

27364

T-17196/132200 over

कार्यालय कोषागार

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000 पच्चीस हजार रुपये

भारत

Rs. 25000 FIFTY FIVE THOUSAND RUPEES

उत्तर प्रदेश

C 836341

THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY  
LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER  
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)  
Greater Noida Authority

Director  
Express Projects (P) Ltd.

LESSOR

LESSEE

Stamp duty

2450000

15000

3000

200

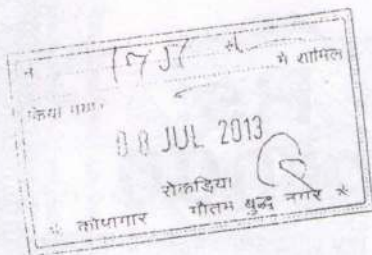
25000 X 98

15000 X 1

1000 X 3

100 X 2

24,68,200/-



MS EXPRESS Projects Pvt Ltd.

New Delhi.



THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY  
LEAF DEED FOR PLOT NO. 10/1, SECTOR-01, GREATER  
Noida DISTT. GZ. NAGAR, UP.





2734

T-17196/13 2200 over

भारतीयभार न्यायिक INDIA NON JUDICIAL

कार्यालय कोषागार

रु. 25000 पच्चीस हजार रुपये

भारत

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Manager (Builders)  
Greater Noida Authority

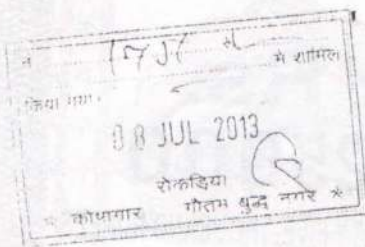
Director  
Express Projects (P) Ltd.

LESSOR

LESSEE

Stamp duty

2450,000	
15000	25000 X 98
3000	15000 X 1
200	1000 X 3
	100 X 2
=	
24,68,200/-	



MS EXPRESS Projects Pvt Ltd.

New Delhi

THIS STAMP PAPER IS ATTACHED WITH SUPPLEMENTARY  
LEASE DEED FOR PLOT NO. GH-08A, SECTOR-01, GREATER  
NOIDA DIST. G. NAGAR U.P.









उत्तर प्रदेश UTTAR PRADESH

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LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER  
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)  
Greater Noida Authority

Director  
Express Projects (P) Ltd.

  
LESSOR

  
LESSEE



पट्टा विलेख (90 वर्ष)  
49,364,000.00 10,000.00 50 10,050.00 2,500

प्रतिफल मालिपन आयत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग  
मै0एक्सप्रेस प्रोजेक्ट्स प्रा0लि0द्वारा पंकज गोयल  
पुत्र श्री स्व0 जे0बी0गोयल  
व्यवसाय नौकरी  
निवासी स्थान 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली  
अस्थायी पता 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली  
ने यह लेखपत्र इस कार्यालय में दिनांक 11/7/2013 समय 3:50PM  
वजे नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
(तेज सिंह यादव)  
उपनिबन्धक सदर  
गौतमबुद्धनगर  
11/7/2013

निष्पादन लेखपत्र बाद मुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
पट्टा दाता

श्री संजीव कुमार शर्मा  
प्रतिनिधि शे0नी0ओ0बि0प्रा0द्वारा विवेक गोयल  
(प्र0स0)  
पुत्र श्री  
पुत्र/पत्नी श्री पेशा नौकरी

पट्टा गृहीता

मै0एक्सप्रेस प्रोजेक्ट्स प्रा0लि0द्वारा पंकज गोयल ।  
पुत्र श्री स्व0 जे0बी0गोयल  
पेशा नौकरी  
निवासी 810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली

ने निष्पादन स्वीकार किया।  
जिनकी पहचान श्री शीलेष कुमार जैन  
पुत्र श्री के0के0जायसवाल  
पेशा

निवासी ए-19 से0-15 नीएडा जी0बी0नगर

व श्री अजय कुमार  
पुत्र श्री कृष्ण कुमार

पेशा  
निवासी सी-94 ईस्ट आफ केलाश नई दिल्ली-65

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
(तेज सिंह यादव)  
उपनिबन्धक सदर  
गौतमबुद्धनगर



कार्यालय कापगार



उत्तर प्रदेश UTTAR PRADESH

C 836343

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LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER  
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)  
Greater Noida Authority.

Director  
Express Projects (P) Ltd.

LESSOR

LESSEE



पट्टा दाता

Registration No.: 17196

Year: 2,013

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेड 0 नौ 0 औ 0 वि 0 प्रा 0 द्वारा विवेक गा

ग्रेटर नौएडा

नौकरी





कार्यालय कोषागार



उत्तर प्रदेश UTTAR PRADESH

C 836344

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LEASE DEED FOR PLOT No. GH-06A, SECTOR-01, GREATER  
NOIDA, DISTT. G.B. NAGAR, U.P.

Manager (Builders)  
Greater Noida Authority

Director  
Express Projects (P) Ltd.

LESSOR

LESSEE





### पट्टा गृहीता

Registration No. : 17196

Year : 2,013

Book No. : 1

0201 मै0एक्सप्रेस प्रोजेक्टस प्रा0लि0द्वारा पंकज गोयल  
स्व0 जे0सी0गोयल  
810 सूर्य किरन बिल्डिंग 19 के0जी0मार्ग नई दिल्ली  
नीकरी






## **SUPPLEMENTARY LEASE DEED**

This Supplementary Lease Deed is made on this 11<sup>TH</sup> day of JULY, 2013 at Greater Noida between;

Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 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 and assigns) of the  
**One Part**

**AND**

**M/s. EXPRESS PROJECTS (P) LIMITED**, a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 810, Surya Kiran Building, 19, K.G. Marg, Connaught Place, New Delhi-110001 through its Director/ Authorised Signatory Sh. Pankaj Goel S/o. Late Sh. J.B. Goel R/o. B-177, Greater Kailash-I, New Delhi-110048 duly authorized in this behalf by its Board of Directors vide Resolution dated 04.07.2013 (hereinafter called the 'Lessee') which expression shall unless the context does not so admit, include its

  
Manager (Builders)

Greater Noida Authority

LESSOR

  
Director


Express Projects (P) Ltd.

LESSEE

executors, successors in office, administrators, representatives and permitted assigns) of the **Other Part**.

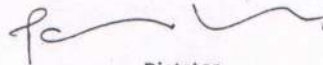
Through this Supplementary Lease Deed the parties hereto agree to completing the original Lease Deed dated 27.05.2011 registered with Sub-Registrar, Gautam Budh Nagar, Greater Noida vide Bahi No.1 Jild No. 8610 Page No. 141 to 192 Sr.No. 9405 executing and registering the Group Housing/Builders Residential Sub Divided Plot No. GH-06A, Sector-01, Greater Noida by adding the remaining area of 2193.94 sq.mtr

In page 2 (typed portion) on the main Lease Deed dated 27.05.2011 it is mentioned that "the total area of the plot as per lease plan is 23912.50 sq. mtr. out of which 2193.94 sq.m. are not in the possession of the Authority, hence its possession would be given later after execution of supplementary lease deed. Presently lease deed of clear area 21718.56 sq.mtr is being executed and consideration is determined through this lease deed".

  
Manager (Builders)

Greater Noida Authority

LESSOR



Director


Express Projects (P) Ltd.


LESSEE



This in consideration of the total proportionate premium of the 2193.94 sq.m. is Rs. 2,24,22,067.00 out of which approx 10% premium of allotted area (2081.44 sqm.) and entire amount Rs. 11,49,750.00 of excess area (112.50 sqm.) have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 90% premium of the allotted area of plot along with interest will be paid in 16 half yearly installments as per intimated payment plan.

Now the Lessor has got the possession of affected area i.e. 2193.94 sq.m.. Lessee has requested the Lessor to hand over of this clear area i.e. 2193.94 sq.m., after execution of this Supplementary Lease Deed. Hence, through this Supplementary Lease Deed, the parties hereby execute lease deed of 2193.94 sq.m. area on the terms and conditions mentioned in the main Lease Deed dated 27.05.2011. Lessee further commits that they would pay the installments as per intimated payment plan. They further commits that they would pay the annual or one time lease rent as per entire leased plot area. Copy of lease plan earlier attached with main Lease Deed dated 27.05.2011 is annexed herewith as **Annexure-1**. Now revised lease plan showing the clear plot area i.e. 23912.50 sq.m. is annexed herewith as **Annexure-2**.

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Director  
Express Projects (P) Ltd.  
LESSEE

24.0M WIDE ROAD

PLOT NO:-GH-6A

Annexure 4

202.49

24.0M WIDE ROAD

145.94

244.22

136.00

PLOT NO-GH-6C

1.56  
16.68 43.67

AREA-4304 SQM

ROOM SIZE-3.5X5.20

12.51

93.84

149.44

PLOT NO-GH-6B

59.95

Manager (Builders)  
Greater Noida Ind. Dev. Authority

For EXPRESS PROJECTS PVT. LTD.

AREA HANDED OVER LATER=2193.94 SQM

AREA HANDED OVER(23912.50-2193.94)=21718.56 SQM

GN-

SIGN-



POSSESSION TAKEN OVER

POSSESSION HANDED OVER

LEASE PLAN FOR  
PLOT NO-GH-6A  
OF SECTOR-01  
GREATER NOIDA

PROJ. DEPTT.

LAND DEPTT.

LAW DEPTT.

PLNG. DEPTT.

ASST. MANAGER

LEKHPAL

A.L.O.

SR. DRAFTSMAN

MANAGER

N. TEHSILDAR

MANAGER

SR. EXECUTIVE

SR. MANAGER

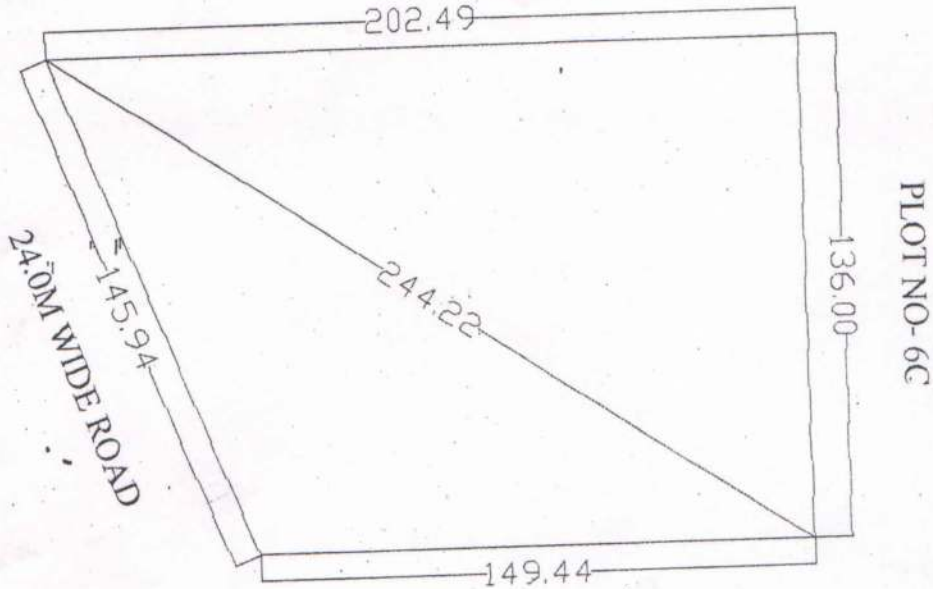
TEHSILDAR



**GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY**



24 M WIDE ROAD



PLOT NO-6C

PLOT NO-6B

TOTAL AREA-23912.50

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


SIGN POSSESSION TAKEN OVER ALLOTTEE'S Manager (Builders) Greater Noida Indl. Dev. Authority REVISED LEASE PLAN FOR PLOT NO.6A FOR SECTOR-1 GREATER NOIDA	SIGN POSSESSION HANDLED OVER				
	PROJ. DEPTT.	ASST. MANAGER		MANAGER	SR. MANAGER
	LAND. DEPTT.	LEKH PAL		NAYAB TAHSEEL DAR	TAHSEEL DAR
	LAW. DEPTT.	A LO		MANAGER	
	PLNG. DEPTT.	SR. DRAFTSMAN		SR. EXECUTIVE	

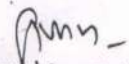



GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY

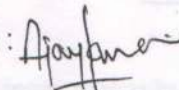
Except as hereinafter varied/modified the original Lease Deed dated 27.05.2011 registered with Sub-Registrar, Gautam Budh Nagar, Greater Noida vide Bahi No.1 Jild No. 8610 Page No. 141 to 192 Sr.No. 9405 shall continue to have full force and effect.

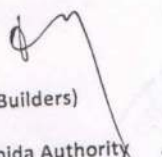
In witness whereof, the parties hereto have signed this Supplementary Lease Deed on this 11<sup>th</sup> day of JULY, 2013.

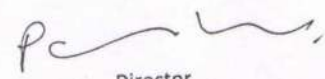
  
Manager (Builders)  
Greater Noida Indl. Dev. Authority  
For and on behalf of Lessor

Witness :   
SHALES KUMAR JAIN  
A-19, Sector 15,  
Noida (U.P.) - 201301

  
For and on behalf of Lessee

Witness :   
ATAY KUMAR  
C-94  
East of Kailash  
N.P.O. - 65

  
Manager (Builders)  
Greater Noida Authority  
LESSOR

  
Director  
Express Projects (P) Ltd.  
LESSEE



आज दिनांक 11/07/2013 को  
वही सं. 1 जिल्द सं. 13704  
पृष्ठ सं. 135 से 356 पर कमांक 17196  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यदव)

उपनिबन्धक सदर

गौतमबुद्धनगर

11/7/2013

