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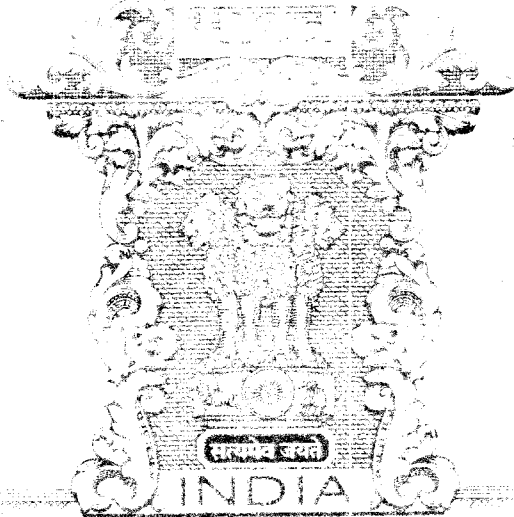
भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

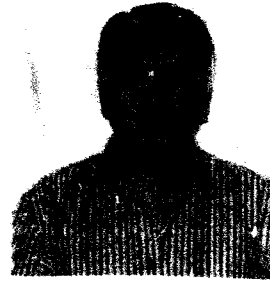


INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157748

CORRECTION / AMENDMENT DEED

This Correction Deed is made on this 13th day of **January, 2011** between the **New Okhla Industrial Development Authority**, a body corporate, constituted under section 3 of U.P. Industrial Area Development Act. Of 1976 (U.P. Act. 6 of 1976) hereinafter referred to as "Lessor", which expression shall, unless the context does not admit include its successor and assign of the first part

M/s Hacienda Projects Pvt Ltd, a Special Purpose Company (Consisting of **M/s Pebbles Inforsofttech Pvt. Ltd.** (50% shares), **M/s Horizon Crest India Real Estate** (48.68% shares) and **M/s Twilzon Limited** (1.32% shares) , within the meaning of Companies Act, 1956 having its registered office at C-23

LESSOR

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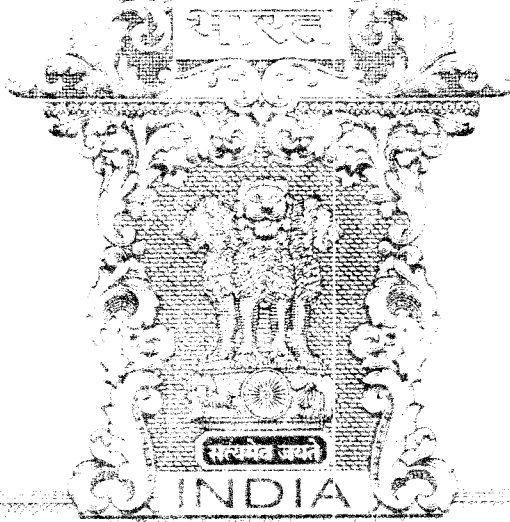
LESSEE

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भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON-JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157738

Greater Kailash Enclave, Part – I, New Delhi - 110048 through its Authorized Signatory **Shri. Deepak Khurana S/o Sh. C. Khurana R/o B-2/104-B, Safdarjang Enclave, New Delhi-110029**, duly authorized by the Board of Directors vide Resolution dated 10-01-2010 hereinafter called the **Lessee** (which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the Second part

WHEREAS the Lessee is sole owner of Group Housing Plot No 01/A, Sector – 107, Noida, hereinafter referred to as “said plot” fully described together with all easements upon the said plot.

WHEREAS the party of the second part is the Lessee of Group Housing Plot No 01/A, Sector – 107, Noida admeasuring 127941.95 sq mtrs by Reservation Letter No. NOIDA/GHP/2010(I)/2010/5154 dated 10/03/2010, Allotment Letter No. NOIDA/GHP/GH-2010(I)/2010/5378 dated 26/03/2010 and letter No. NOIDA/GHP/GH-2010(I)/2010/5635 dated 31st MARCH, 2010.

WHEREAS the Lessor and the Lessee has executed Original Lease Deed on 31-03-2010 and registered before the Sub-Registrar, Noida, Tensil Dadri, District- Gautam Budh Nagar vide Book No. 1, Volume No 1755 Page No. 163 to 524

LESSOR

2

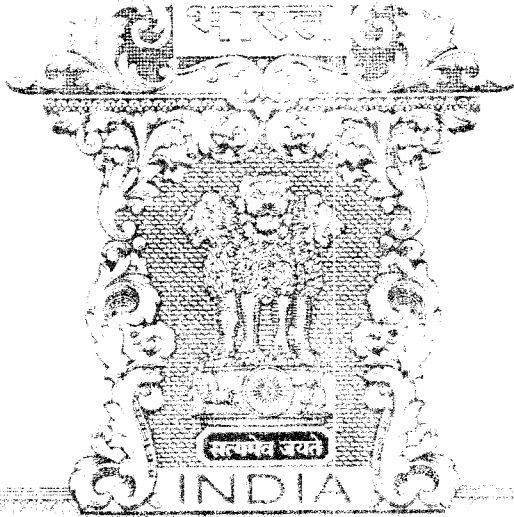
LESSEE



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157739

documents No. 1336 dated 01.04.2010. hereinafter referred to as "Original Lease Deed", for a period of 90 years commencing from 31.03.2010 and bounded as under –

On the North by	:	As per Site
On the South by	:	As per Site
On the East by	:	As per Site
On the West by	:	As per Site

WHEREAS at the request of the Lessee, the Lessor has vide its letter No NOIDA/GHP/GH-2010(I)/2011/1698 dated 3rd JANUARY, 2011 allowed the sub division of the Group Housing Plot No.GH-01/A, Sector-107, NOIDA admeasuring 1,27,941.95 sq. mtrs. and sub divided plot admeasuring to 60,000 sq. mtrs., area (out of 1,27,941.95 sq. mtrs.) bearing Plot No.GH-01/A (Alpha) Sector-107 is approved and allotted in favour of M/s BASELINE INFRADEVELOPERS PVT. LTD. (100% owned subsidiary company of M/s HACIENDA PROJECTS PVT. LTD.) and rest of sub divided plot area 67,941.95 sq. mtrs. (out of 1,27,941.95 sq. mtrs.) bearing Plot No GH-01/A (Beta) Sector-107, NOIDA stands allotted and leased in favour of the LESSEE i.e. M/s HACIENDA PROJECTS PVT. LTD. as per terms and conditions mentioned in the brochure of the scheme code GH-

LESSOR

3

LESSEE

Hacienda Proyecto Hid. 10
10/12/11

ने निष्पादन स्वीकार किया ।

जिनको प्रधान श्री राजेन्द्र कुमार

पुत्र श्री अर्जुन सिंह

पेशा नौकरी

निवासी एच-286 गली नं0 8 संगम विहार दिल्ली

व श्री पवन शर्मा

पुत्र श्री पुष्कर दत्त शर्मा

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निवासी 17/100 दक्षिणपुरी दिल्ली

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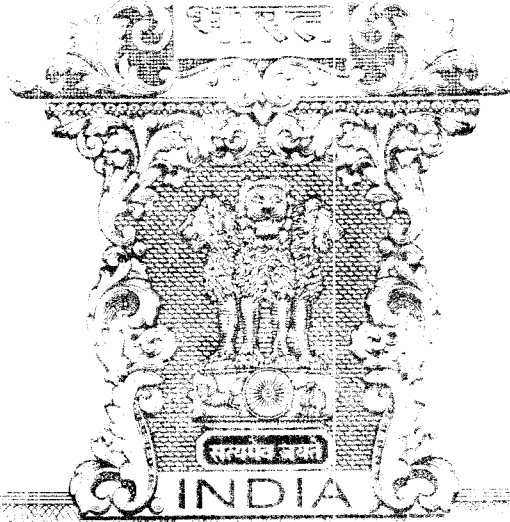
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(एम0के0 सागर)
उप निबन्धक (प्रथम)
नोएडा
13/1/2011



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157740

2010-(I) and the Lease Deed dated 31.03.2010 executed between the Lessor and Lessee.

NOW whereas by virtue of above Sub Division of the total area of Group Housing Plot No 01/A, Sector – 107, Noida admeasuring 1,27,941.95 sq mtrs has been reduced to 67941.95 sq mtrs bearing Plot No.GH-01/A (Beta) Sector-107, NOIDA in favour of Lessee marked as **GH-01/A (Beta)** as per **Annexure – 1** attached hereto.

NOW CONSEQUENT TO THE REDUCTION IN THE AREA THIS CORRECTION DEED WITNESSETH AS UNDER:

Clause No II.-1 at page no 3 of the Original Lease Deed dated 31.03.2010 is amended as under –

1. This in consideration of the total premium of ₹.141,25,13,140.50 (Rupees One Hundred Forty One Crore Twenty Five Lac Thirteen Thousand One Hundred Forty only) out of which ₹. 38004535.80 has been paid as 100% Payment of additional/ excess area 3441.95 Sq Mtrs. in proportionate to the sub division i.e. 1828 02 sq.mtrs (53.11%) @ Rs. 20,790/- Per Sq. Mtrs. and 10% of total balance

LESSOR

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LESSEE

Hacienda Projecta 1. 180
KRO 180

33
10/11/2011
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प्रथम पक्ष

Registration No.. 187

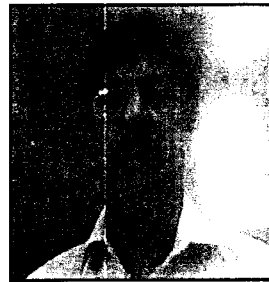
Year : 2011

Book No. : 1

0101 नोएडा वि० प्रा० द्वारा आनन्द कुमार, ओ.एस

से० ३ नोएडा

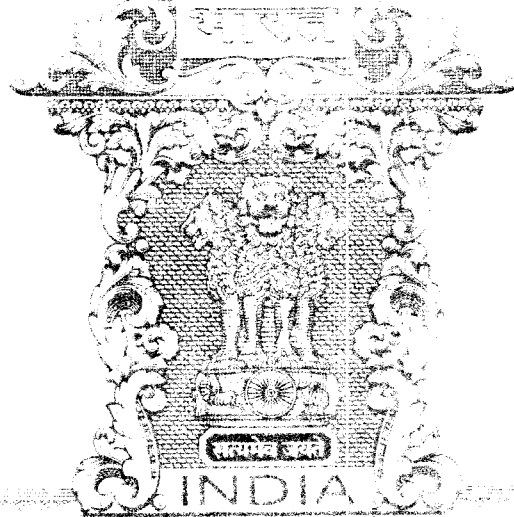
नौकरी



भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON-JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157741

Premium (which comes to ₹.141,25,13,140.50 - ₹.38004535.80 = ₹.137,45,08,604.70 say ₹.137,45,08,605.00) i.e. ₹.13,74,50,860.50 (Rupees Thirteen Crore Seventy Four Lac Fifty Thousand Eight Hundred Sixty & Paise Fifty only) which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% 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 90% premium i.e. Rs 123,70,57,744.50 (Rupees One Hundred Twenty Three Crore Seventy Lac Fifty Seven Thousand Seven Hundred Forty Four & Paise Fifty only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

SL NO	DUE DATE	INSTALMENT (in Rs.)	INTEREST (in Rs)	TOTAL (in Rs.)
1	25/09/2010	--	68038176	68038176
2	25/03/2011	--	68038176	68038176
3	25/09/2011	--	68038176	68038176
4	25/03/2012	--	68038176	68038176
5	25/09/2012	77316110	68038192	145354302
6	25/03/2013	77316110	63785805	141101915

LESSOR

5

LESSEE

13 JAN 2011 Hacienda Projects Pvt. Ltd
NOIDA

34
SB/ A
46

द्वितीय पक्ष

Registration No. : 187

Year : 2011

Book No. : 1

0201 मै0 Hacienda Projects Pvt.Ltd द्वारा दीपक खुराना

पुत्र सी.खुराना

बी-2/104-बी सफदरजंग एन्क0 नई दिल्ली-29

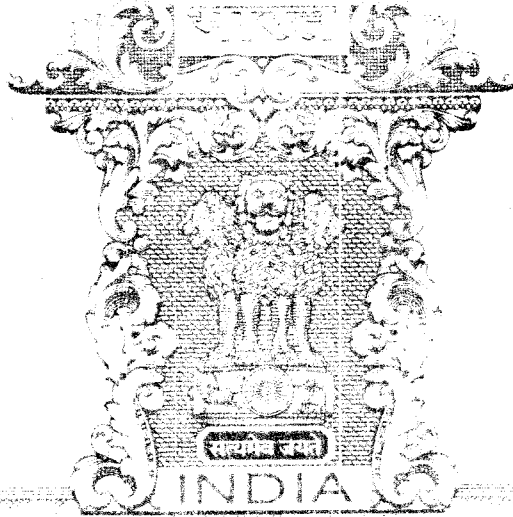
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भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

X 157742

7	25/09/2013	77316110	59533418	136849528
8	25/03/2014	77316110	55281031	132597141
9	25/09/2014	77316110	51028644	128344754
10	25/03/2015	77316110	46776257	124092367
11	25/09/2015	77316110	42523870	119839980
12	25/03/2016	77316110	38271483	115587593
13	25/09/2016	77316110	34019096	111335206
14	25/03/2017	77316110	29766709	107082819
15	25/09/2017	77316110	25514322	102830432
16	25/03/2018	77316110	21261935	98578045
17	25/09/2018	77316110	17009548	94325658
18	25/03/2019	77316110	12757161	90073271
19	25/09/2019	77316110	8504774	85820884
20	25/03/2020	77316110	4252387	81568497

The other terms and conditions of the Original Lease Deed executed on 31st March, 2010 between the Lessor and Lessee will remain the same and the lease rent shall be payable in proportion to the above consideration in accordance with the concerned clause of the Lease Deed dated 31.03.2010

LESSOR

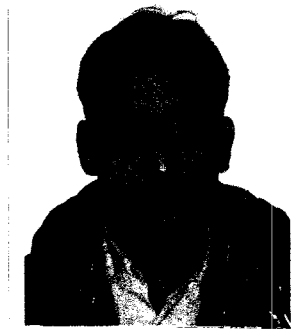
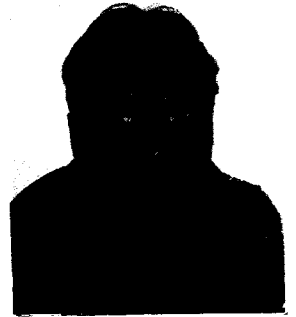
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LESSEE

13 JAN 2011 + Curricula Projects but ID

NO. 104

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SD/



13 JAN 2011

Amrenda Projects Pvt. Ltd

NO. 10A

कम 36
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व
केन्द्र प्रशासनिक प्रभाग के तहत कार्य

आज दिनांक 13/01/2011 को

वही सं. 1 जिल्द सं. 2113

पृष्ठ सं. 109 से 122 पर क्रमांक 187

रजिस्ट्रीकृत किया गया

(एम0के0 सागर)

13/1/2011

