

COPY OF LEGAL TITLE DEED



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. GNIDA/ Builders/ 1520

Date 05-05-2010

Plot Code

Allotment No. RTI 501/2010

Plot No. GH-01

Block No.

Sector Sector-4

Lessee/Allottee's Name M/J. Gaursons

Address HI-Tech Infrastructure

P.O. U-4

305, Arunachal Building

19, Barakhamba Road

New Delhi - 110001

Status/Boundaries of plot	Dimensions	Area (In Sq. m)	Remarks
North-East			
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith.

We have taken over possession of the plot No. GH-01 Block No. Sector-4 on 05/05/10

We agree with the plot size, area, as marked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

MANAGER (PROP.)

GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201308

Director

Signature of the lessee

Copy to

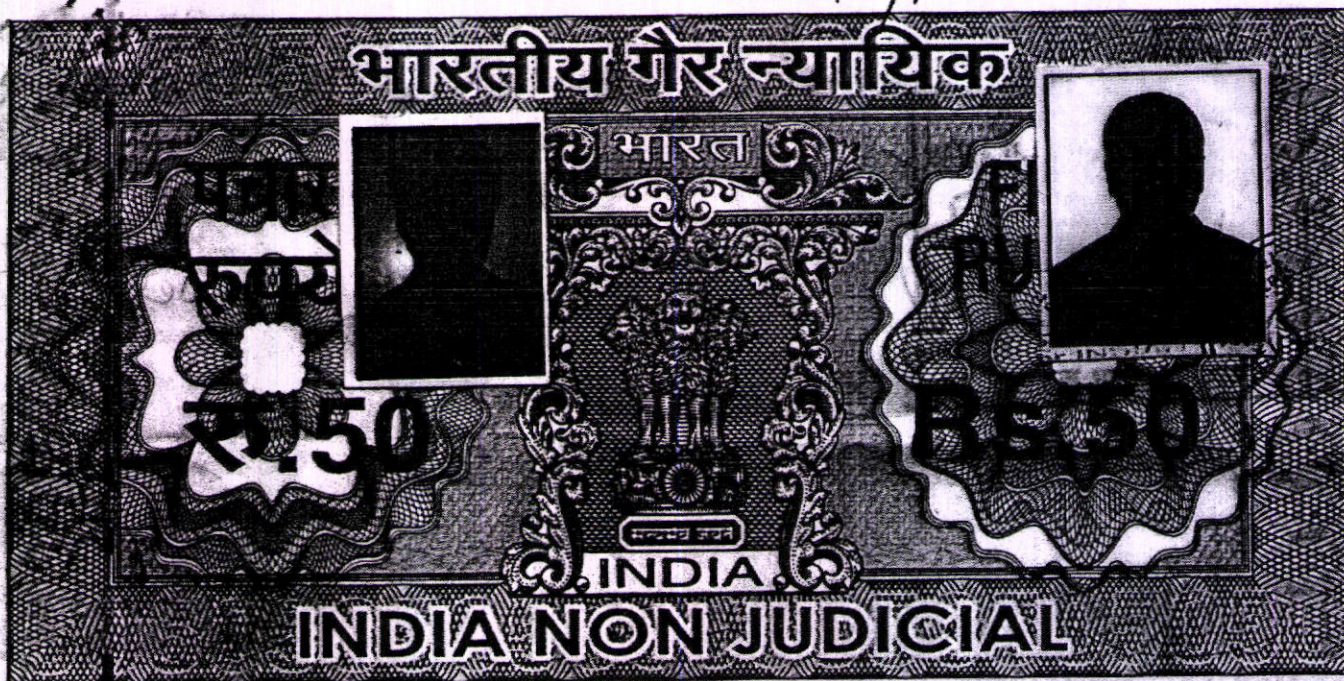
1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)

MANAGER (PROP.)
GREATER NOIDA AUTHORITY

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201308

80/6/10

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उत्तर प्रदेश UTTAR PRADESH

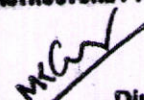
U 635713

Stamp Duty Paid in Cash Certificate in favour of M/S Gaursons Hi-tech Infrastructure
(P) Ltd. New Delhi.
In Pursuance of the order of the Collector
No. Meira Dated 26/11/10 Passed under
section 10-A of the Stamp Act. It is certified that
an amount of Rs. 8836133=00
(in words Rs. Eighty Eight Lacs thirty six thousand one hundred
has been Paid in Cash as stamp Duty in Respect of this instrument in the State Bank of India
Treasury/Sub Treasury of SAL Noida
by Chitran No. 01 Dated 26/04/2010
a Copy of Which is annexed herewith.

Date 26/04/2010 / 26-4-2010
Officer-in-Charge
Treasury
Gautam Bhatt Meher
26/04/10


MANAGER (PROP.)
GREATER NOIDA AUTHORITY

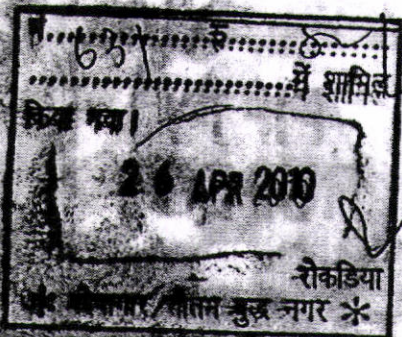
For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.


Director

M/s Gaer Sons Hi-tech

Infrastructure [P] Ltd.

N. Delm



W A I O C

35-17254 UTTAR PRADESH

[illegible]

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35/04/23

FOR BAHRSONS HI-TECH INFRASTRUCTURE PVT. LTD.

10-24-10

MANAGER (PROB)

INCONTINUA AGORA A PAGINA 101

(3)

LEASE DEED (RESIDENTIAL TOWNSHIP)

This lease deed is made at Greater Noida on the 05TH DAY OF MAY 2010, 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 M/s **GAURSONS HI-TECH INFRASTRUCTURE (P) LTD.** a company incorporated under the Indian Companies Act 1956, having their registered office and Correspondence Address at **305, ARUNACHAL BUILDING, 19, BARAKHAMBHA ROAD, NEW DELHI - 110001** through its Director **Mr. MANOJ GAUR S/o SHRI BANWARI LAL GAUR R/o R-8/23, RAJ NAGAR, GHAZIABAD - 201002**, duly authorized by the Board of Directors vide resolution dated 1.4.2010 hereinafter called the Lessee, which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns of the other part;

WHEREAS the plot hereinafter described form 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, commercial and institutional buildings as fixed in the brochure / tender document of RTS-01/2010 (I) scheme according to building plan approved by the Lessor.

I NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 4011637952/- (Rupees Four Hundred One Crore Sixteen Lac Thirty Seven Thousand Nine Hundred Fifty Two Only) out of which Rs. 544451726.00 (Rs. Fifty Four Crore Forty Four Lac Fifty One Thousand Seven Hundred Twenty Six Only) has been paid by the Lessee, the receipt whereof the Lessor do hereby acknowledge. The balance amount to be paid as per payment plan below :-

<u>Head</u>	<u>Due date</u>	<u>Premium</u>	<u>Interest</u>	<u>Total Instalment</u>	<u>balance premium</u>
Instalment No.1	19.9.2010	0	208031174	208031174	3467186226
Instalment No.2	19.3.2011	0	208031174	208031174	3467186226
Instalment No.3	19.9.2011	0	208031174	208031174	3467186226


MANAGER (PROP.)
GREATER NOIDA AUTHORITY

For **GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.**


Director

(4)

Instalment No.4	19.3.2012	0	208031174	208031174	3467186226
Instalment No.5	19.9.2012	216699139	208031174	424730313	3250487087
Instalment No.6	19.3.2013	216699139	195029225	411728364	3033787948
Instalment No.7	19.9.2013	216699139	182027277	398726416	2817088809
Instalment No.8	19.3.2014	216699139	169025329	385724468	2600389670
Instalment No.9	19.9.2014	216699139	156023380	372722519	2383690530
Instalment No.10	19.3.2015	216699139	143021432	359720571	2166991391
Instalment No.11	19.9.2015	216699139	130019483	346718623	1950292252
Instalment No.12	19.3.2016	216699139	117017535	333716674	1733593113
Instalment No.13	19.9.2016	216699139	104015587	320714726	1516893974
Instalment No.14	19.3.2017	216699139	91013638	307712778	1300194835
Instalment No.15	19.9.2017	216699139	78011690	294710829	1083495696
Instalment No.16	19.3.2018	216699139	65009742	281708881	866796557
Instalment No.17	19.9.2018	216699139	52007793	268706933	650097417
Instalment No.18	19.3.2019	216699139	39005845	255704984	433398278
Instalment No.19	19.9.2019	216699139	26003897	242703036	216699139
Instalment No.20	19.3.2020	216699139	13001948	229701087	0

In addition to the premium of the plot, Lessee has paid one time lease rent i.e. Rs. _____ (Rupees _____) at the rate of 11% of the total premium of the plot.

OR

Lessee has opted to pay annual lease rent (till start for execution of sub-lease deed) and accordingly paid one year lease rent in advance i.e. Rs. 40116380/- (Rupees Four Crore One Lac Sixteen Thousand Three Hundred Eighty Only) at the rate of 1% of the total premium of the plot. In case of default he/they shall have to pay interest @ 15% p.a. compoundable six monthly.

The Lessor doth hereby demise and lease to the lessee, all that plot of land numbered as **Plot No. GH-01** situated in **Sector- 04, allotted under the Scheme Code RTS-01/2010 (I)** in the Greater Noida District Gautam Budh Nagar contained by measurement of **503216.00 Square Meters**, be the same, a little more or less, and bounded: -

ON THE NORTH BY
ON THE SOUTH BY
ON THE EAST BY
ON THE WEST BY

AS PER LEASE PLAN ATTACHED

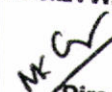
and which said plot is more clearly-delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as 'the demised premises') with their appurtenances unto the lessee to the term of 90 (Ninety) years commencing from (the date of execution of the lease deed) 05-05-2010 except and always reserving to the Lessor on the terms and conditions mentioned below:-

Lessor invited sealed tenders in two-bid system in the prescribed Application/Tender Form for allotment of RESIDENTIAL TOWNSHIP and Lessee has


MANAGER (PROP.)
GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.


Director

5

been allotted plot No.GH-01 Sector 04, GREATER NOIDA measuring 503216.00 sq.m..

B. NORMS OF DEVELOPMENT

The land use breakup for the plots on offer shall be as follows:

PERMISSIBLE USAGE	
Commercial (Including Master Plan Commercial)	10% Maximum
Institutional & Facilities	Minimum 05%
Parks, Open spaces, Play ground, Roads & Public Parking	Minimum 35%
Residential (Group Housing)	50% Maximum
PERMISSIBLE FAR (MAXIMUM)	
Commercial	4.00
Residential (Group Housing)	2.75
Institutional & facilities	As per bye-laws
PERMISSIBLE DENSITY	
Density (Group Housing Pocket)	1650 PPHA

NOTE: FAR & Density may further be purchased by the lessee as per norms of LESSOR.

C. LEASE RENT

In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:

- I. The lease rent will be payable @ 1.00 % of premium of the plot for the first 10 years of lease period.
- II. The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- III. The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- IV. Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- V. The lessee has the option to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time , as "One Time Lease Rent" unless the LESSOR decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.


MANAGER (PROP.)
GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

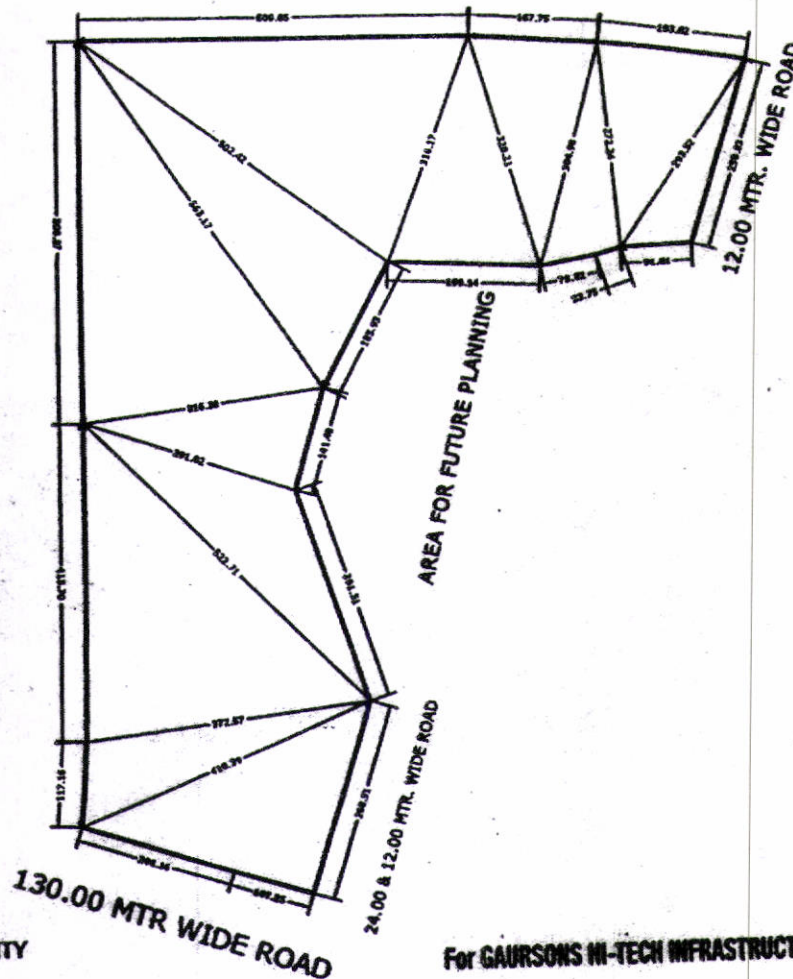

Director

PLOT NO:- GH-01

60.00 MTR. WIDE ROAD

60.00 MTR. WIDE ROAD

12.00 MTR. WIDE ROAD



MANAGER (PROP.)
GREATER NOIDA AUTHORITY

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Director

AREA OF PLOT = 503216.00 sqm.

NOTED: DEVELOPMENT WORK IS IN PROGRESS. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT BASIS. AREA OF PLOT MAY BE INCREASE & DECREASE AFTER COMPLETION OF SITE DEVELOPMENT

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER



LEASE PLAN FOR
PLOT NO.GH-01
FOR SECTOR-4
GREATER NOIDA

PROJ. DEPTT.

16/4
ASSTT.MANAGER

16/4
MANAGER

16/4
SR.MANAGER

LAND. DEPTT.

LEKH PAL

HAYAB TANSEEL DAR

TANSEEL DAR

LAW. DEPTT.

16/4
ASSTT.MANAGER

16/4
MANAGER

PLNG. DEPTT.

SR. DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

- (I) The terms and conditions of the Brochure of the Scheme RTS-01/2010 (I) shall form part of this lease deed.

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

In presence of :

Witness 1/2 Rajhar
Rajhar

Address : H-10-216 Gaursons
Plot no-122 Chander Nagar
922-201011

Witness (2) Rajhar
Rajhar

Address : R2D4A Walli no
11 Durgapada Sagar
N. Delhi 46

For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Mr. Gaur
Director

For & behalf of LESSOR

Rajhar
MANAGER (PROP.)
GREATER NOIDA AUTHORITY

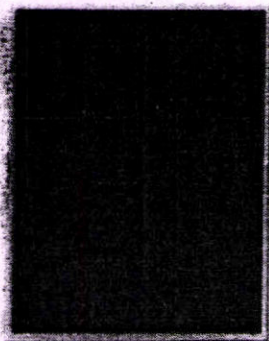
For & behalf of LESSEE

Rajhar
MANAGER (PROP.)
GREATER NOIDA AUTHORITY

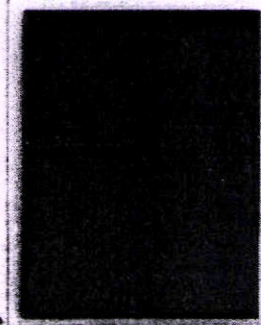
For GAURSONS HI-TECH INFRASTRUCTURE PVT. LTD.

Mr. Gaur
Director

(1)



(2)



MANAGER (PROP.)
GREATER NOIDA AUTHORITY

आज दिनांक 05/05/2010 को

वही सं 1 जिल्द सं 6110

पृष्ठ सं 371 से 400 पर कर्मांक 8016

रजिस्ट्रीकृत किया गया।

MANAGER (PROP.)
GREATER NOIDA AUTHORITY


मुकेश यादव

उप निबन्धक गी0बुद्धनगर

सदर

5/5/2010

