथा 02 नमूना हस्ताक्षर।
6. सब-रजिस्ट्रार फीस (to be paid to Sub-Registrar in Cash)
7. दो गवाह।

कृपया उपरोक्तानुसार औपचारिकतायें पूर्ण करते हुए/धनराशियाँ जमा कराते हुए 30 दिनों के भीतर सप्लीमेंटरी लीजडीड कराने का कष्ट करें।

भवदीय,


23-5-2011

प्रबन्धक (सम्पत्ति)

आज दिनांक 24/05/2011 को

वही सं. 1 जिल्द सं. 8582

पृष्ठ सं. 241 से 358 पर क्रमांक 9129

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


(राजबहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

24/5/2011



concerned sub registrar on 27.10.2010 which was duly registered in the office of Sub-Registrar, Gautambudh Nagar Sadar, Greater Noida on Bahi No.1 Jild No.7484 page nos. 257 to 308 at sl. No.22564 dated 27.10.2010 and Transfer Deed registered vide Bahi No.01, Jild No.8523 page nos.271 to 286 sl. No.8407 and Transfer Deed dated 12th May 2011 shall continue to have full force and effect.

In witness whereof, the parties here to have signed this supplementary deed on the day year first mentioned above.

Witness Atul Holidays
NIKHIL HAWELIA
S/O. MR. RATTAN HAWELIA
131, VIGYAN, VIMEK, DELHI-92

Witness Shiva Gupta
Shiva Gupta S/o Mr. Yogendra Gupta
3-14, Gali No.10, Brahmपुरi, Delhi-51

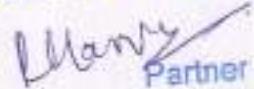
Lessor.....

For VALENCIA HOMES



Partner

For VALENCIA HOMES



Partner

Lessee

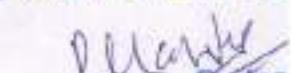

LESSOR

For VALENCIA HOMES



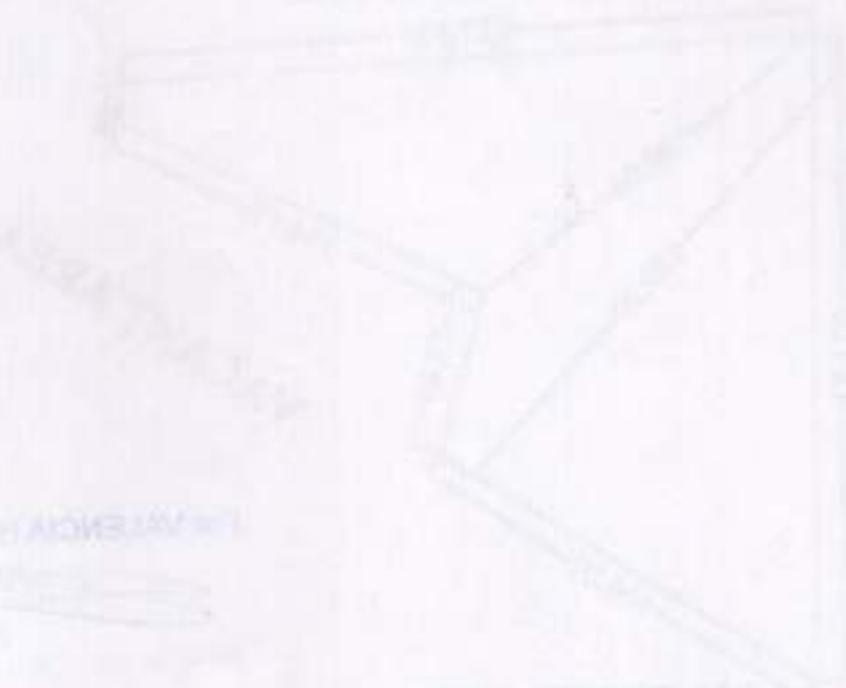
Partner

For VALENCIA HOMES


LESSEE
Partner

12/1

24.0M WIDE ROAD



ANGLICAN

VACANT AREA

FOR VALENCIA HOUSE

FOR VALENCIA HOUSE

THE TOTAL AREA OF THE SITE IS 10,000 SQ. METERS AND THE AREA TO BE HANDLED OVER TO THE STATE IS 2,000 SQ. METERS.



GREATER DEVELOPMENT AUTHORITY



For VALENCIA HOMES

[Signature]
Partner

[Signature]
प्रबन्धक विभाग
ग्रैंडर नोएडा प्राधिकरण

For VALENCIA HOMES

[Signature]
Partner

TOTAL AREA=26157.00 SQM
AREA TO BE HANDED OVER=26157.00 SQM

SIGN-		SIGN-		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO-GH-7B OF SECTOR-01 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> 7/3/11 ASST. MANAGER	<i>[Signature]</i> 7/15 MANAGER	SR. MANAGER
	LAND DEPTT.	<i>[Signature]</i> LEKHPAL	<i>[Signature]</i> N. TENSILDAR	<i>[Signature]</i> TENSILDAR
	LAW DEPTT.	A.L.O.		MANAGER <i>[Signature]</i>
	PLNG. DEPTT.		<i>[Signature]</i>	SR. EXECUTIVE <i>[Signature]</i>

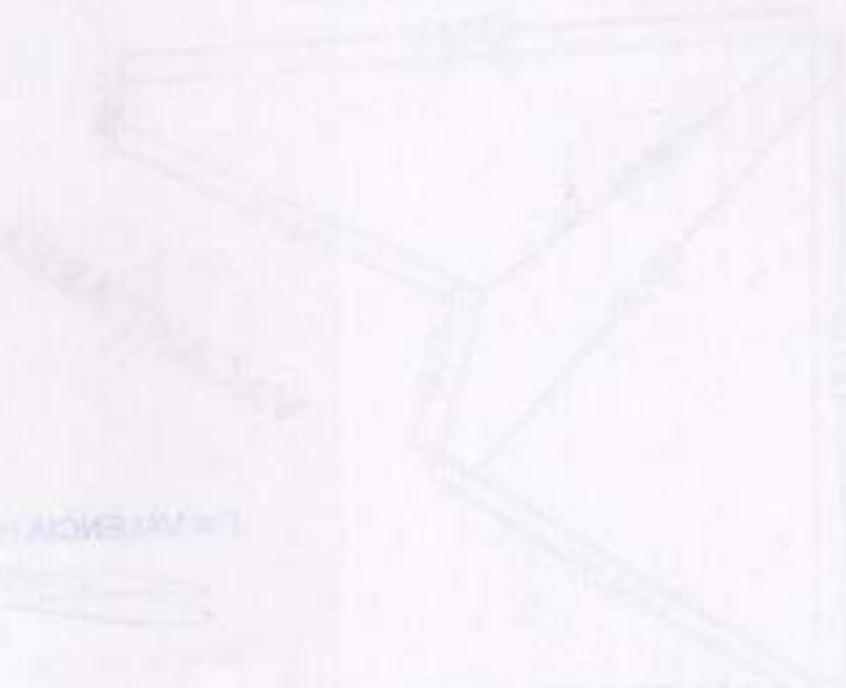


**GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY**

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

12/1

24.0M WIDE ROAD



17.1M

VACANT AREA

FOR VALENCIA HOUSE

FOR VALENCIA HOUSE

THE TOTAL AREA OF THE SITE IS 10,000 SQ. METERS AND THE AREA TO BE HANDLED OVER TO THE DEVELOPER IS 10,000 SQ. METERS.



GREATER DEVELOPMENT AUTHORITY

PLOT NO:-7B



प्रमुख निम्नलिखित
ग्रेटर नोएडा प्राधिकरण

For VALENCIA HOMES

Partner

For VALENCIA HOMES

Partner

TOTAL AREA=26157.00 SQM

■ AREA UNDER HIGH COURT STAY =1892.31 SQM

AREA TO BE HANDED OVER(26157.00-1892.31)=24264.69 SQM

SIGN-		SIGN-		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO-GH-7B OF SECTOR-01 GREATER NOIDA	PROJ. DEPTT.	ASST. MANAGER	MANAGER	SR. MANAGER
	LAND DEPTT.	LEKHPAL	Sr. N. TEHSILDAR	TEHSILDAR
	LAW DEPTT.	A.L.O.		MANAGER
	PLNG. DEPTT.	SR. DRAFTSMAN		SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



FOR WILSON HOMES
Partner

payment plan of the entire leased area including 1892.31 sq.m. as communicated vide letter dated 07th October 2010.

Through this supplementary deed the parties hereto agree to change and modify the original lease deed dated 22.10.2010 (which was registered with concerned sub registrar on 27.10.2010).

And whereas through original lease deed dated 22.10.2010 the area of the allotted/leased plot No. GH-07B, Sector-I, Greater Noida shall become 26157.00 sq.m. as per lease plan attached herewith as Annexure-II. Previous Lease Plan is annexed herewith as Annexure-I. This increased area i.e. 1892.31 sq.m. is being leased through this supplementary lease deed on the terms and conditions as mentioned in the main lease deed.

And in addition Rs. 1,93,413.00 (Rs. One lac Nine Three Thousand Four Hundred Thirteen only) paid on account of annual lease rent which is 1% of the total premium of the additional land leased to lessee by the lessor.

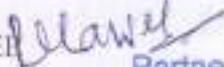
The lessor doth hereby demise and lease to the lessee the additional land 1892.31 sqm. in plot numbered as Plot No. GH-07B, situated in sector 01, in the Greater Noida Industrial Development Area.

And whereas the original lease plan of Plot No. GH-07B, situated in Sector-01, Greater Noida is annexed as annexure 'A' and amended lease plan of Plot No. GH-07B, situated in


LESSOR

For VALENCIA HOMES

Partner

For VALENCIA HOMES
LESSEE 
Partner

Registered Office at 103-104, Himalaya Palace, 65, Vijay Block, Laxmi Nagar, Delhi and lease deed of this plot was executed by the lessor in favour of the lessee/transferor. Lessee/transferor has transferred this plot to M/s Valencia Homes, a partnership firm and got executed the transfer Deed in its favour on 12th May 2011 after getting written permission from the lessor. As per transfer deed all the terms and conditions of main lease deed are applicable on M/s Valencia Homes.

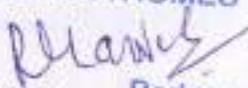
In the typed portion of lease deed on page 2 it is mentioned that the total area of the sub divided plot no.GH-07B, Sector-01, Greater Noida is 26157.00 sq.m. out of which only 24264.69 sq.m. was in possession of the lessor. Accordingly lessor has executed lease deed of 24264.69 sq.m. Affected Area's i.e. 1892.31 sq.m. possession could not be delivered at that time due to some dispute. It was mentioned in the lease deed that after clearance of this 1892.31 sq.m. area possession shall be given after execution of supplementary lease deed. Now the affected area has been cleared and through this supplementary deed 1892.31 sq.m. land is being leased to M/s Valencia Homes, Lessee through this Supplementary Lease Deed. The total consideration of 1892.31 sq.m. land is Rs. 1,93,41,301.00. M/s Valencial Homes, Lessee shall ensure payment to the lessor as per


LESSOR

For VALENCIA HOMES


Partner

For VALENCIA HOMES


LESSEE Partner

SUPPLEMENTARY LEASE DEED

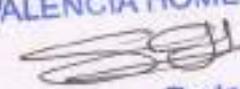
THIS SUPPLEMENTARY LEASE DEED MADE on the 24th day of May 2011 between Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2(d) of the U.P. Industrial Area Development Act, 1976 (U.P. Act 6 of 1976) (hereinafter called the 'Lessor' which expression shall, unless the context does not so admit, include its successor and assigns) of the **One Part**

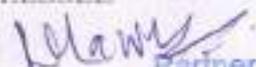
AND

A Partnership Firm functioning in the name of **M/S VALENCIA HOMES** having its registered office at 181, Vigyan Vihar, Delhi-110092 through its partners Mr. Rattan Hawelia S/o Late Shri Kali Charan Hawelia R/o 181, Vigyan Vihar, Delhi-110092 and Mr. Subodh Goel S/o Mr. J.P. Gupta R/o 65, Shreshtha Vihar, Delhi-110092 duly authorized by its board of directors/partners vide resolution / authority letter dated 23rd May 2011 (hereinafter called the lessee which expression shall, unless the context does not admit, include his/her/their/it's heirs, executors, administrators, representatives and permitted assigns/it's successors and permitted assigns) of the **Other Part**.

Whereas the Builders Residential / Group Housing Sub Divided Plot No. GH-07B, Sector-01, Greater Noida was allotted to M/s Prateek Buildtech India Pvt. Ltd. having its


LESSOR

For VALENCIA HOMES

Partner

For VALENCIA HOMES
LESSEE

Partner