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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Base Certificate No.	: IN-UP04269159374205Q
Certificate No.	: IN-UP04290508437681Q
Certificate Issued Date	: 19-Mar-2018 03:02 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105158781944887Q
Purchased by	: KAMROOP INFRABUILD PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO.GH-1B(3), SECTOR-ITA-II, GREATER NOIDA (U.P.) AREA-20073.90 SQ.MTR
Consideration Price (Rs.)	: 48,91,07,544 (Forty Eight Crore Ninety One Lakh Seven Thousand Five Hundred And Forty Four only)
First Party	: GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: KAMROOP INFRABUILD PVT LTD
Stamp Duty Paid By	: KAMROOP INFRABUILD PVT LTD
Stamp Duty Amount(Rs.)	: 19,75,100 (Ninteen Lakh Seventy Five Thousand One Hundred only)



Please write or type below this line-----

For Kamroop Infrabuild Pvt. Ltd.

For Kamroop Infrabuild Pvt. Ltd.
Authorised Signatory

Director

Kab
19/3/18

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Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shownamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. All details are subject to change without any notice.

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No.	: IN-UP04269159374205Q
Certificate Issued Date	: 14-Mar-2018 03:12 PM
Account Reference	: SHCIL (FI) upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105134659085350Q
Purchased by	: KAMROOP INFRABUILD PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO.GH-1B(3), SECTOR-ITA-II, GREATER NOIDA (U.P.) AREA-20073.90 SQ.MTR
Consideration Price (Rs.)	: 48,91,07,544 (Forty Eight Crore Ninety One Lakh Seven Thousand Five Hundred And Forty Four only)
First Party	: GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: KAMROOP INFRABUILD PVT LTD
Stamp Duty Paid By	: KAMROOP INFRABUILD PVT LTD
Stamp Duty Amount(Rs.)	: 2,71,45,500 (Two Crore Seventy One Lakh Forty Five Thousand Five Hundred only)



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14-Mar-2018 03:12 PM

For Kamroop Infrabuild Pvt. Ltd.
For Kamroop Infrabuild Pvt. Ltd.
Authorised Signatory
Director

0005197178

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shrcstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The stamp of the Government of Uttar Pradesh is required for the validity of this Certificate.



For Kamroop Infrabuild Pvt. Ltd.

Director

A handwritten signature in blue ink, written over the word "Director". The signature is stylized and appears to be a cursive representation of a name.



LEASE DEED

This Lease Deed made on 16 day of March, 2018 between the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, Plot No.1, Sector-Knowledge Park-IV, Greater Noida Dist. Gautam Budh Nagar (U.P.) 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. **KAMROOP INFRABUILD PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at The Corenthum Tower A-134, 3rd Floor, Sector-62, Noida (U.P.) through its authorized signatory Mr. Rajan Kumar Jha S/o. Sh. Yoganand Jha R/o F-4, A-31, Shalimar Garden Ext.-2, Sahibabad, Ghaziabad (U.P.) duly authorized by its Board of Directors vide Resolution dated 07.03.2018 (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 Group Housing Residential Flats and/or Residential Plots (in case of plotted development) according to the setbacks and building plan approved by the Lessor.

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

1. **SJP INFRACON LIMITED- LEAD MEMBER**
2. **SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER**
3. **SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER**
4. **SJP INDIA ASSOCIATES- RELEVANT MEMBER**

the Plot No. GH-01B, SECTOR-ETA-II, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROP/BRS-01/2014-15/1444, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1590, dated 07.08.2014 and for the


LESSOR

For Kamroop Infrabuild Pvt. Ltd.

For Kamroop Infrabuild Pvt. Ltd.

Director


LESSEE Signatory

पट्टा विलेख 30 वर्ष से अधिक।

प्रतिफल- 582411328 स्टाम्प शुल्क- 29120000 बाजारी मूल्य - 582412000 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 10000 योग - 30000

श्री मैसर्स कामरूप इन्फ्राबिल्ड प्रा० लि० द्वारा
राजन कुमार झा अधिकृत पदाधिकारी प्रतिनिधि
पुत्र श्री योगानन्द झा
व्यवसाय लौकरी

नियमासी: एक-4, ए-31, सालीमार गार्डन एक्स-2, साहिबाबाद, गाजियाबाद ड०ए०

One



श्री. मैसर्स कामरूप इन्फ्राबिल्ड प्रा० लि० द्वारा

राजन कुमार झा अधिकृत
पदाधिकारी प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
19/03/2018 एव 05:20:21 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्तक्षेप

G

रमेश श्रीवास्तव

उप निबंधक सदर नगर नौगांव

गौतम बुद्ध नगर



For Kamrup Infrabuild Pvt. Ltd.

Director

development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-01/2014-15). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	SJP INFRACON LIMITED	55%	Lead Member
2.	SRP BUILDWELL PRIVATE LIMITED	15%	Relevant Member
3.	SJP HOTELS & RESORTS PRIVATE LIMITED	15%	Relevant Member
4.	SJP INDIA ASSOCIATES	15%	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. SJP Infracon Private Limited** has approached to the Lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No./Sector	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-1B(1), Sector-ETA-II	32050.00	SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER	Relevant Member
2.	GH-1B(2), Sector-ETA-II	23331.25	SJP INFRACON LIMITED- LEAD MEMBER	Relevant Member
3.	GH-1B(3), Sector-ETA-II	20500.00 (Actual Area 20073.90 sqm. As per lease plan)	KAMROOP INFRABUILD PRIVATE LIMITED (SPC OF SJP INFRACON LIMITED- LEAD MEMBER, SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER & SJP INDIA ASSOCIATES- RELEVANT MEMBER)	SPC

Whereas the said consortium has given an undertaking dated 21.09.2015 (copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

LESSOR

For Kamroop Infrabuild Pvt. Ltd.

Director

For Kamroop Infrabuild Pvt. Ltd.

LESSEE

Authorised Signatory

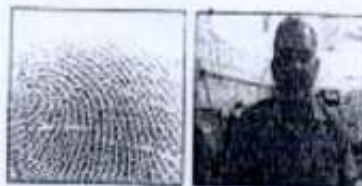
निष्पादन लेखक वाट सुनने व समझने मजमुन व पास धनराशि रु पत्ने खानुसार उक्त पट्टा दाताः ।

श्री येन्ने०ओ०ये०पा० द्वारा प्रबंधक स्नेहलता के द्वारा
संजीव शर्मा, पुत्र श्री मय० श्री रामसरत शर्मा

निवासी येन्ने०ओ०ये०पा०

व्यवसाय: नौकरी

पट्टा गृहीताः ।



श्री मैसर्स कामरूप इन्फ्राबिल्ड प्रा० लि० के द्वारा राजन
कुमार झा, पुत्र श्री योगानन्द झा

निवासी एफ-2, ए-31, सालीमार गार्डन एक्स-2,
साहिबाबाद, गाजियाबाद उ०प्र०

व्यवसाय नौकरी



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री डिल्ली राम, पुत्र श्री नारक प्रसाद

निवासी सी-471, पीटा-1, येन्ने०

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री सोमेश छोकर, पुत्र श्री मोघ राज सिंह

निवासी डी-11129, गौड गीन सिटी, गौजियाबाद

व्यवसाय: नौकरी



ने की । प्रत्यक्षतः भट्ट साक्षिणी के बिना उक्त
नियमानुसार लिए गए हैं।
टिप्पणी:



प्रतिस्वीकरण अधिकारी के हस्ताक्षर

रमेश श्रीवास्तव

उप निबंधक : सदर गेट नौकरी

गौतम बुद्ध नगर

For Kamroop Infrabuild Pvt. Ltd.

Director

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s. KAMROOP INFRABUILD PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(c) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No.GH-1B(3), Sector-ETA-II, Greater Noida measuring 20073.90 square meter vide letter dated 25.05.2017.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. KAMROOP INFRABUILD PRIVATE LIMITED (Lessee)** having its registered office at The Coentum Tower A-134, 3rd Floor, Sector -62, Noida (U.P.) shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-1B(3), Sector-ETA-II, Greater Noida. Accordingly, lease deed in favour of **M/s. KAMROOP INFRABUILD PRIVATE LIMITED (lessee)** for Builders Residential / Large Group Housing Sub Divided Plot No. GH-1B(3), Sector-ETA-II, Greater Noida measuring 20073.90 square meter is being executed through this lease deed.

The lead member of the consortium shall have to retain at least 26% of the shareholding as per MOA, till the completion certificate of at least one phase of the project or 40% construction of total FAR is obtained from Greater NOIDA Authority.


(i). **NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total premium of the sub divided plot (having area 20073.90 sq.m) is **Rs. 48,91,07,544.00** (Rupees Forty Eight Crores Ninety One Lakh Seven Thousand Five Hundred Forty Four only) out of which amount **Rs. 10,62,73,544.00** have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance premium i.e. **Rs. 38,28,34,000.00** of the plot along with interest (Rs.43,81,61,379.00 as on 25.05.2017) shall be payable in 11 half yearly installments along with @11% p.a. as per re-scheduled payment plan in the following manner :-

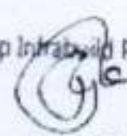
Sl. No.	Due date	Payable Premium	Payable Interest	Total payable installment	Balance premium
1	05.11.2017	39832853.00	23192542.00	63025395.00	398328526.00
2	05.05.2018	39832853.00	21908068.93	61740921.93	358485673.00

For Kamroop Infrabuild Pvt. Ltd.


LESSOR


Director

For Kamroop Infrabuild Pvt. Ltd.


LESSEE

Authorized Signatory 3

INSTALLMENT NO. 3	05.11.2018	39832853.00	19717262.02	69550115.02	318662820.00
INSTALLMENT NO. 4	05.05.2019	39832853.00	17526455.10	57359308.10	278829967.00
INSTALLMENT NO. 5	05.11.2019	39832853.00	15335648.14	55168501.19	238997114.00
INSTALLMENT NO. 6	05.05.2020	39832853.00	13144841.27	52977694.27	199164251.00
INSTALLMENT NO. 7	05.11.2020	39832853.00	10954034.36	50786887.36	159331408.00
INSTALLMENT NO. 8	05.05.2021	39832853.00	8763227.44	48596080.44	112428555.00
INSTALLMENT NO. 9	05.11.2021	39832853.00	6572420.53	46405273.53	79665702.00
INSTALLMENT NO. 10	05.05.2022	39832853.00	4381913.61	44214466.61	39832849.00
INSTALLMENT NO. 11	05.11.2022	39832853.00	2190806.70	42023659.70	

In case of default in depositing the installments or any payment, interest @ 14% 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/Noida. The Lessee should clearly indicate his 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 communication of the said additional land.

Lab
LESSOR

For Kamroop Infrabuild Pvt. Ltd.

Director

For Kamroop Infrabuild Pvt. Ltd.

LESSEE
Authorized Signatory

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.

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 @ 14% 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 installment 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 paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Builders Residential / Large Group Housing (Sub Divided) Plot No. **GH-1B(3), SECTOR-ETA-II, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **20073.90 Sq. mtrs.** be the same a little more or less and bounded:

On the North by	:] As per Lease Plan attached
On the South by	:	
On the East by	:	
On the West by	:	

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

LESSOR

For Kamroop Infrabuild Pvt. Ltd.

Director

For Kamroop Infrabuild Pvt. Ltd.

LESSEE Authorized Signatory

commencing from 16 day of March, 2018 except and always reserving to the Lessor.

1. 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.
2. The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & 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 enjoy the same without providing or leaving any vertical 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.

(ii) **AND THE LESSEE DOTH 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. 48,91,075/- as annual lease rent being 1% of the plot premium.
 - (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 @14% 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, at the rate of lease rent prevailing at that time, as "One Time Lease Rent" unless the GNIDA decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent

LESSOR

For Kamroop Infrabuild Pvt. Ltd.

Director

For Kamroop Infrabuild Pvt. Ltd.

LESSEE

be transferable with prior approval of the Authority as per the following conditions:-

- (i) The dues of GNIDA 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) Transferee should have financial qualification as fixed for the allotment i.e. as described in clause D-2 of scheme brochure in case of sub-divided plots.
- (iv) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (v) The sub-lessee undertakes to put to use the premises for the residential use only.
- (vi) The lessee has obtained building occupancy certificate from Building Cell, GNIDA.
- (vii) First sale/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 Authority in writing.
- (viii) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- (ix) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

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 structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration 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

LESSOR

For Kamroop Infrabuild Pvt. Ltd.

Director

For Kamroop Infrabuild Pvt. Ltd.

LESSEE

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

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.

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's 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(s)/flats or for the structure time 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.

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The Lessee shall have to plan a maintenance program whereby the entire demised premises and buildings shall be kept:-
 - a) in a state of good condition to the satisfaction of the Lessor at all times.


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


Director

For Kamroop Infrabuild Pvt. Ltd.


Authorized Signatory

LESSEE

b) and to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place.

3. The Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.

4. In case of non-compliance of terms and directions of Authority, the Authority 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 maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other Authority 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 U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

CANCELLATION OF LEASE DEED

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

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/allottee/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 Authority with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The

For Kamroop Infrabuild Pvt. Ltd.

Slah
LESSOR

[Signature]
Director

For Kamroop Infrabuild Pvt. Ltd.

[Signature]
LESSEE/Authorised Signatory

- balance, if any, shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in para Y1 above, the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Authority and no claim whatsoever shall be entertained in this regard.

OTHER CLAUSES


1. The Lessor reserves the right to make such additions / alternations 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 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 Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad


LESSOR


For Kamroop Infrabuild Pvt. Ltd.


Director

For Kamroop Infrabuild Pvt. Ltd.


LESSEE Authorised Signatory

6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) 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 livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for 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. The Lease shall be subject to the provision of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act 2010.


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


Director

For Kamroop Infrabuild Pvt. Ltd.

Authorized Signatory
LESSEE 16

16. All terms and conditions of brochure of BRS-01/2014-15 and its corrigendum's, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee

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

In presence of:

Witnesses:

[Signature]
 Dilli Ram Singh
 Tarun Bagrod
 C-474, Bada-1
 Aneta Noida

[Signature]
For and on behalf of LESSOR

For Kamroop Infrabuild Pvt. Ltd.

[Signature]

Authorised Signatory

For and on behalf of LESSEE

[Signature]

Sumesh Chandra Singh

Megraj Singh No D-1029

गौरी गौरी गौरी

For Kamroop Infrabuild Pvt. Ltd.

Director

[Signature]

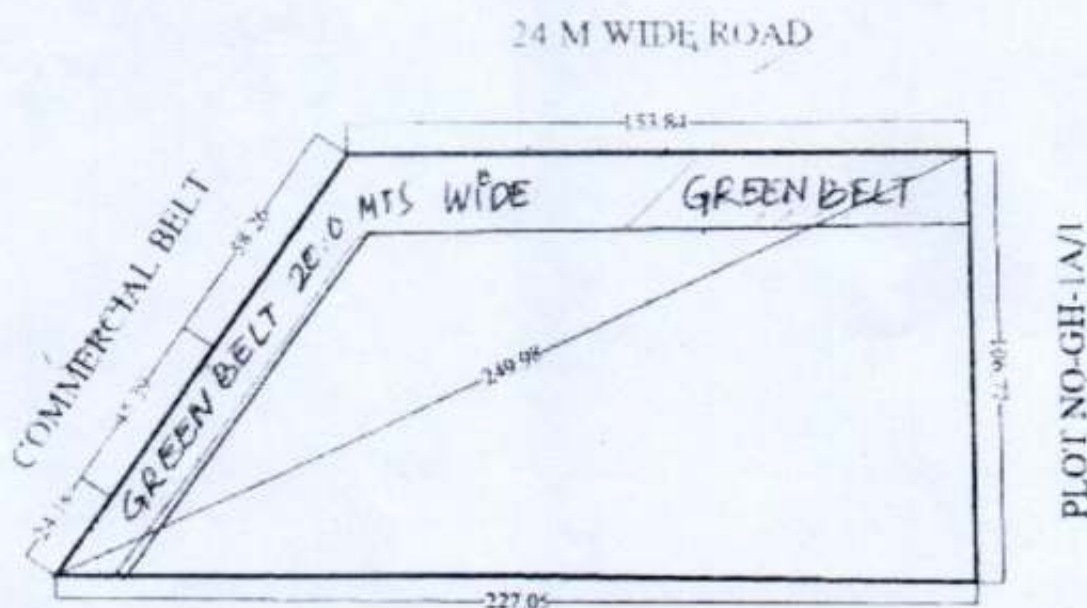
LESSOR

For Kamroop Infrabuild Pvt. Ltd.

[Signature]

Authorised Signatory

LESSEE



PLOT NO-GH-1B(1), 1B(2)

For Kamroop Infrabuild Pvt. Ltd.

Authorised Signatory

AREA-20073.90 SQM

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDLED OVER			N ↑
<i>Per view</i> LEASE PLAN OF PLOT NO.GH-1B(3) SECTOR ETA-2 GREATER NOIDA	PROJ. DEPTT	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	LAND. DEPTT	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	LAW DEPTT	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	PLANIG. DEPTT	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

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Volume

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वही संख्या । जिल्द संख्या 27064 के पृष्ठ 147 से 198 तक
क्रमांक 8317 पर दिनांक 19/03/2018 को रजिस्ट्रीकृत किया गया ।

Date made

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश्वर श्रीवास्तव

उप निबंधक : सदर गेटर नोएडा

गौतम बुद्ध नगर



Kamroop Infrabuild Pvt. Ltd.

Director