



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP19544172851353W

e-Stamp

C-42564/24



Certificate No. : IN-UP19544172851353W
Certificate Issued Date : 26-Dec-2024 10:59 AM
Account Reference : NEWIMPACC (SV)/ up16052504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1605250428922643043372W
Purchased by : SOBHA LIMITED
Description of Document : Article 35 Lease
Property Description : PLOT NO. B-255, AREA 62.50 SQ MTRS, SECTOR-36, GREATER NOIDA, UTTAR PRADESH
Consideration Price (Rs.) :
First Party : GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : SOBHA LIMITED
Stamp Duty Paid By : SOBHA LIMITED
Stamp Duty Amount(Rs.) : 4,26,000
(Four Lakh Twenty Six Thousand only)

CERTIFICATE LOCKED

Signature: Jay
ACC Name : JAI SHANKER KAUSHIK
ACC Code : UP160 52504
ACC Address : S. R. office, Noida
LIC 251/2022-23 Noida (G. B. Nagar)



Please write or type below this line

IN-UP19544172851353W

Jai
प्रत्यक्ष (बिल्डर्स)
प्लॉटर नोएडा प्राधिकरण

For SOBHA LIMITED

Akshay
Authorised Signatory

QE 0015503582

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SHIL



0015203285



SUPPLEMENTARY DEED



This Supplementary deed is made on this 26th day of December in the year Two Thousand Twenty Four between **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, A Body Corporate constituted under section 3 read with 2(d) of The Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) through its authorized officer (hereinafter referred to as the “LESSOR” (Which expression shall unless the context dose not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the **FIRST PART**.

AND

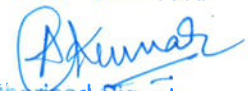
M/S SOBHA LIMITED (PAN NO. AABCS7723E) having the registered office at “**SOBHA**”, Sarjapur- Marathahalli outer Ring Road, Devarabisanahalli, Bellandur Post, Bengaluru – 560 103 (India) through its Director/Authorised signatory Mr. Arvind Kumar S/o Shri Rounki Ram Saini R/o D-204, Tower D, Rishabh Cloud 9 Society, Ahinsa Khand-2, Near DPS School, Ahinsa Khand-2, Indirapuram, Ghaziabad (U.P.) 201 014 duly appointed vide Board resolution dated 17.10.2024. (hereinafter referred to as the “**LESSEE**”) (Which expression shall unless the context dose not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the **SECOND PART**.

Whereas the Lessor is the lawful owner of Land at Plot No. B-255, Sector-36, Greater Noida, Uttar Pradesh duly allotted by Greater Noida Authority herein referred to as the said property and the same is bounded as under:

ONE THE NORTH	:	As per Site
ONE THE SOUTH	:	As per Site
ONE THE EAST	:	As per Site
ONE THE WEST	:	As per Site



For SOBHA LIMITED


Authorised Signatory


प्रबन्धक (विल्डर्स)
ग्रेटर नोएडा प्राधिकरण

पूरक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 42564

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 426000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 85200 प्रतिलिपिकरण शुल्क - 60 योग : 85260

श्री मै० सोभा लिमिटेड द्वारा
अरविन्द कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री रौणकी राम सैनी
व्यवसाय : अन्य

निवासी: डी-204, टावर-डी, ऋषभ कलाउड 9, सोसाइटी, अहिन्सा खण्ड-2, इन्दिरापुरम, गाजियाबाद, उ०प्र०

Akumal



श्री, मै० सोभा लिमिटेड द्वारा

अरविन्द कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 27/12/2024 एवं
10:26:52 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

के० के० शर्मा, प्रभारी
उप निबंधक :सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
27/12/2024

अनुपम मांगलिक
निबंधक लिपिक
27/12/2024

प्रिंट करें



WHEREAS the LESSEE is the ACTUAL ALLOTTEE/LESSEE OF BUILDERS LEASE HOLD PLOT No. "B-255" measuring 13938.50 Sq. Mtrs., SITUATED IN BLOCK B OF SECTOR-36 GREATER NOIDA DISTT. GAUTAM BUDDHA NAGAR (U.P.). Duly allotted by the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, hereinafter referred to as the "SAID PROPERTY".

AND Whereas the Lease Deed in respect of the above said Builder Plot has been executed between the Lessor and Lessee and also registered in favour of the LESSEE in the office of sub registrar Sadar of Gautam Buddha Nagar, U.P. Vide Bahi No. 01 Zild No. 46053 on page 15 to 54. Document No. 39719 Dated 04.12.2024

Whereas the additional plot area of 62.50 Sq. Mtrs. Become available on site for allotment and the same was allotted.

The additional area of 62.50 Sq. Mtrs. is allotted vide letter No. ग्रेनो/बिल्डर्स/2024/1650 dated 24.12.2024 at Rs. 1,16,012/- per sq. Mtr. Being the allotment rate at the time of allotment of additional area.

NOW THIS DEED SHALL WITNESS AS UNDER:

1. The Gross Area of Original allotment Plot No. B-255, Sector-36, Greater Noida shall be read as 14001.00 sq. mtr. instead of 13938.50 sq. Mtr.
2. The premium of originally allotted land of 13938.50 sq. Mtr. is fully paid to the Greater Noida Authority.
3. The premium of additional allotted land of 62.50 sq. Mtr. amounting to Rs. 72,50,750/- has been paid by the lessee vide challan/Transaction No. TRN4548539602 dated 21.12.2024 amounting Rs. 71,78,243/- AND TDS Challan No. 02221 dated 21.12.2024 amounting Rs. 72,507.50


प्रबंधक (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

For SOBHA LIMITED


Authorized Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 42564

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री ग्रेटर नोएडा विकास प्राधिकरण द्वारा स्नेह लता के द्वारा अबधेश कुमार शुक्ला, पुत्र श्री जे०पी० शुक्ला

निवासी: ग्रेटर नोएडा प्राधिकरण

व्यवसाय: नौकरी

द्वितीय पक्ष: 1

Anurag Sharma



श्री मै० सोभा लिमिटेड के द्वारा अरविन्द कुमार, पुत्र श्री रौणकी राम सैनी

निवासी: डी-204, टावर-डी, ऋषभ कलाउड 9, सोसाइटी, अहिन्सा खण्ड-2, इन्दिरापुरम, गाजियाबाद, उ०प्र०

व्यवसाय: अन्य

Akumar



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अनुराग शर्मा, पुत्र श्री ओमदत्त शर्मा

निवासी: ए-1002, अरिहंत आर्देन, प्लॉट न० जीएच-07ए, सेक्टर-1, ग्रेटर नोएडा वेस्ट, जी बी नगर

व्यवसाय: अन्य

पहचानकर्ता : 2

Anurag Sharma

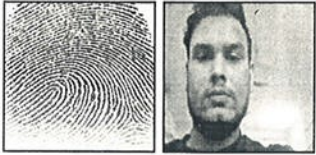


श्री कौशल कुमार, पुत्र श्री अनिल कुमार

निवासी: 19, चौक दुर्गा प्रसाद डिबाई, बुलन्दशहर, उ०प्र०

व्यवसाय: अन्य

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

के० के० शर्मा, प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

27/12/2024

अनुपम मंगलिक

निबंधक लिपिक गौतम बुद्ध नगर

27/12/2024

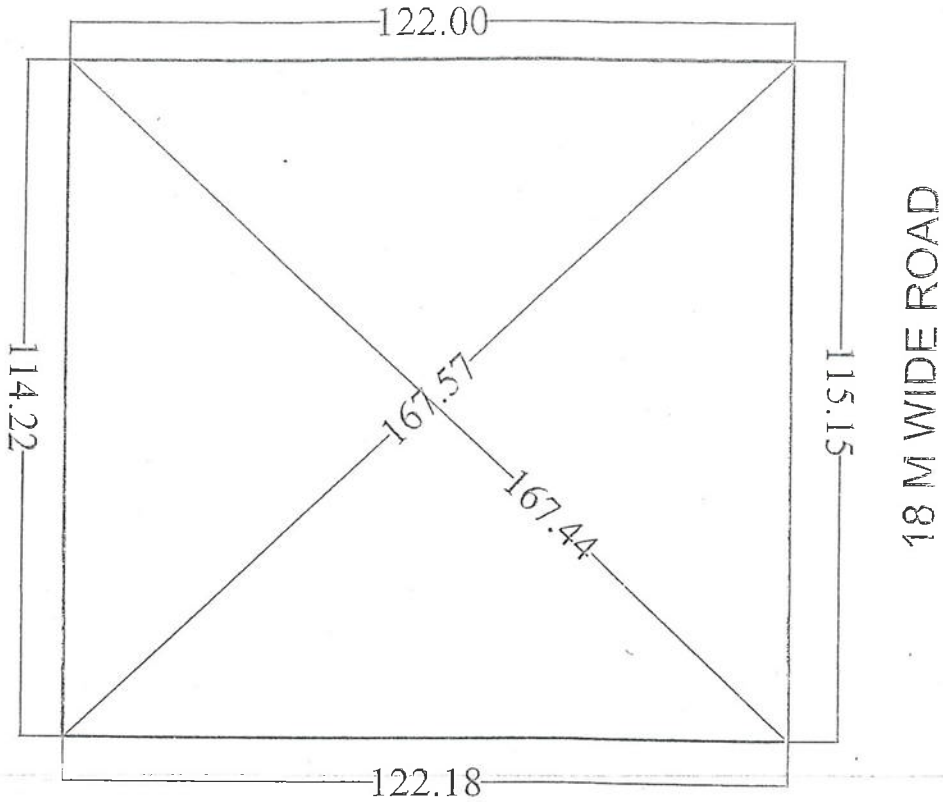
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :



PLOT NO -B255

GREEN BELT

PLOT NO-254 TO 243



18 M WIDE ROAD

For SOBHA LIMITED

Authorised Signatory

TOTAL AREA-14001.00 sqm



SIGN-

SIGN-

POSSESSION TAKEN OVER

POSSESSION HANDLED OVER



REVISED LEASE PLAN

PROJ. DEPTT.

FOR PLOT NO-B255

LAND DEPTT.

SECTOR-36

LAW DEPTT.

GREATER NOIDA

PLNG. DEPTT.

ASST. MANAGER

MANAGER

SR. MANAGER

LEKHPAL

N. TEHSILDAR

TEHSILDAR/O.S.D

A.L.O.

MANAGER

DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



455

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
प्लॉट नं० - 1, सैक्टर - के० पी० -4, ग्रेटर नौएडा
जिला - गौतमबुद्धनगर

पत्रांक:-ग्रे० नौ०/बिल्डर्स/2024//658

दिनांक:- 24/12/2024

सेवा में,

M/s Sobha Limited,
Sobha Sarjapur, Marathahalli, Outer Ring Road,
Devarabisanahalli, Bellandur Post,
Bangalore - 560 103

विषय:- बिल्डर्स भूखण्ड संख्या बी-255, सैक्टर 36 ग्रेटर नौएडा के बड़े हुए एरिया की धनराशि जमा कराने तथा सप्लिमेंटरी डीड निष्पादित कराये जाने के सम्बन्ध में।

महोदय,

कृपया अवगत कराना है कि आपके बिल्डर्स भूखण्ड संख्या -बी-255, सैक्टर - 36 का क्षेत्रफल स्थल की माप के अनुसार 13938.50 वर्गमीटर से 62.50 वर्ग मी० बढ़कर 14001 वर्ग मीटर हो गया है, जिसका संशोधित लीज प्लान संलग्न है।

उपरोक्त बड़े हुए एरिया के सापेक्ष देय धनराशि एवं लीजरेंट/एक मुश्तलीज रेन्ट की धनराशि का विवरण निम्नानुसार है:-

1. बड़े हुए क्षेत्रफल के निम्नानुसार धनराशि जमा की जानी है:-

Excess Area (As per Lease Plan)	62.50 Sq. Mtr.
Rate/Sqm.	1,16,012/- Per sqm.
Total Excess Area Amount (Rs.)	72,50,750.00
GST	As per GST Law
Annual Lease Rent or One Time Lease Rent	72,508.00 or 10,87,617.00 + GST

Note: यदि आपकी कम्पनी जी. एस. टी. में पंजीकृत है तो जी. एस. टी. RCM के अन्तर्गत देय होगा।

2. पट्टा प्रलेख निष्पादन हेतु स्टाम्प पेपर्स सब-रजिस्ट्रार कार्यालय के परामर्श अनुसार क्रय करने होंगे।

3. सब-रजिस्ट्रार कार्यालय के परामर्श के अनुसार पंजीयन शुल्क का भुगतान सब रजिस्ट्रार कार्यालय में करना होगा।


प्रबन्धक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

For SOBHA LIMITED


Authorized Signatory





4. प्राधिकृत व्यक्ति के बैंक/राजपत्रित अधिकारी द्वारा प्रमाणित नमूने हस्ताक्षर एवं पासपोर्ट आकार के पॉच फोटोग्राफ ।

अतः आपसे अनुरोध है कि उपरोक्तानुसार यथाशीघ्र वांछित धनराशि जमा कराते हुए बढे हुए एरिया की सफ्लिमेंटरी डीड निष्पादित कराने का कष्ट करें ।



भवदीय,

प्रबन्धक (बिल्डर्स)

मेट्रो एमएल प्राधिकरण

24/11/24
प्रबन्धक (बिल्डर्स)
cl

for SOBHA LIMITED

Authorised Signatory





PASSION AT WORK

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON THURSDAY THE 17TH DAY OF OCTOBER 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 'SOBHA', SARJAPUR - MARATHALLI OUTER RING ROAD (ORR) DEVARBISANAHALLI, BELLANDUR POST BANGALORE - 560103 WHICH COMMENCED AT 11:00 A.M. AND CONCLUDED AT 11:30 A.M.

"RESOLVED THAT the consent of the Committee of the Board of Directors of the Company be and is hereby accorded to enter into a Lease Deed ("the Deed") with Greater Noida Industrial Development Authority to take following allotted plot situated at Sector 36, Greater Noida on a leasehold basis as per the terms and conditions set out in the Deed for the purpose of developing residential group housing project on the aforesaid plot:

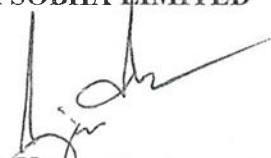
Sr. No.	Plot No.	Allotment No.	Allotment cum Intimation Letter
1	PLOT No. B-255, Sector 36	BRS-01/2023-2400001	GNIDA/BRS-01/2023-2024/1257

RESOLVED FURTHER THAT Mr. Arvind Kumar, Area Head - Greater Noida, (hereinafter referred to as "Authorised Signatories") be and is hereby authorised to sign, seal and execute the Deed and any other documents, agreements deeds incidental to the Deed with a power to supplement or amend the Deed and to sign other papers, indemnities and to take necessary steps to give effect to the above resolution for and on behalf of the Company and do all such acts, deeds, writings and things to finalise the above.

RESOLVED FURTHER THAT Mr. Arvind Kumar be and is hereby authorised to admit execution and register such Lease Deed and other document(s) at the sub-Registrar's office and also to collect original registered documents from office of the Sub-Registrar on behalf of the Company.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories is in the employment of Sobha Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which the Authorised Signatories ceases to be in employment of Sobha Limited or any of its affiliate companies/entities."

FOR SOBHA LIMITED


Bijan Kumar Dash
Company Secretary & Compliance Officer
Membership No. ACS 17222



For SOBHA LIMITED


Authorised Signatory



SOBHA LIMITED

Regd & Corporate Office: 'SOBHA', Sarjapur-Marathahalli Outer Ring Road, Bellandur Post, Bengaluru, Karnataka-560103
CIN: I45201KA1995PLC018475 | Tel: +91 80 49320000 | www.sobha.com



4. The Lessee has paid annual lease rent of additional allotted plot area of 62.50 sq. mtr. amounting Rs. 72,508 /- vide challan/Transaction No. TRN2773539601 dated 21.12.2024

All the other terms and conditions of the Lease Deed and Allotment letter or any other subsequent order by the Lessor in regard to the terms and conditions as may be amended by the Authority from time to time on the allotted property type shall remain applicable and binding upon the Lessee. Therefore this Supplementary Deed of the Lease is being executed on 26th day of December, 2024 in the presence of following witnesses:

WITNESSES:-

Anurag Sharma
1. *A-1002, Arihant Arden..*
Plot No. G.H.-07 A. G. Noida
West.

2.

KAUSHAL KUMAR
S/o. ANIL KUMAR
R/o 19 Chowk Durga Prasad
Debai Bulandshahr U.P.-202393

Stah
For and on behalf of LESSOR
प्रपञ्च (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

For SOBHA LIMITED



SKumar
Authorised Signatory

For and on behalf of LESSEE

आवेदन सं०: 202400743111250

बही संख्या 1 जिल्द संख्या 46202 के पृष्ठ 1 से 20 तक क्रमांक 42564 पर दिनांक
27/12/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



के० के० शर्मा, प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

27/12/2024

प्रिंट करें

