



164A 137953

James M. Smith

Apr 10 to President
Apr 12 - My Town & River was broken
Apr 13 - [illegible]
Apr 14 - [illegible]
Apr 15 - [illegible]
Apr 16 - [illegible]
Apr 17 - [illegible]
Apr 18 - [illegible]
Apr 19 - [illegible]
Apr 20 - [illegible]
Apr 21 - [illegible]
Apr 22 - [illegible]
Apr 23 - [illegible]
Apr 24 - [illegible]
Apr 25 - [illegible]
Apr 26 - [illegible]
Apr 27 - [illegible]
Apr 28 - [illegible]
Apr 29 - [illegible]
Apr 30 - [illegible]

Pharmazie (Pharmazie)
Pharmazie (Pharmazie)

Continued

२७/०५/१९९२
 २७/०५/१९९२
 श्री कोषागार/प्रीतन बुड नं. २८

P. S. Bhatelwadi २७/०५/१९९२
 Near Delhi





Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, p. 10.

(Signature)

गिरिजासुन्दरी

LEASE DEED

1. This Lease Deed made on 26th day of February, 2013 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 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, assigns) of the One Part and **M/s. B.S. BUILDTECH** a partnership firm within the meaning of Indian Partnership Act, 1932 having its registered office at A-1/B-64, Janakpuri, Delhi-110058 through its Partner/ Authorized Signatory **Mr. Ashay Kumar S/o. Mr. B.K. Singh S/o. 003, Buddha Residency, Ruchi Colony, Patna** duly authorized by firm's wide Resolution/Authority Letter dated 01.02.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns of the other part.

WHEREAS the plot hereafter 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.

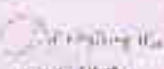
AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereafter appearing for the purpose of constructing Residential Plots and/or Residential Plets (in case of phased development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed "Two-Bid" tender System awarded to the CONSORTIUM CONSISTING OF -

1. M/s. PANCHSHEEL BUILDTECH PRIVATE LIMITED - LEAD MEMBER
2. M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD. - RELEVANT MEMBER
3. M/s. COSMOS INFRASTATE PRIVATE LIMITED - RELEVANT MEMBER
4. M/s. RATAN BUILDTECH PRIVATE LIMITED - RELEVANT MEMBER
5. M/s. BAJRAYAN CONSTRUCTION PRIVATE LIMITED - RELEVANT MEMBER
6. M/s. STEVENS CONSTRUCTION CORPORATION - RELEVANT MEMBER
7. M/s. SUPRETECH LIMITED - RELEVANT MEMBER
8. M/s. ANUSHA ENGINEERING CONSULTANTS & CONST. PVT. LTD. - RELEVANT MEMBER

the Plot NO. GR-11, SECTOR-16, GREATER NOIDA, area 202319.46 sq.m. after fulfilling the terms and conditions prescribed in the proforma and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/GRS-04/2011/276 dated 13.01.2011 and Allotment Letter No. PROP/GRS-04/2011/317, dated 25.01.2011 for the development and marketing of Group Housing Packets/ Plots/Plets (in case of phased development) on the detailed terms and conditions set out in the said


Authorized Signatory
LESSOR


LESSEE

पुनर्प्रेषण

पुनर्प्रेषण क्र. 4034

वर्ष 2013

पृष्ठ क्र.

0471 को धारा 40(1) के अन्तर्गत पुनर्प्रेषण
क्रमांक 4034 के अन्तर्गत पुनर्प्रेषण
पुनर्प्रेषण



LEASE DEED

1. This Lease Deed made on 26th day of February, 2013 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 5 of 1976) (hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the One Part and **M/s. B.S. BUILDTECH** a partnership firm within the meaning of Indian Partnership Act, 1932 having its registered office at A-1/R-64, Janakpuri, Delhi-110058 through its Partner/ Authorized Signatory Mr. Abhay Kumar S/o. Mr. S.K. Singh I/c. 303, Bodha Residency, Bodha Colony, Puna duly authorized by Firm's wide Resolution/Authority Letter dated 01.02.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns of 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.

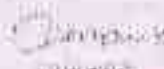
AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Plots and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

1. M/s. PANCHSHEEL BUILDTECH PRIVATE LIMITED- LEAD MEMBER
2. M/s. DREAMLAND PROMOTERS & CONSULTANTS PVT. LTD. - RELEVANT MEMBER
3. M/s. COSMOS INFRASTATE PRIVATE LIMITED- RELEVANT MEMBER
4. M/s. RATAN BUILDTECH PRIVATE LIMITED- RELEVANT MEMBER
5. M/s. SAIGRAY CONSTRUCTION PRIVATE LIMITED- RELEVANT MEMBER
6. M/s. SIEMENS CONSTRUCTION CORPORATION- RELEVANT MEMBER
7. M/s. SUPORTECH LIMITED- RELEVANT MEMBER
8. M/s. ANUSHA ENGINEERING CONSULTANTS & CONST. PVT. LTD.- RELEVANT MEMBER

the Plot No. G1-G2, SECTOR-16, GREATER NOIDA, area 202319.46 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum if any vide Reservation/Acceptance Letter No.PROP/BRS-04/1011/776 dated 13.01.2012 and Allotment Letter No.PROP/BRS-04/1011/112 dated 23.01.2012 for the development and marketing of Group Housing Projects/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said


Authorized Signatory
Greater Noida Industrial Development Authority
LESSOR


LESSEE

S. No.	Name of Member	Shareholding	STATUS
1.	M/S. RAJNAGAR-021 IND. ESTAB. PRIVATE LIMITED	51.44%	OWN MEMBER
2.	M/S. CHANDLAK PROMOTERS & CONSULTANTS PVT. LTD.	8.49%	RELEVANT MEMBER
3.	M/S. GORODI INFRASTATE PRIVATE LIMITED	8.41%	RELEVANT MEMBER
4.	M/S. KATAN BUDISTECH PRIVATE LIMITED	8.37%	RELEVANT MEMBER
5.	M/S. RAJRAV CONSTRUCTION PRIVATE LIMITED	8.08%	RELEVANT MEMBER
6.	M/S. SHIMRA CONSTRUCTION CORPORATION	5.01%	RELEVANT MEMBER
7.	M/S. SUPREMA LIMITED	5.00%	RELEVANT MEMBER
8.	M/S. ARVIND ENGINEERING CONSULTANTS & CONST. PVT. LTD.	8.20%	RELEVANT MEMBER

Sl. No.	Est No. & Date	Particulars Particulars	Actual Date of payment	Name of firm / Co.	Status
1.	GH-01A Dec-16	120144.09	121214.43	M/s. RANCHHILL BUILDTECH PRIVATE LIMITED 100, 101/A, Ranchhiller Building Pvt. Ltd., 1444 Kumbhar & Supermarket Ltd.	SPC
2.	GH-044 Dec-16	10715.57	10650.00	M/s. URBANLAND PROMOTERS & CONSTRUCTORS PVT. LTD.	Reliant Member
3.	GH-001 Dec-16	17126.46	17284.40	M/s. COSMOS INFRASTRUCTURE PRIVATE LIMITED	Reliant Member
4.	GH-01B Jan-16	16752.28	16883.00	M/s. HARK BUILDTECH PRIVATE LIMITED	Reliant Member
5.	GH-01F Dec-16	10272.41	10265.06	M/s. B.S. BUILDTECH (INDIA) PRIVATE LIMITED CONSTRUCTION PRIVATE LIMITED & THE CONSTRUCTION CORPORATION RELANT MEMBER	SPC / REED MEM
6.	GH-03F Dec-16	17783.45	17776.87	M/s. GLOUCESTER CONSULTANTS & ENGINEERS LTD.	Reliant Member

1. JESSEN

CLASSIFICATION

allotment letter and brochure/bid document of the said Scheme (Scheme Code BK5-04/2012). The registered consortium consists of following:-

S.No.	Name of member	Shareholding	Status
1.	M/s. RANCHSHEEL BUILDTECH PRIVATE LIMITED	34.44%	LEAD MEMBER
2.	M/s. SARAFI AND PROMOTERS & CONSULTANTS PVT. LTD.	5.00%	RELEVANT MEMBER
3.	M/s. CHANDRA INFRASTATE PRIVATE LIMITED	5.40%	RELEVANT MEMBER
4.	M/s. SATAN BUILDTECH PRIVATE LIMITED	5.15%	RELEVANT MEMBER
5.	M/s. SARAFI CONSTRUCTION PRIVATE LIMITED	1.01%	RELEVANT MEMBER
6.	M/s. ANANDS CONSTRUCTION CORPORATION	6.95%	RELEVANT MEMBER
7.	M/s. SORVATECH LIMITED	5.00%	RELEVANT MEMBER
8.	M/s. ANUSHA ENGINEERING CONSULTANTS & PROJECT PVT. LTD.	5.79%	RELEVANT MEMBER

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s. RANCHSHEEL BUILDTECH PRIVATE LIMITED has approached to the lessor in accordance with the clause C-5 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sr. No.	Plot No./Sector	Particular Sub-Division area (sq.mtrs.)	Actual Sub-Division area (sq.mtrs.)	Name of member	Status
1.	GH-01A Sec-14	127552.69	121235.43	M/s. RANCHSHEEL BUILDTECH PRIVATE LIMITED SPE of M/s. Ranchsheel Buildtech Pvt. Ltd. Lead Member & Consortium (M/s. M/s. SARAFI AND PROMOTERS & CONSULTANTS PVT. LTD.)	SPC / RELEVANT MEMBER
2.	GH-01B Sec-15	10115.37	10025.36	M/s. SARAFI AND PROMOTERS & CONSULTANTS PVT. LTD.	RELEVANT MEMBER
3.	GH-01C Sec-16	17136.46	17288.00	M/s. CHANDRA INFRASTATE PRIVATE LIMITED	RELEVANT MEMBER
4.	GH-01D Sec-15	16772.32	16663.86	M/s. SATAN BUILDTECH PRIVATE LIMITED	RELEVANT MEMBER
5.	GH-01E Sec-15	20372.41	20265.06	M/s. S.S. BUILDTECH JLLP Partnership firm of SARAFI CONSTRUCTION PRIVATE LIMITED & M/s. SARAFI CONSTRUCTION CORPORATION	SPC / RELEVANT MEMBER
6.	GH-01F Sec-15	17561.63	17775.09	M/s. ANUSHA ENGINEERING CONSULTANTS & PROJECT PVT. LTD.	RELEVANT MEMBER

Whereas the said registered consortium has given an undertaking dated 01.02.2012 (Copy annexed as Annexure-1 to the Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their


Name of Lessor: M/s. [illegible]

LESSOR

2


Name of Lessee: [illegible]
LESSEE

ability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division vide letter No. PPS/RS-4/2011/750, dated 06.07.2011 and name and status of M/s. **B.S.BUILDTech** on the request of consortium in accordance with the Clause C-3(e) of the brochure/bid document of the scheme. Accordingly lessee had to develop and market the project on demarcated/sub-divided Plot No. GH-01E, Sector-16, Greater Noida measuring 20265.88 square metre. Is being leased through this lease deed.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that M/s. **B.S.BUILDTech** (Lessee) having its office at A-1/B-64, Janakpuri, Delhi-110055 shall solely develop the project on the demarcated/sub-divided Builders Residential/Group Housing Plot No. GH-01E, Sector-16, Greater Noida. Shareholding conditions on the lessee company companies shall be applicable on lessee as per clause C-8 & C-10 of the brochure of PPS-04/2010 scheme.

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This is consideration of the total proportionate premium of the 20265.88 sq.m. i.e. **Rs. 23,44,87,241.00** (Rs. Twenty Three Crore Forty Four Lac Eighty Seven Thousand Two Hundred Forty One Only) out of which approx 10% i.e. **Rs. 2,34,48,724.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor does hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance approx 90% premium i.e. **Rs. 21,10,38,517.00** of the plot along with interest will be paid in 10 half yearly instalments in the following manner:-

Due date	Head	Premium	Interest	Total amount of installment	Balance Payable
25.07.2011	Instalment No.1	0	1285231	1285231	211038517.00
25.07.2012	Instalment No.2	0	1285231	1285231	211038517.00
25.07.2013	Instalment No.3	0	1285231	1285231	211038517.00
25.07.2014	Instalment No.4	0	1285231	1285231	211038517.00
25.07.2015	Instalment No.5	13428907	206291	22852718	198185800.00
25.07.2016	Instalment No.6	13428907	1879517	25298424	172887376.00
25.07.2017	Instalment No.7	13428907	1879517	25298424	147588952.00

 For Lessor
 LESSOR

 For Lessee
 LESSEE



25.01.2015	Instalment No 2	1318487	10058128	23418075	150288310
01.07.2015	Instalment No 3	1318487	8425130	21638640	1424058208
02.07.2015	Instalment No 4	1318487	8425130	21638640	1424058208
25.01.2015	Instalment No 5	1318487	10058128	23418075	150288310
01.07.2015	Instalment No 6	1318487	7173500	21638640	1424058208
25.07.2015	Instalment No 7	1318487	7173500	21638640	1424058208
01.07.2015	Instalment No 8	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 9	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 10	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 11	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 12	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 13	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 14	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 15	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 16	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 17	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 18	1318487	8425130	21638640	1424058208
25.07.2015	Instalment No 19	1318487	8425130	21638640	1424058208
01.07.2015	Instalment No 20	1318487	8425130	21638640	1424058208

In case of default in depositing the installments or any payment, interest @ 18% compounded half yearly shall be leviable for defaulted period or the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/Greater Noida/Uttar Pradesh. The Lessee should clearly indicate the name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the 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.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of allotment of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

 (Signature)
 LESSOR

 (Signature)
 LESSEE

25.07.2015	installment No. 2	13188007	100000	30478533	10000000
25.07.2016	installment No. 3	13188007	100000	25586646	10000000
25.07.2017	installment No. 4	13188007	100000	20694759	10000000
25.07.2018	installment No. 5	13188007	100000	15802872	10000000
25.07.2019	installment No. 6	13188007	100000	10910985	10000000
25.07.2020	installment No. 7	13188007	100000	6019100	10000000
25.07.2021	installment No. 8	13188007	100000	1028211	10000000
25.07.2022	installment No. 9	13188007	100000	439322	10000000
25.07.2023	installment No. 10	13188007	100000	78433	10000000
25.07.2024	installment No. 11	13188007	100000	12934	10000000
25.07.2025	installment No. 12	13188007	100000	1794	10000000
25.07.2026	installment No. 13	13188007	100000	279	10000000
25.07.2027	installment No. 14	13188007	100000	379	10000000
25.07.2028	installment No. 15	13188007	100000	479	10000000
25.07.2029	installment No. 16	13188007	100000	579	10000000
25.07.2030	installment No. 17	13188007	100000	679	10000000
25.07.2031	installment No. 18	13188007	100000	779	10000000
25.07.2032	installment No. 19	13188007	100000	879	10000000
25.07.2033	installment No. 20	13188007	100000	979	10000000

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi GREATER NOIDA. Note: The Lessee should clearly indicate the name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the 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.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of allotment of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment and lease rent respectively. No request of the Lessee contrary to this will be entertained.

LESSOR

LESSEE



B. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively and observed and performed, the Lessor doth hereby demise or lease to the Lessee that with divided part of and comprised as Group housing Plot No. GH-01E, SECTOR-16, GREATER NOIDA Dist. Gautam Budh Nagar (G.P.) contained by measurement 20265.08 Sq. mtrs. 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 the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises) with their appurtenances up to the Lessee for the term of 90 (Ninety) years commencing from 26th Day OF February 2013 exact and always reserving to the Lessor:

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth, oil, quarries, in or over or under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enter the same without providing or leaving any vertical


General Manager, Capital Projects
LESSOR


LESSEE

support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

C. THE LESSEE DO/TH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
- (i) Lessee has paid Rs. 2344872.00 as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years but 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.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @10% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" providewise before getting permission to execute separate Sub-Lease Deed in favour of their prospective buyers 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.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part of its members/all Lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing/Apartments. However, the Lessee shall be entitled to allot the dwelling units on sub-lease basis to its allottee and also provide other facilities like Roads, Parks etc. as per their requirements, convenient with the allotted

LESSOR

LESSEE

plot, fulfilling requirements or building by-laws and providing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

- i) Such allottee/sub lessee should be citizen of India and competent to contract.
- ii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the part by the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phase wise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessor shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Lessee shall submit list of individual allottees of flat within 3 months from the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite sub-lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-lessee). The

LESSOR

LESSEE

Lessee/ sub lessee shall also ensure adherence to the building regulations and directions of the Lessor. The lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son, daughter, husband/wife, mother/father and vice versa or between those 5+ categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of a sub-lessee shall be allowed without any transfer charges but sub-lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- j) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- k) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 31.03.2011 to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 7% of allotment rate. However, the area of each of such sub divided plots should not be less than 10,000 sq. mtrs.
- l) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

D. NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms

Maximum admissible Ground Coverage	As per Building regulation 2010 Greater Noida.
Maximum permissible FAR	3.75
Setbacks	As per Building regulation 2010 Greater Noida.
Maximum Height	No Limit

E. CONSTRUCTION

1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing society on allotted plot as per approved layout plan and get

LESSOR

LESSEE

Lessor and Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub-Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor, Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub-lease deed will be executed between the Lessor & Lessee and 1st sub-Lessee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 31.03.2011 to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 10,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

D. NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plot/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	As per Building regulations 2011 Greater Noida
Maximum permissible FAR	2.75
Set backs	As per Building regulation 2011 Greater Noida
Maximum Height	No limit

e. CONSTRUCTION

1. The Lessee is required to submit building plan together with the master plan showing the shades for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get

LESSOR

LESSOR

F. MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any financial institution(s) / Bank(s), for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the rate of mortgaging the land to any financial institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued, subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of mortgage/court.

G. TRANSFER OF PLOT

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto 31.03.2011 with the prior approval of LESSOR on payment of transfer charges @ 2% of amount paid. However, the area of each of such sub-divided plots should not be less than 10,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.



LESSOR



LESSEE

- (v) The Lessee has obtained building occupancy certificate from Building Code/Planning Department, Greater Noida Industrial Development Authority.
- (vi) First sub-transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.
- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates notified by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

H. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structures thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make any alterations or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

I. LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

LESSOR

11

LESSOR

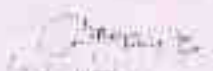
3. OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold, earth, oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot/flat or for the structure then being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

K. MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee / sub-lessee shall abide by all regulations, bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1975 and rules made thereon.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.


4. LESSOR


LESSEE

L. CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

M. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alterations or modifications in the terms and conditions of allotment/lease deed/sub lease deed 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 Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "force majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
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 to remove the nuisance within a reasonable period failing which the LESSOR shall itself get



LESSOR



LESSEE

the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.

5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Buddh Nagar or the County designated by the Hon'ble High Court of Judicature at Allahabad.
6. The Lease Deed/Agreement will be governed by the provisions of the U.P. Industrial Area Development Act, 1975 (U.P. Act No. 6 of 1975) and by the rules and/or regulations made or directions issued, under this Act.
7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges payable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units shall be used for residential purpose only. In case of default, under the Agreement/lease leads her cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.
15. All terms and conditions of agreement and its corrigendum, agreement, building bye-laws and as amended from time to time shall be binding on the Lessee.

LESSOR

14

LESSEE

[illegible]

6. M/s. Arvind Engineering Consultants & Constructors Pvt. Ltd. a company incorporated and existing under the provisions of companies act, 1956, having its corporate office at H.No. 27, 1st Floor, Gandhi Chauri, Wood Village, Sarveshwar Road, Faridkot, Punjab (hereinafter referred to as the Defendant Member of Committee) through Sh. Rajan Singh, Managing Director / Director of the Defendant Member.

WHEREAS in response to the invitation for bid no. AR-04/2017, Section of the Housing Board, Faridkot issued "Tender Form" drawn by Punjab Housing & Urban Development Authority, Chandigarh referred as GNDIA, the company, to M/s. Parvatham Builders Pvt. Ltd. reference made to the invitation for Bid No. AR-04/2017, Section-IV, Greater Faridkot, with area 20249.49 Sq. Meters which has been sanctioned by the Housing Board of the GNDIA from 2013/14 to 2017/18. Since in 2016/17 all the work had stopped as decided by the Section of the Housing Board out of the completion of the scheme.

AND WHEREAS the GNDIA vide letter bearing No. 2819/HR/2017 dated 14th Feb 2017, GNDIA, Section-IV, Greater Faridkot has sanctioned 172,75,00 Sq. Meters area as per letter No. 28422/HR/2017, dated 14th Feb 2017.

AND WHEREAS upon being called to order more work of the above plot assigned in the name of completion the Land Member & Revenue Member agreed amongst themselves that as per clause 3 of the invitation of the scheme the total cost of plot no. GNDIA, Section-IV, 172,75,00 Sq. Meters, Scheme area as per clause 3 of 12111.55 Sq. Meters in favour of each member & separate title deeds would be obtained in favour of each Member as per below mention particulars and a request letter dated 30.01.2018 was addressed to GNDIA which is signed.

Sl. No.	Name of Company	Actual area in Sq. Meter	Plot No. in Sq. Meter	Area in Sq. Meter
1.	Devi Land promoters & Constructors Pvt. Ltd.	100,000 Sq. Meter	GNDIA, Sec-IV	100,000 Sq. Meter
2.	Chandigarh Infra Projects Pvt. Ltd.	12,000 Sq. Meter	GNDIA, Sec-IV	12,000 Sq. Meter
3.	Ravi Builders Pvt. Ltd.	10,000 Sq. Meter	GNDIA, Sec-IV	10,000 Sq. Meter
4.	S.K. Builders Pvt. Ltd.	20,000 Sq. Meter	GNDIA, Sec-IV	20,000 Sq. Meter
5.	Arvind Engineering Consultants & Constructors Pvt. Ltd.	17,750 Sq. Meter	GNDIA, Sec-IV	17,750 Sq. Meter

AND WHEREAS as records of the Land Member & Revenue Member as available in their office dated 20/01/2018 has been agreed to provide by GNDIA subject to certain conditions as communicated to GNDIA, letter dated 06/07/2018, including submission of an undertaking.

Now therefore the undersigned witnesses as under:-

That Sir, the Land Member and the Revenue Member do hereby agree that now withdrawing the cancellation of title deed of an area of plot no. GNDIA, Section-IV, 172,75,00 Sq. Meters in favour of Land member M/s. Parvatham Builders Pvt. Ltd. and GNDIA, Section-IV, 172,75,00 Sq. Meters in favour of Revenue Member M/s. Devi Land promoters & Constructors Pvt. Ltd., in area of plot no. GNDIA, Section-IV, 100,000 Sq. Meter in favour of Revenue Member M/s. Chandigarh Infra Projects Pvt. Ltd., in area of plot no. GNDIA, Section-IV, 12,000 Sq. Meter in favour of Revenue Member M/s. Ravi Builders Pvt. Ltd., in area of plot no. GNDIA, Section-IV, 20,000 Sq. Meter in favour of Revenue Member M/s. S.K. Builders Pvt. Ltd., in area of plot no. GNDIA, Section-IV, 17,750 Sq. Meter in favour of Revenue Member M/s. Arvind Engineering Consultants & Constructors Pvt. Ltd., we shall be joint &

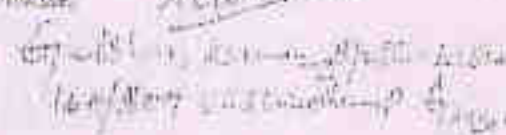
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

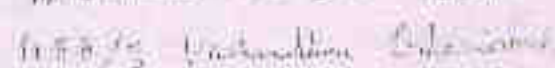
Arvind Singh
Managing Director
Arvind Engineering Consultants & Constructors Pvt. Ltd.

Rajan Singh
Managing Director
Devi Land promoters & Constructors Pvt. Ltd.

1. severally liable for the due performance of all the terms and conditions of this deed, including the due payment of moneys due by the said defendant to all the said debtors and any interest thereon, to wit: that all shall continue to be liable by the said defendant to the said debtors to take action against all of them.
2. The deed of agreement and severally upon the said undertaking shall be referred to the same deed to be entered and necessary change(s) to the deed shall be registered in the same deed to be entered.
3. This deed of agreement and severally shall be the undertaking that the said defendant shall in general abide by the said deed of agreement and severally in that the said deed has been executed and the said deed of agreement shall constitute a contract of the said deed to be entered. The deed shall be entered in the said deed of agreement and the said deed shall be entered.
4. That a copy of the deed of agreement and severally shall be the undertaking that the said defendant shall retain at least 20% of the said deed of agreement and severally for the completion of the said deed and the said deed shall be entered in the said deed of agreement and the said deed shall be entered.
5. That upon the signature on behalf of the said defendant of the said deed of agreement and severally shall be the undertaking that the said defendant shall retain at least 20% of the said deed of agreement and severally for the completion of the said deed and the said deed shall be entered in the said deed of agreement and the said deed shall be entered.
6. That the undertaking and the said deed of agreement and severally shall be the undertaking that the said defendant shall retain at least 20% of the said deed of agreement and severally for the completion of the said deed and the said deed shall be entered in the said deed of agreement and the said deed shall be entered.

IN WITNESS WHEREOF each of the above signatories have appended the signatures in the presence of each other on the date first mentioned above.

Witness: 
 1. 
 Defendant: 
 Defendant: 
 Defendant: 

2. 
 Defendant: 
 Defendant: 

3. 
 Defendant: 

4. 
 Defendant: 
 Defendant: 

5. 
 Defendant: 

To Director: President & Executive Council

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member

Respectful Member



Anusha Engineering Consultants & Construction Pvt. Ltd.

Regd. Office: H-9/4, Mahatma Nagar, New Delhi-110017
 Phone: 011-26117001, 26117002, 26117003, 26117004
 Fax: 011-26117005, 26117006, 26117007, 26117008
 E-mail: anusha@anusha.co.in, anusha@anusha.com

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE M/S ANUSHA ENGINEERING CONSULTANTS & CONSTRUCTION PVT. LTD. IN THEIR MEETING HELD ON WEDNESDAY 17 FEBRUARY 2011 AT THE CORPORATE OFFICE OF THE COMPANY BLOCK V-67 B-1 & 2 CHARNWOOD VILAGE, EROS, GARDEN, BURAI KUND ROAD, FARIDABAD-121039.

The Director informed that the incorporation of M/s. Anusha Engineering Consultants & Construction Pvt. Ltd. (SEC), M/s. Anusha Engineering Consultants & Construction Pvt. Ltd. (M/s. Anusha Engineering Consultants & Construction Pvt. Ltd.), M/s. Anusha Engineering Consultants & Construction Pvt. Ltd. has been absorbed group company and as per Section 16 of Companies Act, 2013 (Act) & per Letter No. 2013422/30 Sec. 16 dated 16.02.2013 from the Registrar of Companies, New Delhi. The M/s. ANUSHA ENGINEERING CONSULTANTS & CONSTRUCTION PVT. LTD. has per registered 17775/99 Sq. Meters land in their main and sub-plot 156/75, Sq. Meters and is registered in favour of Relevant members & land registered per letter dated 06/07/2013, No. Polden/BRS-04/2741/12 of GNDA, Ma. Prakash, Noida Sec. 13, dated 06/07/2013 and other relevant members and further details are as members shall understand their project independently on the request of competent Officer Noida & Noida Sec. 13 dated 06/07/2013, No. Polden/BRS-04/2741/12, the approved and the part of the land ownership. The chairman informed that for the purpose of getting the land registered in the name of the company, some employees of the company had to be authorized to sign the necessary documents, after doing necessary the necessary resolution has been passed.

RESOLVED THAT the company do get the land status in the GNDA as plot no. G-01/F, Sector 16, Greater Noida, having 17775/99 Sq. Meters land, and is registered in the name of the company, as approved vide letter dated 06/07/2013, No. Polden/BRS-04/2741/12 of the said authority.

RESOLVED THAT Sh. Rajan Gupta Director of the company, do hereby authorize and to sign the necessary documents including undertakings on the behalf of the company for the purpose of the above land and do all acts, deeds and things for the purposes.

Certified True Copy
 AECCL Pvt. Ltd.


 Director

Manager (Admin.)

AECCL Pvt. Ltd.



Director

Manager

Manager

Regd. Office: H-9/4, Mahatma Nagar, New Delhi-110017



B S BUILD
2nd Floor, 2nd, Sector 16,
Gurgaon, Haryana 122002
Phone: 01244250111, 01244250112
Fax: 01244250113
E-mail: bsbuildtech@gmail.com
Website: www.bsbuildtech.com

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF THE M/S B.S. BUILDTECH (SPC) IN THEIR MEETING HELD ON WEDNESDAY 1st FEBRUARY 2012 AT THE REGISTERED OFFICE OF THE FIRM AT 8-08-66 JANAK PURI, DELHI-65

The chairman informed that the consortium consisting of B/S Parshadhai Buildtech Pvt. Ltd. (SPC), M/s Deythman Promoters & Constructors Pvt. Ltd., M/s Universal Infra Estate Pvt. Ltd., M/s Rama Buildtech Pvt. Ltd., M/s B.S. Buildtech (SPC), M/s Anshu Engineering Consultants & Constructors Pvt. Ltd. has been allotted group housing plot no. T20-01, Sector-16, Greater Noida measuring 20265 SQ. Mts. (Actual) As per Letter No. 20/01/2011-30, M/s. It has been decided between the consortium members that M/s B.S. Buildtech (SPC) (Relevant Member) will get registered 29265 SQ. Mts. land in their name and balance 12245 SQ. Mts. land will be get registered in favour of Land Master & relevant members as per letter dated 06/07/2011 of GNDA M/s B.S. Buildtech (SPC) (Relevant Member) and other relevant & Land Master's facilities decided that all members shall implement their projects independently on the request of consortium Greater Noida authority vide letter dated 06/07/2011 has approved the division of the land accordingly. The chairman informed that for the purpose of getting the land registered in the name of the firm, some employee of the company has to be authorized to sign the necessary documents. After mutual discussion the following resolution has been passed:

RESOLVED THAT the firm do get the land allotted to it by the GNDA in plot no. T20-01, Sector 16, Greater Noida measuring 20265 SQ. Mts. duly with division & registered in the name of the firm as approved vide letter dated 06/07/2011 of the said authority.

RESOLVED THAT Sh. Abhay Kumar Partner of the company be hereby authorized to sign the necessary documents including deeds relating on his behalf of the company for registration of the above land and do all acts, deeds and things for the purpose.

Certified True Copy
M/s B.S. Buildtech

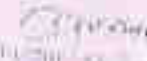
Part of 11/11/11


Partner

M/s B.S. Buildtech


Partner

Page 1 of 2


Partner


Director

Greater Noida Ind. Dev. Authority

RATAN BUILDTECH PRIVATE LIMITED.

113/70, SWAROOP NAGAR, KANPUR.

CERTIFIED COPY OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS OF THE M/s RATAN BUILDTECH PVT. LTD. IN THEIR MEETING HELD ON WEDNESDAY 4th FEBRUARY 2012 AT THE REGISTERED OFFICE OF THE COMPANY AT 113/70 SWAROOP NAGAR, KANPUR, 208002.

The chairman informed that the consortium consisting of M/s Pandeynagar Buildtech Pvt. Ltd. (SPC), M/s Damseloo Promoters & Consultants Pvt. Ltd., M/s Concor India Estate Pvt. Ltd., M/s Ratan Buildtech Pvt. Ltd., M/s S.S. Buildtech Pvt. Ltd., M/s Amkor engineering Consultant & Constructors Pvt. Ltd. has been allotted group housing plot no GT-01, Sector-16, Greater Noida measuring 18219.65 Sq. Mtrs. (Actual As per Lease Plan 205422.80 Sq. Mtrs.) It has been decided between the consortium members that M/s Ratan Buildtech Pvt. Ltd. (Relevant Member) will get registered 14401.00 Sq. Mtrs. land in their name and balance 18219.65 Sq. Mtrs. land will be get registered in favour of Lead member of relevant consortium as per letter dated: 06/07/2011 no. Builders/DRI-04/2011/599 of GNDA. M/s Ratan Buildtech Pvt. Ltd. (Relevant Member) and other Lead Member, relevant members further decided that all members shall implement their projects independently of the request of conversion Greater Noida authority vide letter dated: 05/07/2011 no. Builders/DRI-04/2011/599 has approved sub Division of the land accordingly. The chairman informed that for the purpose of getting the land registered in the name of the company, some employees of the company has to be authorized to sign the necessary documents. After detail discussion the following resolution has been passed.

RESOLVED THAT the company do get the land allotted to it by the GNDA at plot no. GT-01D, Sector 16, Greater Noida measuring 18219.65 Sq. Mtrs. do's sub divided & registered in the name of the company as requested vide letter dated: 06/07/2011 no. Builders/DRI-04/2011/599 of the said authority.

RESOLVED THAT Mr. Gagan Dagg Director of the company, be hereby authorized to sign the necessary documents including undertaking's on the behalf of the company for registration of the above land and do all acts, deeds and things for the purpose.

Certified True Copy
M/s Ratan Buildtech Pvt. Ltd.

Director

M/s Ratan Buildtech Pvt. Ltd.

Director

For Ratan

Director

Greater Noida

Greater Noida Int. Dev. Authority

1. **Verfahren**
 2. **Verfahren**
 3. **Verfahren**

[illegible]

DISCLOSED FACTS: As the Acting Director of the company, he had¹¹ authority to sign the necessary documents including authorizations on the behalf of the company for registration of the above fund and the all other documents for the purpose.

1. *Phylogenetic relationships*

Notes: 1. *Phaeophanerochaete* 1994: 2, 10.

Measures

2004年10月10日

[illegible]

00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000

दिनांक: 26/02/2013 का
 पृष्ठ सं. 1 पृष्ठ सं. 12626

पृष्ठ सं. 1 से 56 पर कुल
 पृष्ठ सं. 1 से 56 पर कुल

00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000
 00000000000000000000

निम्नलिखित जानकारी के अनुसार



(सिंह सिंह राय)

जयनिम्नलिखित अनुसार
 गीतमयुक्तनगर
 2013/02/26

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

In presence of:

For and on behalf of LESSOR

Witnesses:

1. 
WITNESS
SUBROHMAN'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MSD 941234723, 989020025

For and on behalf of LESSEE


SUBROHMAN SINGH
(ACQUAINTANCE)
SUBROHMAN'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MSD 941234723

LESSOR

12

LESSEE

PLOT NO-GH-01 E

PLOT NO-GH-01 F

97.25

PLOT NO-GH-01 D

211.68

232.90

205.29

45 M WIDE ROAD

97.36

60.0 M WIDE ROAD

AREA-20263.08 SQM

NOTES: 1. THE AREA OF THE PLOT IS 20263.08 SQM. 2. THE AREA OF THE PLOT IS 20263.08 SQM. 3. THE AREA OF THE PLOT IS 20263.08 SQM.

CONSTRUCTION WORKS DONE BY THE

2nd FLOOR WORKS DONE BY THE

1st FLOOR

LEASE PLAN
OF PLOT NO-GH-01 E
SECTOR-16 (RESIDENTIAL)
GREATER NOIDA

PLOT AREA

LAND AREA

LAND AREA

LAND AREA

12.50

12.50

12.50

12.50

12.50

12.50

12.50

12.50

12.50

12.50

12.50

12.50



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

(भाग १)
(प्रत्येक वर्षी अथवा प्राप्ति द्वारा लगा जाने वाला)

कमा संख्या

18

लेख या प्रमाण-पत्र प्रस्तुत करने का विवरण

अनुमति पत्र या प्रमाण-पत्र का नाम

28-5-2013

समाप्त का प्रकार

प्रमाण-पत्र को प्रस्तुत करने का प्रकार

1. प्रमाण-पत्र प्रस्तुत करना

2. प्रमाण-पत्र प्रस्तुत करना

3. प्रमाण-पत्र का प्रमाण-पत्र के लिए प्रमाण

4. प्रमाण-पत्र को अतिरिक्त प्रमाण-पत्र के लिए प्रमाण

5. प्रमाण-पत्र प्रमाण

6. विवरण

7. प्रमाण-पत्र

1. प्रमाण-पत्र

28-5-2013

प्रमाण-पत्र प्रमाण-पत्र को प्रमाण

प्रमाण-पत्र प्रमाण-पत्र को प्रमाण

प्रमाण-पत्र प्रमाण-पत्र को प्रमाण

प्रमाण-पत्र प्रमाण-पत्र को प्रमाण



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. PNID/INDIA/2015/113
Date 26 February 2015

Plot Code 900/2/KS-04/2011/272
Allotment No. GN-01E
Plot No. 16
Block No. 16
Sector 16

Lessee / Allottee's Name M/s. G. S. Bhatia Text
& Address A-1/Block 16, Industrial
Zone, Noida

Status/Boundaries of plot	Dimensions	Area (in Sq. m.)	Remarks
North-East		26.16 Sq. m.	
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith. GN-01E
(We have taken over possession of the plot No. 16 Block No. 16 Sector 16 in Zone 1)

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

Greater Noida Industrial Development Authority
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308

Signature of the lessee

Copy to:

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

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308