

21057

74

१) क्रम संख्या.....  
कर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)  
र्थना-पत्र प्रस्तुत करने का दिनांक.....  
र्ता या प्रार्थी का नाम.....  
प्रकार.....  
की धनराशि.....  
स्वीकरण शुल्क.....  
लिपिकरण शुल्क.....  
क्षक या तलाश के लिए शुल्क.....  
तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....  
मीशन शुल्क.....  
विध.....  
त्रिक भत्ता.....  
रुकावट.....  
मूल करने की दिनांक.....  
जब लेख प्रतिलिपि या तलाश प्रमाणित होगी.....  
पस करने के लिए प्रमाणित होगा.....  
स्वीकरण अधिकारी के हस्ताक्षर.....

अभिषेक बंसल  
3105000000

1810000000  
26/01/2013

सचिव, राजस्त्रा  
(वि. नो. 100)  
श्रीम. सुन्दर (उ. 100)



## GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

### POSSESSION CERTIFICATE

Letter No. PROP/BRS-04/2013/231  
Date 27-08-2013

Plot Code —  
Allotment No. PROP/BRS-04/2010  
Plot No. GH-16D  
Block No. —  
Sector 01

Lessee / Allottee's Name  
& Address M/s. ALPINE INFRA-PROJECTS PVT. LTD.  
Office No. 7, RBI Colony Market,  
Hauz Khas, New Delhi

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

13800 Sq. mtr.

Site plan of the plot is enclosed herewith.

GH-16D

I/We have taken over possession of the plot No. ....Block No. ....Sector 01 on 27/8/13

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

[Signature]  
Manager (Builders)

Greater Noida Indl. Dev. Authority

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

For Alpine Infraprojects Pvt. L.

[Signature]

Authorised Signatory

Signature of the lessee

Copy to

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

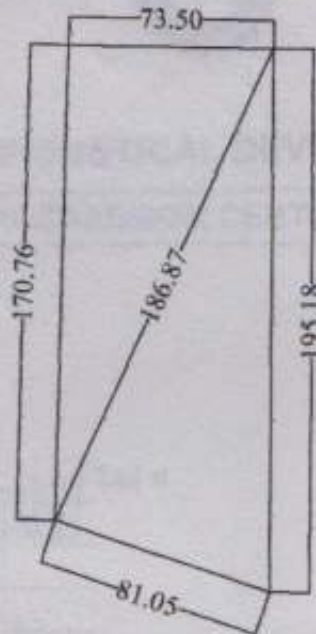
[Signature]  
Manager (Builders)  
Greater Noida Indl. Dev. Authority

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



24.0M WIDE ROAD

PLOT GH.16C



PLOT NO-GH.16E

75.00 M WIDE GREEN BELT

60.00 M WIDE ROAD

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Pvt. L.

*Abhishek*

Authorized Signatory

AREA=13800.00 SQM

NOTE - DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND  
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER			
<b>LEASE PLAN OF PLOT NO.-GH.16D SECTOR- 01 GREATER NOIDA</b>	PROJ. DEPTT	 ASSIST. MANAGER	 MANAGER	 PR. MANAGER
	LAND. DEPTT	 LEKHPAL	 NAYAB TAHSEEL DAR	 TAHSEEL DAR
	LAW. DEPTT	 A.L.O.		 MANAGER
	PLANIG. DEPTT	 SR. DRAUGHTSMAN		 SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



T-21057/13



उत्तर प्रदेश UTTAR PRADESH

Learn. Deed

22AA 186039

Stamp Duty Paid in Cash Certificate in favour of M/S ALPINE INFRAPROJECTS PVT. LTD.  
Tower B, G. Floor, Tapasya Corp Heights, Sec-128 NOIDA  
In Pursuance of the order of the Collector  
No. 110010 Dated 30/05/13 Passed under  
section 10-A of the Stamp Act. It is certified that  
an amount of Rs. 15,18,000/- Rs. one crore fifty one lac Eighty thousand  
(In words Rs. one crore fifty one lac Eighty thousand)  
has been Paid in Cash as stamp Duty in Respect  
of this instrument in the State Bank of India/  
Treasury/Sub Treasury of NOIDA  
by Challen No. 5090014 Dated 31-05-13  
a Copy of Which is annexed herewith.

Date 31/05/13

(88)  
Officer in Charge  
Treasury  
R. Gautam Budh Nagar

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited  
Abhishek  
Authorised Signatory





M/S Alpine Infoprojects Pvt Ltd  
Sec - 126 Noida.



कार्यालय काबागाँव

05 JUN 2013

वसिष्ठ काबागाँव

मोहम बुद्ध

16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 776082

LEASE DEED OF

V/S ALPINE INFRAPROJECTS PVT  
LTD

For Alpine Infraprojects Private Limited

*Abhishek*

Authorised Signatory

Manager (Bidders)

Greater Noida Industrial Authority





M/s Alpine Enterprises Pvt. Ltd.  
Gr. Noide

पट्टा विलेख (90 वर्ष )  
310,500,000.00 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द संग्रहण

मै0 एलपाइन इन्फ्रा प्रोजेक्ट्स प्रा0लि0द्वारा अभिषेक बंसल  
पुत्र श्री हरिओम बंसल  
व्यवसाय व्यापार

निवासी स्थायी आफिस नं0-7 आर0बी0आई0कालोनी मार्केट होजखास नई दिल्ली  
अस्थायी पता आफिस नं0-7 आर0बी0आई0कालोनी मार्केट होजखास नई दिल्ली  
ने यह लेखपत्र इस कार्यालय में दिनांक 26/8/2013 समय 4:55PM  
बने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यदिध)  
उपनिबन्धक सदर

गौतमबुद्धनगर  
26/8/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
पट्टा दाता

श्री संजीव कुमार शर्मा  
प्रतिनिधि ग्रे0नी0औ0वि0प्रा0द्वारा विवेक गोयल  
(प्र0स0)  
पुत्र श्री  
पुत्र/पत्नी श्री पेशा नौकरी

पट्टा गृहीता

मै0 एलपाइन इन्फ्रा प्रोजेक्ट्स प्रा0लि0द्वारा अभिषेक  
बंसल  
पुत्र श्री हरिओम बंसल  
पेशा व्यापार  
निवासी आफिस नं0-7 आर0बी0आई0कालोनी मार्केट  
होजखास नई दिल्ली





भारतीय गैर न्यायिक INDIA NON JUDICIAL

कार्यालय कोषागार

05 JUN 2010

वरिष्ठ कोषाधिकारी  
महोदय

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

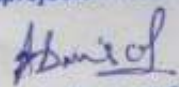
उत्तर प्रदेश UTTAR PRADESH

C 776083

Lease deed of the Alpine  
Infraprojects Pvt Ltd

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited

  
Authorised Signatory



912 \*  
 911 \* ये शामिल  
 किया गया।  
 05 JUN 2013  
 रोक दिया  
 \* कोणार गौतम बुद्ध नगर \*

ने निष्पादन स्वीकार किया।  
 जिनकी पहचान श्री आकाश  
 पुत्र श्री अब्दुल रसीद  
 पेशा नीकरी

निवासी एच-194 गामा-2 ग्रेटर नोएडा

व श्री पीतम सिंह  
 पुत्र श्री राम प्रसाद सिंह  
 पेशा

निवासी मकान नं0-7 आदर्श नगर-1 बिहाइन्ड ए ब्लॉक नन्द ग्राम  
 ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)  
 उपनिबन्धक सदर  
 गौतमबुद्धनगर  
 26/8/2013



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

अच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 776084

Lease deed of the ALPINE  
INFRA PROJECTS Pvt Ltd

Manager (Builders)

Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited

*Abdul*

Authorised Signatory



नं. ११२ २  
 में शामिल  
 किया गया।  
**05 JUN 2013**  
 रोहतास  
 \* कोलकाता नौतम बुद्ध नगर \*

पट्टा दाता

Registration No.: 21057

Year: 2013

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेटर नौएछा नौकरी

ग्रेटर नौएछा

नौकरी



संजीव कुमार शर्मा  
 प्रतिनिधि ग्रेटर नौएछा नौकरी



कार्यालय कोषागार

05 JUN 2013

वरिष्ठ कोषाधिकारी  
गीतम भुज

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 776085

Lease deed of VVLS ALPINE  
INFRAPROJECTS Pvt Ltd

Manager (Bullfinch)  
Greater Noida Industrial Authority

For Alpine Infraprojects Private Limited

Authorised Signatory



नं. ११५ क. १११ ने शामिल  
 किया गया।  
**05 JUN 2013**  
 रोकथाम  
 \* कोलकाता गौतम बुद्ध नगर \*

पट्टा गृहीता

Registration No. : 21057

Year : 2,013

Book No. : 1

0201 मै0.एलपाइन इन्फ्रा प्रोजेक्ट्स प्रा0लि0द्वारा अभिषेक बंसल  
 हरिओम बंसल  
 आफिस नं0-7 आर0बी0आई0कालोनी मार्केट हीजखास नई दिल्ली  
 व्यापार



Handwritten notes in blue ink, including the number 6306 and other illegible text.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

कार्यालय कोषागार

05 JUN 2013

वर्तमान कोषागार

मौल्य तुलना

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

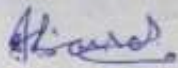
उत्तर प्रदेश UTTAR PRADESH

C 776086

Lease deed of the ALPINE  
INFRA PROJECTS Pvt Ltd

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited

  
Authorised Signatory



नं. १११  
 १११  
 ०५ JUN 2013  
 रोकादिगा  
 \* कोषागार गीतम बुद्ध नगर \*

०५ JUN 2013  
 १११  
 १११

१११ १११ १११  
 १११ १११ १११



For Private Circulation  
 Authorized Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

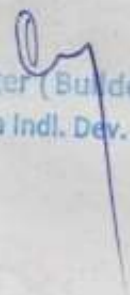
C 776087

Lease deed of the ALPN

INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

  
Authorised Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



Author's address: [volker@sig.uni-kl.de](mailto:volker@sig.uni-kl.de)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

कार्यालय कोषागार

05 JUN 2011

वरिष्ठ कोषागार अधिकारी  
गौरीगढ़ बुन्देलखण्ड

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

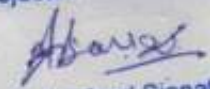
उत्तर प्रदेश UTTAR PRADESH

C 776088

1  
Lease deed of  
Plt ALPINE INFRAPROJECTS  
Per Ld

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited

  
Authorised Signatory



917 911 में शामिल  
 किया गया।  
**05 JUN 2013**  
 रोकडिया  
 \* कोणानगर गौतम बुद्ध नगर \*

230000

For  
 Mr. A. P. Singh  
 230000

For Agave Infrastructure Private Limited  
 Authorized Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

कार्यालय कोषागार

05 JUN 2013

वरिष्ठ कोषाध्यक्ष

गीताम बुद्ध

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

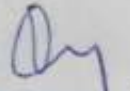
उत्तर प्रदेश UTTAR PRADESH

C 776089

1  
Leave Decd of M/s ALPINE  
INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

  
Authorized Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



भारत गैर न्यायिक इंडिया नॉन जूडिशियल

नं. 970  
मे शामिल  
किया गया। 911  
05 JUN 2013  
रोक दिया  
\* कोणगाव शीतम दुध नगर \*

25000

C 77083

उत्तर प्रदेश

आपका पत्र 25/06/2013 को  
मिला गया है

For All India Private Limited  
Authorized Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये



सत्यमेव जयते  
INDIA

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 776090

1  
Lease deed of the ALPINA  
INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

Authorised Signatory

Manager (Builders)  
Greater Noida Indl. Dev. Authority



नं. ११९  
 दिनांक ११  
 ०५ JUN 2013  
 रोकडिया  
 \* कोणार्गार गौतम बुद्ध नगर \*

25000

२५१९५५  
 २७३८०९९९७५८८

For Apsara Information Private Limited  
 Authorized Signatory



कार्यालय काषागार

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

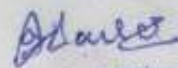
TWENTY FIVE THOUSAND RUPEES

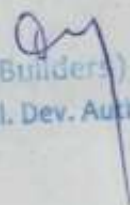
उत्तर प्रदेश UTTAR PRADESH

C 776091

Lease deed of the ALPINE  
INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

  
Authorised Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



नं. १२० रु. १११  
 किया गया।  
 05 JUN 2013  
 रोल्डिया  
 \* कोलकाता गीतम बुद्ध नगर \*

25000

भारत का नया

0 175091

उत्तर प्रदेश

२०१६ के लिए  
 उत्तर प्रदेश

For further information please contact

Authorised Signatory



कार्यालय कापगार

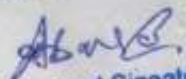


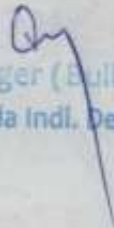
उत्तर प्रदेश UTTAR PRADESH

C 776092

Lenc Jced ए जल् ALPINE  
SNFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

  
Authorised Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



नं. १२१ क. १  
 १११ मे सम्पिल  
 किया गया।  
**05 JUN 2013**  
 रोकदिया  
 \* कोषागार गौतम बुद्ध नगर \*

25000

पञ्चमहायान

0 176035

उत्तर प्रदेश

उत्तर प्रदेश  
 गौतम बुद्ध नगर  
 कोषागार

For All India Private Limited

Authorized Signatory



कार्यालय कोषागार

05 JUN 2013

वसिष्ठ कोषागार  
गोतम बुद्ध रोड

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 776093

Letter Decd of Mr ALPINE  
INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

Authorised Signatory

Manager (Builders)  
Greater Noida Indl. Dev. Authority



नं. 922 क. 1  
 किया गया। 911 मे शामिल  
 05 JUN 2013  
 रोक दिया  
 \* सोपानगर गौतम बुद्ध नगर \*

05 JUN 2013  
 11:30 AM  
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C 176093

05 JUN 2013

उत्तर प्रदेश

कमरे 0000 में 1000

2230709949999

For All India International Private Limited

Authorized Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

कार्यालय को. १११२

१५ JUN 2013

वारीष्ठ कोषाध्यक्ष  
गीताम बुद्ध नग

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 776094

Learn Deed of the  
ALPINE INFRA PROJECTS  
Plot No

For Alpine Infracore Private Limited

*[Signature]*  
Authorised Signatory

*[Signature]*  
Manager (Builders)

Greater Noida Indl. Dev. Authority



नं. १२३४५६७८९०  
 मई मासित  
 कियदा गया।  
 ०५ JUN २०१३  
 रोकदिया  
 \* लखनऊ \* गीतम बुद्ध नगर \*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹. 20000

बीस हजार रुपये

TWENTY  
THOUSAND RUPEES

Rs. 20000

INDIA

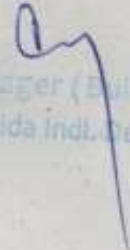
उत्तर प्रदेश UTTAR PRADESH

A 626649

Lease deed of 700 ALPINE  
INFRAPROJECTS Pvt Ltd

For Alpine Infraprojects Private Limited

  
Authorised Signatory

  
Manager (Buliding)  
Greater Noida Indl. Dev. Authority



नं. 924 रु. 1/-  
 किया गया। 911 शामिल  
**05 JUN 2013**  
 रोकड़िया  
 \* कोषागार गीतम बुद्ध नगर \*



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Handwritten text in Hindi, likely a signature or address, including the word 'आप' (You) and 'को' (to).

Authorised Signatory  
 For Arvind Industries Private Limited



## **LEASE DEED**

This Lease Deed made on 26 day of July **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. ALPINE INFRA PROJECTS PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at Office No.7, RBI Colony Market, Hauz khas, New Delhi through its Authorised Signatory Mr. Abhishek Bansal S/o. Mr. Hariom Bansal R/o. Grand Omaxe Tower, Alexandria-E, Flat No. 106, Sector-93B, Noida-201301 duly authorized by its Board of Directors vide Resolution dated 03.06.2013 (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.

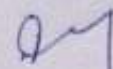
AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved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

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

1. **ALPINE TOWNSHIP PRIVATE LIMITED- LEAD MEMBER**
2. **SOLARIS INFRA PROJECTS PRIVATE LIMITED- RELEVANT MEMBER**
3. **MMR INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED- RELEVANT MEMBER**
4. **UNITY INFRA PROJECTS LIMITED- RELEVANT MEMBER**

the Plot No. GH-16, SECTOR-01, GREATER NOIDA, area 136841 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/282 dated 14.01.2011 and Allotment Letter No.PROP/BRS-04/2011/395, dated 01.03.2011 for the 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-04/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	<b>ALPINE TOWNSHIP PRIVATE LIMITED</b>	33%	LEAD MEMBER

  
LESSOR (Lenders)  
GREATER NOIDA INDUSTRIAL Dev. Authority

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For Alpine Infraprojects Private Limited

  
LESSEE  
Authorised Signatory



2.	<b>SOLARIS INFRA PROJECTS PRIVATE LIMITED</b>	31%	RELEVANT MEMBER
3.	<b>MMR INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED</b>	31%	RELEVANT MEMBER
4.	<b>UNITY INFRA PROJECTS LIMITED</b>	5%	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. ALPINE TOWNSHIP 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-16A	Sector-1	42420.17	<b>M/s. MMR Infrastructure Developers Pvt. Ltd.</b>	Relevant Member
2.	GH-16B	Sector-1	10000.10	<b>M/s. Solaris Realtech Pvt. Ltd.</b> (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
3.	GH-16C	Sector-1	14000.30	<b>M/s. Citycon Buildwell Pvt. Ltd.</b> (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
4.	GH-16D	<b>Sector-1</b>	13800.00	<b>M/s. Alpine Infraprojects Pvt. Ltd.</b> (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
5.	GH-16E	Sector-1	32000.40	<b>M/s. Future World Green Homes Pvt. Ltd.</b> (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC
6.	GH-16F	Sector-1	24620.00	<b>M/s. Solaris Infraprojects Pvt. Ltd.</b> (SPC of M/s. Alpine Township Pvt Ltd. - Lead Member, M/s. Solaris Infra Projects Pvt. Ltd., M/s. Unity Infra Projects Ltd. - Relevant Member)	SPC

Whereas the said registered consortium has given an undertaking dated 07.05.2013 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.

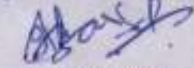
Whereas the lessor approved the aforesaid sub-division vide letter No. Prop/BRS/2013/1367, dated 02.05.2013 and name and status of **M/S. ALPINE INFRA PROJECTS PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme. Accordingly lessee has to develop and market the project on demarcated/sub-divided **Plot No.**

Manager (Builders)  
Greater Noida Indl. Dev. Authority

LESSOR

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For Alpine Infraprojects Private Limited

  
LESSEE  
Authorised Signatory



**GH-16D, Sector-01, Greater Noida measuring 13800 square metre** which land area 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. ALPINE INFRA PROJECTS PRIVATE LIMITED (Lessee)** having its registered office at Office No.7, RBI Colony Market, Hauzkhas, New Delhi shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-16D, Sector-01, 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 BRS-04/2010 scheme.

**A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total proportionate premium of the 13800.00 sq.m. is **Rs. 15,97,35,000.00** (Rs. Fifteen Crore, Ninety Seven Lac Thirty Five Thousand Only) out of which 10% **Rs. 1,59,73,500.00**, which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth 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 installments. After expiry of moratorium period, the balance 90% premium i.e. **Rs. 14,37,61,500.00** of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

Due date	Head	Premium	Interest	Total amount of Instalment	Balance Premium
		Balance 90% premium			
04.08.2011	Instalment No.1 (Paid)	0.00	8625690.00	8625690.00	143761500.00
04.02.2012	Instalment No.2 (Paid)	0.00	8625690.00	8625690.00	143761500.00
04.08.2012	Instalment No.3 (Paid)	0.00	8625690.00	8625690.00	143761500.00
INSTALMENT DUE AFTER ZERO PERIOD					
04.08.2013	Instalment No.4 (Paid)	0.00	8625690.00	8625690.00	143761500.00
04.02.2014	Instalment No.5	8985094.00	8625690.00	17610784.00	134776406.00
04.08.2014	Instalment No.6	8985094.00	8086584.00	17071678.00	125791312.00
04.02.2015	Instalment No.7	8985094.00	7547479.00	16532573.00	116806218.00
04.08.2015	Instalment No.8	8985094.00	7008373.00	15993467.00	107821124.00
04.02.2016	Instalment No.9	8985094.00	6469267.00	15454361.00	98836030.00
04.08.2016	Instalment No.10	8985094.00	5930162.00	14915256.00	89850936.00
04.02.2017	Instalment No.11	8985094.00	5391056.00	14376150.00	80865842.00

  
**LESSOR (Builders)**  
 Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited  
  
**LESSEE**  
 Authorised Signatory



04.08.2017	Instalment No.12	8985094.00	4851951.00	13837045.00	71880748.00
04.02.2018	Instalment No.13	8985094.00	4312845.00	13297939.00	62895654.00
04.08.2018	Instalment No.14	8985094.00	3773739.00	12758833.00	53910560.00
04.02.2019	Instalment No.15	8985094.00	3234634.00	12219728.00	44925466.00
04.08.2019	Instalment No.16	8985094.00	2695528.00	11680622.00	35940372.00
04.02.2020	Instalment No.17	8985094.00	2156422.00	11141516.00	26955278.00
04.08.2020	Instalment No.18	8985094.00	1617317.00	10602411.00	17970184.00
04.02.2021	Instalment No.19	8985094.00	1078211.00	10063305.00	8985090.00
04.08.2021	Instalment No.20	8985094.00	539105.00	9524199.00	0.00

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/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.

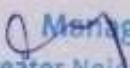
The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

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.

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.

## 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.

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority

LESSOR

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For Alpine Infraprojects Private Limited

  
LESSEE  
Authorised Signatory



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 paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing **Plot No. GH-16D, SECTOR-1, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **13800 Sq. mtrs.** be the same a little more or less and bounded:

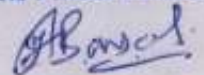
On the North by	:	] As per Lease Plan attached
On the South by	:	
On the East by	:	
On the West by	:	

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 commencing from **26 DAY OF July 2013** except 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 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.

For Alpine Infraprojects Private Limited

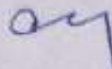


Authorised Signatory

LESSOR

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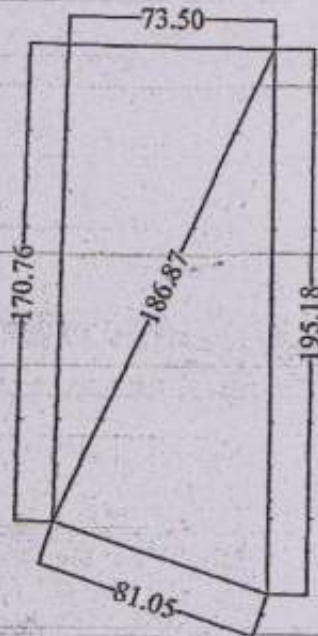
LESSEE

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



24.0M WIDE ROAD

PLOT GH.16C



PLOT NO-GH.16E

75.00 M WIDE GREEN BELT

Manager (Builders)  
Greater Noida Indl. Dev. Authority

60.00 M WIDE ROAD

For Alpine Infraprojects Private Limited  
Authorised Signatory

AREA=13800.00 SQM

NOTE:- DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND  
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

POSSESSION TAKEN OVER ALLOTTEE

SIGN POSSESSION HANDLED OVER



**LEASE PLAN OF  
PLOT NO.-GH.16D  
SECTOR- 01  
GREATER NOIDA**

PROJ. DEPTT

ASST. MANAGER

MANAGER

SR. MANAGER

LAND. DEPTT

LEKHPAL

NAYAB TAHSEEL DAR

TAHSEEL DAR

LAW. DEPTT

A.L.O.

MANAGER

PLANIG. DEPTT

SR. DRAUGHTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



**C. 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. 15,97,350.00** 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.
  - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
  - (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite 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 or its members/sub Lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing 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.

Manager (Builders)  
Greater Noida Indl. Dev. Authority

LESSOR

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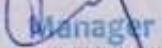
For Alpine Infraprojects Private Limited  
Authorized Signatory  
LESSEE



- 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 plot to 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 phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee 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 flats within 6 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 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.

  
Manager (Builders)  
LESSOR  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited  
  
Authorised Signatory

LESSEE



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 1<sup>st</sup> 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.

- 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 plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	As per Building regulation 2010 Greater Noida.
Maximum permissible FAR	2.75
Set backs	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 pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly

Manager (Builders)  
LESSOR  
Greater Noida Industrial Authority

For Alpine Infraprojects Private Limited  
Authorised Signatory  
LESSEE



issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
  - For first year the penalty shall be 4% of the total premium.
  - For second year the penalty shall be 6% of the total premium.
  - For third year the penalty shall be 8% of the total premium.

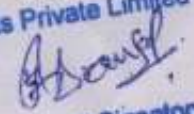
Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

#### 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

  
Manager (Builders)  
LESSOR  
Greater Noida Ind. Dev. Authority

For Alpine Infraprojects Private Limited  
  
Authorised Signatory  
LESSEE



institution(s)/Bank(s). As regards the case 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.

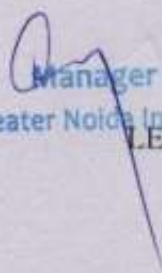
Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority 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 insolvency/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 allotment rate. 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.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater NOIDA Industrial Development Authority.
- (vi) 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 LESSOR in writing.

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority  
LESSOR

For Alpine Infraprojects Private Limited  
  
Authorised Signatory  
LESSEE



- (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 as fixed 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 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 terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

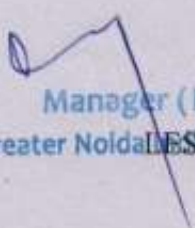
If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed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

**I. LIABILITY TO PAY TAXES**

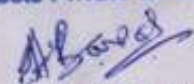
The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

**J. 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

  
Manager (Builders)  
Greater Noida Authority

For Alpine Infraprojects Private Limited

  
Authorised Signatory  
LESSEE



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 1976 and rules made therein.
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.

**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.

Manager (Builders)  
Greater Noida Ind. Dev. Authority  
LESSOR

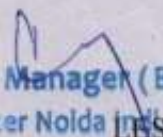
For Alpine Infraprojects Private Limited  
Authorised Signatory  
LESSEE



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 / 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

  
**Manager (Builders)**  
 Greater Noida  
 LESSOR Authority

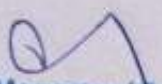
For Alpine Infraprojects Private Limited

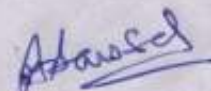
  
**Authorised Signatory**



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. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

For Alpine Infraprojects Private Limited  
  
Authorised Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority  
LESSOR

  
LESSEE



Anx-1



उत्तर प्रदेश UTTAR PRADESH

BK 362980



### Undertaking

This undertaking is signed and executed at Noida on the 07<sup>th</sup> Day of May 2013 by :-

1. M/s MMR Infrastructure Private Limited – relevant member of Consortium (having 31% share holding in the Consortium), a company duly incorporated under the Companies Act, 1956 having its office at B-11, Sector – 57, Noida, (hereinafter referred to as the "MMR" represented through its authorized signatory Mr Mahipal Singh Raghav authorised vide Board Resolution dated 06/05/2013.
2. M/s Solaris Realtech Private Limited ( Special Purpose Company) of Consortium consisting of M/s Alpine Township Private Limited, Lead Member (having 33% shareholding in consortium), M/s Solaris Infra Projects Private Limited, Relevant Member (having 31% shareholding in consortium) and M/s Unity Infra Projects Limited, Relevant Member (having 5% shareholding in consortium), a company duly incorporated under the Companies Act, 1956 having its office at 102/103, Phase II, Sector – 18, Noida, Uttar Pradesh (hereinafter referred to as the "SRPL" represented through its authorized signatory Mr Saryu Prasad Yadav S/o Late Sh Daya Ram Yadav R/o 672, Ushma Urja Apartments, C 58/3, Sector 62, Noida 201301 authorised vide Board Resolution dated 06/05/2013.

For SOLARIS REALTECH PVT. LTD. For Citycon Buildwel Pvt. Ltd.

For Alpine Infraprojects Pvt. Ltd.

Page 1 of 5

Authorised Signatory

For Solaris Infraprojects Pvt. Ltd.

Director/Auth. Signatory

For Future World Green Homes Pvt. Ltd.

For MMR Infrastructure Developers Pvt. Ltd.

Authorised Signatory

Director

Greater Noida Ind. Dev. Authority  
Manager (Builders)



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

In presence of:

Witnesses:

1. *Adas S/o Abdul Resed*  
*H-194 - Vama - 2 - U.N.*

*[Signature]*  
For and on behalf of LESSOR

2. *Pr Singh.*  
*Pr. Singh S/o Sh. 21/5/19/16/10*  
*H.No - 7, Adarsh Nagar-I,*  
*Behind - A - Block, Noida, Noida,*  
*U.P.*

For and on behalf of LESSEE

For Alpine Infraprojects Private Limited

*[Signature]*  
Authorised Signatory

*[Signature]*  
Manager (Builders)  
Greater Noida Indl. Dev. Authority

LESSOR

15

*[Signature]*  
LESSEE



आज दिनांक 26/08/2013 को

वही सं. 1 जिल्द सं. 13988

पृष्ठ सं. - 299 से 378 पर क्रमांक 21057

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

26/8/2013





3. M/s Citycon Buildwel Private Limited ( Special Purpose Company) of Consortium consisting of M/s Alpine Township Private Limited, Lead Member (having 33% shareholding in consortium), M/s Solaris Infra Projects Private Limited, Relevant Member (having 31% shareholding in consortium) and M/s Unity Infra Projects Limited, Relevant Member (having 5% shareholding in consortium), a company duly incorporated under the Companies Act,1956 having its office at 3<sup>rd</sup> Floor, 302, Vardhman Sidhant Plaza, Sarita Vihar, New Delhi (hereinafter referred to as the "CBPL" represented through its authorized signatory Mr Rajesh Gupta S/o Sh Sumer Chand R/o D-58, Vivek Vihar, Delhi - 110 095 authorised vide Board Resolution dated 06-05-2013.

4. M/s Alpine Infraprojects Private Limited ( Special Purpose Company) of Consortium consisting of M/s Alpine Township Private Limited, Lead Member (having 33% shareholding in consortium), M/s Solaris Infra Projects Private Limited, Relevant Member (having 31% shareholding in consortium) and M/s Unity Infra Projects Limited, Relevant Member (having 5% shareholding in consortium), a company duly incorporated under the Companies Act,1956 having its office at 102/103, J.S. Arcade, Sector - 18, Noida, Uttar Pradesh (hereinafter referred to as the "AIPL" represented through its authorized signatory Mr. Hemant Kumar Singh S/o Sh. Kamakshya Narain Singh R/o Flat No.103, Plot No.120, Emerald Court - 2, Ramprastha Green Sector - 7, Ghaziabad, Uttar Pradesh - 201012 authorised vide Board Resolution dated 06/05/2013.

5. Ms/ Future world Green Homes Private Limited (Special Purpose Company) of Consortium consisting of M/s Alpine Township Private Limited, Lead Member (having 33% shareholding in consortium), M/s Solaris Infra Projects Private Limited, Relevant Member (having 31% shareholding in consortium) and M/s Unity Infra Projects Limited, Relevant Member (having 5% shareholding in consortium), a company duly incorporated under the Companies Act,1956 having its office at D-39, Sector - 6, Noida, Uttar Pradesh (hereinafter referred to as the "FGPL" represented through its authorized signatory Mr Sanjay Singh Rana S/o late Sh SS Rana R/o D-83, Sec 56, Noida authorised vide Board Resolution dated 06/05/2013.

6. M/s Solaris Infra Projects Private Limited ( Special Purpose Company) of Consortium consisting of M/s Alpine Township Private Limited, Lead Member (having 33% shareholding in consortium), M/s Solaris Infra Projects Private Limited, Relevant Member (having 31% shareholding in consortium) and M/s Unity Infra Projects Limited, Relevant Member (having 5% shareholding in consortium), a company duly incorporated under the Companies Act,1956 having its office at 102/103, J.S. Arcade, Sector - 18, Noida, Uttar Pradesh, (hereinafter referred to as the "SIPL" represented through its authorized signatory Mr Mritunjay Kumar S/o Sh DNP Sinha R/o 2, Jay House, Bihari park, Delhi Road, New Delhi -110062 authorised vide Board Resolution dated 06/05/2013.

And M/s MMR Infrastructure Pvt. Ltd., M/s Solaris Realtech Pvt. Ltd., M/s Citycon Buildwel Pvt. Ltd., M/s Alpine Infraprojects Pvt. Ltd., M/s Futureworld Greenhomes Pvt. Ltd., M/s Solaris Infraprojects Pvt. Ltd are here in after collectively called "EXECUTANTS".

For SOLARIS REALTECH PVT. LTD. For Citycon Buildwel Pvt. Ltd.

For Solaris Infraprojects Pvt. Ltd.

For Future World Green Homes Pvt. Ltd.

For MMR Infrastructure Pvt. Ltd.

Authorized Signatory  
Page 2 of 5

Authorized Signatory

Authorized Signatory

Director



Manager (Builders)  
Greater Noida Indl. Dev. Authority



**NOW THEREFORE THIS UNDERTAKING WITNESS AS UNDER:**

1. That, we Executants (Special Purpose Companies of Consortium consisting of of M/s Alpine Township Private Limited, Lead Member, M/s Solaris Infra Projects Private Limited, Relevant Member, M/s Unity Infra Projects Limited, Relevant Member and M/s MMR Infrastructure Developers Private Limited, Relevant Member do here by agreed that, the execution of Lease Deed of an area of 42420.17 sq mtr in favor of M/s MMR Infrastructure Pvt. Ltd., 10000.10 sq mtr in favor of M/s Solaris Realtech Pvt. Ltd., 14000.30 sq mtr in favor of M/s Citycon Buildwel Pvt. Ltd., 13800.00 sq mtr in favor of M/s Alpine Infraprojects Pvt. Ltd., 32000.40 sq mtr in favor of M/s Future World Greenhomes Pvt. Ltd., 24620.00 sq mtr in favor of M/s Solaris Infraprojects Pvt. Ltd., shall make respective executants liable for the due compliances of all the terms and conditions of the respective Lease Deeds, including but not limited to payment of consideration for area mentioned in the respective Lease Deed and any breach of the aforesaid, by one of us, shall constitute breach by the respective Executant and thereby empower the GNIDA to take action against the respective Executant.

2. That each of us jointly and severally agreed that this undertaking shall form part of the Lease Deed to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deeds.

3. That any breach of the conditions set out in this undertaking shall render the permission granted by GNIDA vide our request letter dated 18/04/2013 withdrawn in case of lease Deed has been executed, then these presents shall constitute a breach of the Lease Deed for which GNIDA shall be entitled to take action against executant, including the termination of the Lease Deed.

4. That in terms of clause 8(a) of the scheme, we undertake that the Lead Member of the Consortium shall retain at least 26% of the shareholding as per Consortium till the completion certificate of at least first phase of the project is obtained from GNIDA.

5. That each signatory on behalf of all SPCs have been dully authorized by their respective Board of Directors to submit this Undertaking. A copy of the Board Resolution in favor of each of the signatory is being annexed as "Annexure A", "Annexure-B", "Annexure-C", "Annexure-D", "Annexure-E", and "Annexure-F" to this Undertaking and the same shall be deemed to be part of this Undertaking.

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For SOLARIS REALTECH PVT. LTD.

For Citycon Buildwel Pvt. Ltd.

For Alpine Infraprojects Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*  
Director/Auth. Signatory

*[Signature]*  
Authorized Signatory

Page 4 of 5

For Solaris Infraprojects Pvt. Ltd.

For Future World Green Homes Pvt. Ltd.

*[Signature]*  
Authorized Signatory

For MMR Infrastructure Developers Pvt. Ltd.

*[Signature]*  
Authorized Signatory

*[Signature]*  
Director





6. That this undertaking has been given by us voluntarily and without any threat, coercion or duress of any kind whatsoever.

In witness where of all the Executants have affixed their signatures in the presence of the each other on the date first mentioned here in above.

For M/s MMR Infrastructure Private Limited

Authorised Signatory

For M/s Solars Research Private Limited.

Authorised Signatory Director

For M/s Citycon Builders Private Limited

Director/Auth. Signatory

Authorised Signatory

For M/s Alpine Infraprojects Pvt. Ltd.

Authorised Signatory

Authorised Signatory

For M/s Futureworld Green Homes Private Limited

Authorised Signatory

For M/s Solars Infraprojects Private Limited.

Authorised Signatory



Ved Prakash Chauhan  
Advocate & Notary  
Gautam Budh Nagar  
Indian Government  
Regd. No 568/94

For Alpine Infraprojects Private Limited  
  
Authorised Signatory

Manager (Builders)  
Greater Noida Ind. Dev. Authority



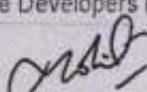
**EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF MMR INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED HELD ON SATURDAY, THE 18<sup>th</sup> DAY OF MAY 2013 AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00 AM**

**"RESOLVED THAT** Mr. Raghvendra Singh Bisen, an authorised representative of the Company be and is hereby authorised for execution of lease deed for Plot no. 16A, Sector-1, Greater Noida, West in the Noida Authority.

**"RESOLVED FURTHER THAT** Mr. Raghvendra Singh Bisen, an Authorized Representative be and is hereby authorized on behalf of the Company to sign & execute lease deed/MOU/ Agreement or any other documents or things as may be considered incidental or ancillary for giving effect to the above lease deed."

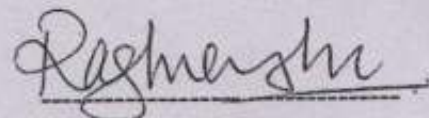
**CERTIFIED TO BE TRUE COPY  
FOR MMR INFRASTRUCTURE DEVELOPERS PVT. LTD.**

For MMR Infrastructure Developers Pvt. Ltd.

  
**MOHIT SINGH RAGHAV** Director  
**(DIRECTOR)**

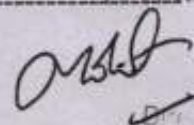
For Alpine Infraprojects Private Limited  
  
Authorised Signatory

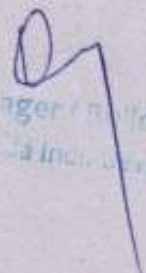
Signature of Mr. Raghvendra Singh Bisen



Attested by Director

For MMR Infrastructure Developers Pvt. Ltd.



  
Manager (Builders)  
Noida Authority





*excellence at par...*

**SOLARIS REALTECH PVT. LTD.**

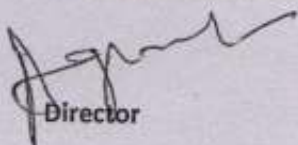
A-59, Sector-57, Noida-201301  
Gautam Budh Nagar, (U.P.) INDIA  
Ph. :+91-120-2490360, +91-120-2490361

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD DIRECTORES OF M/S SOLARIS REALTECH PRIVATE HELD AT 102-103, J.S. ARCADE, SECTOR -18, NOIDA, UTTAR PRADESH - 201301 ON 06<sup>TH</sup> DAY OF MAY, 2013**

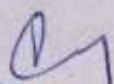
**"RESOLVED THAT** the Company will take over the Assets and Liabilities of the Group Housing Plot No. GH-16B, Sector – 1, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, having area measuring 10000.10 sq. mtrs. from the Original Consortium Member allotted to them vide Allotment Letter No. PROP/BRS-04/2011/395 dated 01.03.2011."

**FURTHER RESOLVED THAT** Mr. Saryu Prasad Yadav, Director of the company be and is hereby authorized to complete all the formalities and sign all the documents for and on behalf of the company and to take action in respect of plot No.GH-16B, Sector-1, Greater Noida for execution of lease deed, take possession of the plot and complete all the procedural & legal formalities in the name of the company for development of group housing project and to take all necessary steps on behalf of company"

Certified true copy  
For Solaris Realtech Pvt. Ltd.

  
Director

For Alpine Infraprojects Private Limited  
  
Authorised Signatory

  
Manager (Builders)  
Greater Noida Indl. Dev. Authority



# CITYCON BUILDWEL PRIVATE LIMITED

14-C, Neelkanth Apartment, 46, I.P. Extension, Delhi - 110092

Ref. No.....

Date:-.....

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD DIRECTORES OF M/S CITYCON BUILDWEL PRIVATE LIMITED HELD AT OFFICE NO. 302, VARDHMAN SIDHANTH PLAZA, LSC 9, SAVITA VIHAR, NEW DELHI-110092 ON 06<sup>TH</sup> DAY OF MAY, 2013.

"RESOLVED THAT the Company will take over the Assets and Liabilities of the Group Housing Plot No. GH-16C, Sector - 1, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, having area measuring 14000.30 sq. mtrs. from the Original Consortium Member allotted to them vide Allotment Letter No. PROP/BRS-04/2011/395 dated 01.03.2011."

FURTHER RESOLVED THAT Mr. Rajesh Gupta, Director of the company be and is hereby authorized to complete all the formalities and sign all the documents for and on behalf of the company and to take action in respect of plot No.GH-16C Sector-1, Greater Noida for execution of lease deed, take possession of the plot and complete all the procedural & legal formalities in the name of the company for development of group housing project and to take all necessary steps on behalf of company"

Certified true copy

For Citycon Buildwel Private Limited

*Am*

Director

Manager (Builders)  
Greater Noida Indl. Dev. Authority

For Alpine Infraprojects Private Limited  
*Shawel*  
Authorised Signatory

# ALPINE INFRAPROJECTS PVT. LTD.

Regd. Office : 2366, Chuna Mandi, Pahar Ganj, Delhi - 110055

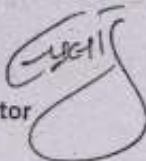
CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD DIRECTORES OF M/S ALPINE INFRAPROJECTS PRIVATE HELD AT 102-103, J.S. ARCADE, SECTOR -18, NOIDA, UTTAR PRADESH - 201301 ON 06<sup>TH</sup> DAY OF MAY, 2013

"RESOLVED THAT the Company will take over the Assets and Liabilities of the Group Housing Plot No. GH-16D, Sector - 1, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, having area measuring 13800.00 sq. mtrs. from the Original Consortium Member allotted to them vide Allotment Letter No. PROP/BRS-04/2011/395 dated 01.03.2011."

FURTHER RESOLVED THAT Mr. Hemant Kumar Singh, Director of the company be and is hereby authorized to complete all the formalities and sign all the documents for and on behalf of the company and to take action in respect of plot No.GH-16D Sector-1, Greater Noida for execution of lease deed, take possession of the plot and complete all the procedural & legal formalities in the name of the company for development of group housing project and to take all necessary steps on behalf of company"

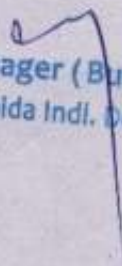
Certified true copy  
For Alpine Infraprojects Private Limited

Director



For Alpine Infraprojects Private Limited  
  
Authorised Signatory

Manager (Builders)  
Greater Noida Indl. Dev. Authority





CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD DIRECTORES OF M/S FUTUREWORLD GREENHOMES PRIVATE LIMITED HELD AT D-39, SECTOR - 6, NOIDA, UTTAR PRADESH - 201301 ON 06<sup>TH</sup> DAY OF MAY, 2013

"RESOLVED THAT the Company will take over the Assets and Liabilities of the Group Housing Plot No. GH-16E, Sector - 1, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, having area measuring 32000.40 sq. mtrs. from the Original Consortium Member allotted to them vide Allotment Letter No. PROP/BRS-04/2011/395 dated 01.03.2011."

FURTHER RESOLVED THAT Mr. Sanjay Singh Rana, Director of the company be and is hereby authorized to complete all the formalities and sign all the documents for and on behalf of the company and to take action in respect of plot No. GH-16E Sector-1, Greater Noida for execution of lease deed, take possession of the plot and complete all the procedural & legal formalities in the name of the company for development of group housing project and to take all necessary steps on behalf of company"

Certified true copy

For Future World Greenhomes Pvt Ltd

Director

For Alpine Infraprojects Private Limited  
Authorized Signatory

Manager (Builders)  
Greater Noida Indl. Dev. Authority