

L-4034/2011

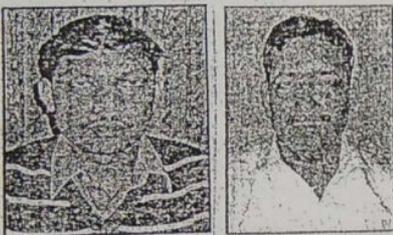
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Annexure-III

उत्तर प्रदेश UTTAR PRADESH

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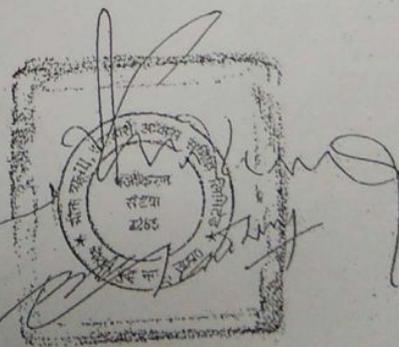


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प्रिचिपिक सभसि  
 सिटर नोएडा औधोगिक निवास प्राधिकरथ  
 सिटर नोएडा



## LEASE DEED

This lease deed made on the 7th day of **March** in the year **2011**, 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 **Green View-II Sahkari Awas Samiti Ltd.** a body registered under societies registration Act 6 of 1965 having registration No. 3285 situated at 66, Udyog Vihar, Greater Noida, Distt. Gautam Budh Nagar (U.P.) through its President Maj. Gen. Anil Sawhney aged 66 years, R/o 25, Babar Lane, New Delhi-110001 and Vice President Sh. Nand Kishore Chaudhary, aged 58 years, R/o G-7, Sector-20, Noida, (Hereinafter called the 'Lessee' which expression shall unless the context does not so admit, include his/her/their/its executors, administrators, representatives and permitted assigns) on 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 said plot of land, on the terms and conditions hereinafter appearing for the purpose of constructing residential building according to building plan approved by the Lessor.

### I NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. **4,11,58,224/- (Rupees Four Crores Eleven Lacs Fifty Eight Thousand Two Hundred and Twenty Four Only)** out of which Rs. **1,23,47,468/- (Rupees One Crore Twenty Three Lacs Forty Seven Thousand Four Hundred Sixty Eight Only)** have been paid by the lessee to the lessor (the receipt whereof the Lessor doth hereby acknowledge) and the balance of which is to be paid by the Lessee in the manner hereinafter provided in instalments alongwith interest on dates specified below: -

- (i) Rs. 53,29,979/- on or before 20.09.2011
- (ii) Rs. 51,13,898/- on or before 20.09.2012
- (iii) Rs. 48,97,818/- on or before 20.09.2012
- (iv) Rs. 46,81,737/- on or before 20.03.2013
- (v) Rs. 44,65,656/- on or before 20.09.2012
- (vi) Rs. 42,49,575/- on or before 20.03.2014
- (vii) Rs. 40,33,495/- on or before 20.09.2014
- (viii) Rs. 38,17,426/- on or before 20.03.2015

**NOTE: NOW WHEREAS THIS REVISION IN THE RATE AND THE HANDING OVER OF POSSESSION IS WITHOUT PREJUDICE TO THE RIGHTS OF THIS AUTHORITY(LESSOR) TO DEMAND THE CURRENT RATE AS PERMITTED BY THE**

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इस दस्तावेज के सम्पादन  
सेक्टर नोएडा औद्योगिक विकास प्राधिकरण  
सेक्टर नोएडा



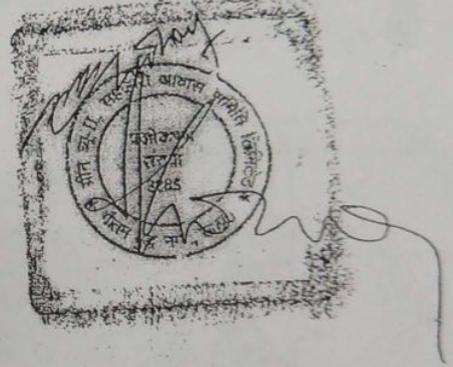
ANNEXURE "A"

TERMS OF ALLOTMENT

The density and construction of other facilities to be made by the lessee, Green View-II, Sahakari Awas Samiti Ltd. on the allocated Plot No.-4, Chorasia Estate in Sector-Pi, admeasuring 16140.48 Sqm. Would be as under:

1. Population density-140 members per hectare with  $\pm 5\%$  variation
2. Floor Area Ratio (FAR)- 150
3. Maximum Height- 15 mtrs. + Mumty of 2.7 mtrs.

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संयोजक सभ्यसि  
सेटर नोएडा औद्योगिक विकास प्राधिकरण  
सेटर नोएडा



IN WITNESS WHEREOF THE PARTIES have set their hands on the day and in the year herefirst above written.

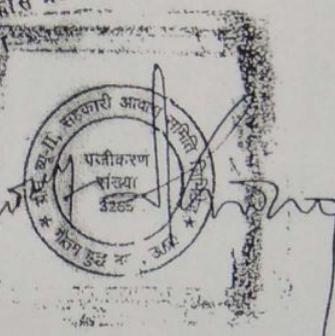
WITNESS  
ADDRESS Ajay Chandan Kustharka  
F-217, Pande Nagar  
Delhi - 110052

For and on behalf of the Lessor  
बिनायक सम्पत्ति  
देवर नोएडा औद्योगिक विकास प्राधिकरण  
देवर नोएडा

WITNESS  
ADDRESS Jyotish Kumar Mang  
F-9 Siachorlaya  
Abhay Khand - III, Indraprastha  
Gurgaon

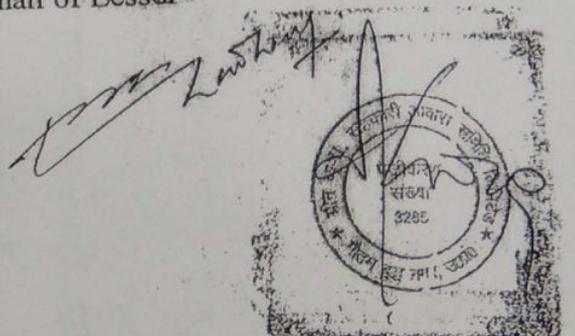
For and on behalf of the Lessee

Certified that this is a true and exact copy of the original in all respect.



For and on behalf of Lessee

LESSOR  
बिनायक सम्पत्ति  
देवर नोएडा औद्योगिक विकास प्राधिकरण  
देवर नोएडा



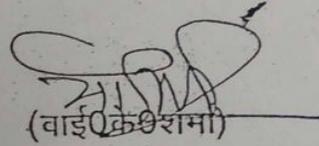
आज दिनांक 07/03/2011 को

वही सं. 1 जिल्द सं. 8130

पृष्ठ सं. 1 से 218 पर क्रमांक 4034

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
(वाईकेशर्मा)

उपनिबन्धक सदर

गौतमबुद्धनगर

7/3/2011



PLOT NO-04

PLOT NO-5

118.68M

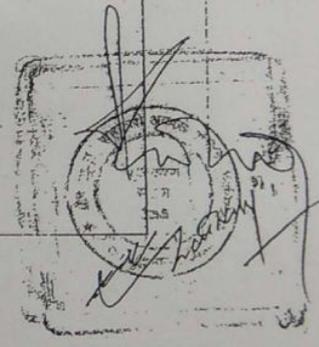
60.00M WIDE ROAD

PLOT NO-09

136.00M

180.50M

PLOT NO-04  
AREA=16140.48sqm



24.00M WIDE ROAD

R 713  
AREA=16140.48sqm  
प्राथमिक सव्यत्ति विकास प्राधिकरण  
ग्रेटर नोएडा औद्योगिक क्षेत्र-पी-1 & 2

SIGN- POSSESSION TAKEN OVER- ALLOTTEE-	SIGN- POSSESSION HANDED .EN. AM (GNIDA)	
LEASE PLAN FOR PLOT NO-04, Chrozia Estate OF SECTOR-PI-I & II	 ASST MGR(ENGG)	 MGR(ENGG) 10-01-05
 GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY		DRAUGHTSMAN(ENGG)