

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No.

IN-UP026898408870840

Certificate Issued Date

14-Dec-2016 12:52 PM

Account Reference

SHCIL (FI) upshcil01/NOIDA/UP-GBN

Unique Doc. Reference

SUBIN-UPUPSHCIL01032288521207450

Purchased by

MESSERS ACE INFRACITY DEVELOPERS PVT LTD

Description of Document

Article 28 Conveyance

Property Description

PLOT NO.GH-01A/B (ALFA), SECTOR-107, NOIDA

Consideration Price (Rs.)

NOIDA AND MESSERS BASELINE INFRADEVELOPERS PVT LTD

First Party

MESSERS ACE INFRACITY DEVELOPERS PVT LTD

Second Party

MESSERS ACE INFRACITY DEVELOPERS PVT LTD

Stamp Duty Paid By

MESSERS ACE INFRACITY DEVELOPERS PVT LTD

Stamp Duty Amount(Rs.)

8,45,00,000  
(Eight Crore Forty Five Lakh only)



T-3650

Please write or type below this line.



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". In case of discrepancy in the details on this Certificate and as  
2. The responsibility of ensuring the legitimacy is on the users of the certificate.





प्रमाणित  
किया गया है  
कि  
सत्यमेव जयते

11/11/2020

पृष्ठ सं. ०१



**SUB-LEASE DEED**

VALUE AS PER CIRCLE RATE  
STAMP DUTY PAID  
AREA OF PLOT  
PLOT NO.:

Rs.169,00,00,000/-  
RS.8,45,00,000/-  
20000 Sq. Mtrs.  
GH-01A/B (ALFA), SECOR-  
107, NOIDA, DISTRICT-GAUTAM  
BUDH NAGAR, U.P.

THIS SUB LEASE DEED is made on 14<sup>th</sup> (Fourteenth) day of December, 2016 (Two Thousand And Sixteen),

**BETWEEN**

THE NEW OKHLA 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 referred as "AUTHORITY" OR "LESSOR"), which expression shall unless the context does not so admit include its successors and permitted assigns of the FIRST PART.

**AND**

M/s **BASELINE INFRADEVELOPERS PRIVATE LIMITED**, (CIN NO.U70101DL2010PTC205656 & PAN NO.AAECB1863D) a Company, within the meaning of Companies Act, 1956, having its registered office at S-506, IInd floor, School Block, Shakarpur Delhi-110092, through its authorized Signatory **Shri SATY NARAYAN PRASAD S/o Shri RAGHUNATH RAM**, R/o S-138/1, SCHOOL BLOCK, SHAKARPUR, DELHI-110092, duly authorized by its Board of Directors vide Resolution dated 17.11.2016, (hereafter referred as "Lessee"), which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the SECOND PART.

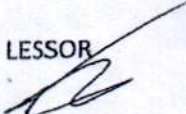
**AND**

M/S **ACE INFRACITY DEVELOPERS PRIVATE LIMITED**, (CIN NO.U70102UP2012PTC052254 PAN NO.AAKCA8693E) the company, duly incorporated under the provisions of Indian Companies Act, 1956 having its Registered & Corporate office Plot No.01-B, Sector-126, Noida, Uttar Pradesh, through its Director **Shri Dushyant Malik S/o Late Shri D. S. Malik**, R/o House No.26, H.I.G Duplex, Chander Nagar, Ghaziabad, U.P., duly authorized by its Board of Directors vide Resolution dated 07.12.2016, (hereafter referred as "Sub-Lessee") which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the THIRD PART.

**WHEREAS:**

- A. By the Lease Deed executed on 31.03.2010 and registered in the office of the Sub-Registrar, Noida (hereinafter called the "LEASE") between the New Okhla Industrial Development Authority, a body corporate constituted under the Industrial Development Act, 1976 (hereinafter referred as "LEASOR") and **BASELINE INFRADEVELOPERS PVT. LTD.** (hereinafter referred as "LESSEE")

LESSOR



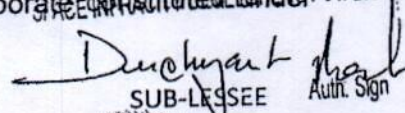
LESSEE

Director



SUB-LESSEE

Auth. Sign






415,800,000.00 1,690,000,000.00 20,000.00 140 20,140.00 56

उप पट्टा विलेख (90 वर्ष )

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री मै0 ACE Infracity Developers Pvt Ltd द्वारा दुष्यन्त मलिक

पुत्र श्री स्व0 डी एस मलिक

व्यवसाय अन्य

निवासी स्थायी 26 एच आई जी डुप्लेक्स, चन्दर नगर, गा0बाद  
आस्थायी पता पेन AAKCA8693E

ने यह लेखपत्र इस कार्यालय में दिनांक 14/12/2016 समय 4:38PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कॉ. कॉ. गर्ग रजिस्ट्री

उप निबन्धक (प्रथम)

नोएडा

14/12/2016

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

पट्टा दाता

श्री सचिन शर्मा  
प्रतिनिधि नोएडा विकास प्रा0 दीप चन्द  
पुत्र श्री  
पुत्र/पत्नी श्री पेशा अन्य

पट्टा गृहीता

श्री मै0 ACE Infracity Developers Pvt Ltd  
द्वारा दुष्यन्त मलिक  
पुत्र श्री स्व0 डी एस मलिक  
पेशा अन्य  
निवासी 26 एच आई जी डुप्लेक्स, चन्दर नगर,  
गा0बाद



श्री मै0 Baseline Infradevelopers Pvt Ltd

द्वारा सत्य नारायण प्रसाद

पुत्र श्री रघुनाथ राम

पेशा अन्य

निवासी एस-138/1 स्कूल ब्लॉक शहरपुर दिल्ली





section 3, of the U.P. Industrial Development Act 1976 (U.P. Act No.6 of 1976), (hereinafter called the Lessor/hereinafter called the Party of the First Part) and M/s Hacienda Projects Pvt. Ltd. The Lessor has demised on Leasehold basis, the Group Housing Plot Bearing No.GH-01/A, Sector-107, Noida, U.P., admeasuring 127941.95 Sq. Mtrs. and more fully described in the Schedule hereunto for 90 Years commencing from 31.03.2010. The Land has been demised for the purposes of constructing residential units for the registrants of the Sub-Lessee, on the terms and conditions as specified in the said subsequent. Lease Deed was registered with the Sub-Registrar, Noida Vide Book No.I, Volume No.1755, Page No.163 to 524, Document No.1336, dated 01.04.2010.

B. **AND WHEREAS** the Lessor approved the sub-division of Group Housing Plot Bearing No.GH-01/A, Sector-107, Noida, U.P., (admeasuring 127941.95 Sq. Mtrs.) on the request of M/s Hacienda Projects Pvt. Ltd., as GH-01/A (ALPHA), Sector-107, Noida, U.P., in the name of M/s Baseline Infra Developers Pvt. Ltd. (100% owned subsidiary company of M/s Hacienda Projects Pvt. Ltd.(admeasuring to 60000 Sq. Mtrs.) and Group Housing Plot No.GH-01/A(BETA), Sector-107,(admeasuring 67941.95 S. Mtrs.) in the name and status of M/s Hacienda Projects Pvt. Ltd., in accordance with the order No.NOIDA/AUDYOGIK/2009/2317, dated 15.06.2010 issued on consequent to the decision of the Authority taken in its 161<sup>st</sup> Board Meeting held on 28.05.2009, on the terms and conditions of the brochure of the Scheme, to develop and marketing the project on demarcated Plot No.GH-01/A(ALPHA), Sector-107, Noida, measuring 60000 Sq. Mtrs., Vide letter No.NOIDA/GHP/GH-2010(I)/2011/1698, dated 03.01.2011.

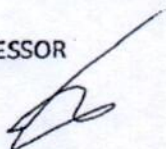
C. **AND WHEREAS** M/s Hacienda Projects Pvt. Ltd. is a Special Purpose Company comprising of:

S. No.	NAME OF MEMBERS/SHARE HOLDER	OF %AGE OF SHAREHOLDING	STATUS
1	M/S PEBBLES INFOSOFTECH PVT. LTD.	50.00%	LEAD MEMBER
2	M/S HORIZON CREST INDIA REAL ESTATE	48.68%	RELEVANT MEMBER
3	M/S TWILZON LIMITED	1.32%	MEMBER

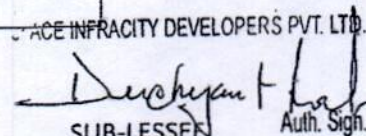
D. **AND WHEREAS** M/s Baseline Infra Developers Pvt. Ltd. is 100% owned subsidiary company of M/s Hacienda Projects Pvt. Ltd. comprising of:

S. No.	NAME OF MEMBERS/SHARE HOLDER	OF %AGE OF SHAREHOLDING
1	M/S HACIENDA PROJECTS PVT. LTD.	99.99%
2	MR. NIRMAL SINGH (AS A NOMINEE OF M/S HACIENDA PROJECTS PVT. LTD.)	00.01%

LESSOR




SUB-LESSEE




Auth. Sign.



ने निष्पादन स्वीकार किया।

जिनकी पहचान

ब्रज पाल

18/3

जे राम

पेशा अन्य

निवासी गाम तिगरी जिला बागपत यू0 पी0

व

विशाल कुमार

Vishal Kumar

आर के गोयल

पेशा अन्य

निवासी तिबरा रोड, गोयल इलेक्ट्रॉनिक्स, भूपेन्द्रपुरी, मोदी नगर

ने की।

प्रत्यक्षता भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

क0 क0 गर्ग

समीक्षा

नि0 लि0 नोएडा-1 उप निबन्धक (प्रथम)

नोएडा

14/12/2016





And it has been represented to the Lessor that the Special Purpose Company members have agreed amongst themselves that M/S PEBBLES INFOSOFTECH PVT. LTD., having its Registered office at C-23, Greater Kailash Enclave, Part-I, New Delhi-110048, shall remain always be the Lead member of the Special Purpose Company and whose shareholding in the Special Purpose Company shall remain unchanged till the temporary occupancy/completion certificate of atleast one Phase of the Project is obtained from the Lessor (Authority). However, the Special Purpose Company will be allowed to transfer/Sell upto 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" shall continue to hold atleast 51.00% of the shareholding and the "Lead Member", shall remain unchanged till the temporary occupancy/completion certificate of atleast one phase of the project is obtained from the Lessor.

E. **AND WHEREAS** the Sub-Lease Deed is executed between New Okhla Industrial Development Authority, M/s Hacienda Projects Pvt. Ltd. and M/s Baseline Infra Developers Pvt. Ltd., wherein the Plot No.GH-01/A(ALPHA) admeasuring 60000 Sq. Mtrs. has been demised in favour of M/s Baseline Infra Developers Pvt. Ltd., vide Sub-Lease Deed dated 13.01.2011 duly registered on 13.01.2011 with the Sub-Registrar-I, Noida, Uttar Pradesh, which was registered in Book No.1, Jild No.2113 from page 67 to 108 Document No. 186, for a period of 90 years from 31.03.2010, in favour of the Lessee (hereinafter referred to as the Sub-Lease Deed).

F. **AND WHEREAS** the Lessor approved the further sub-division of Group Housing Plot Bearing No. GH-01/A(ALPHA), Sector-107, Noida, U.P., (admeasuring 60000 Sq. Mtrs.) on the request of M/s Baseline Infra Developers Pvt. Ltd. as GH-01/A/B(ALPHA), Sector-107, in the name of M/s Ace Infracity Developers Pvt. Ltd. (admeasuring to 20000 Sq. Mtrs.) to develop and marketing the project on demarcated Plot No.GH-01/A/B(ALPHA), Sector-107, Noida measuring 20000 Sq. Mtrs., Vide its letter No.NOIDA/GROUPOUSING/2016/3162, dated 30.11.2016.

**NOW THIS SUB-LEASE DEED IS WITNESSETH AS FOLLOWS:-**

1. That in consideration of the total premium 41,58,00,000/- (Rupees forty one crores fifty eight lacs only) the sub-lessee has paid 10% of the above amount that is Rs. 4,15,80,000/- (Rupees Four crores fifteen lacs eighty thousand only), the receipt of which the lessor has already acknowledged. That on the request of Baseline Infra Developers Pvt. Ltd. the Lessor has allowed distribution of the out standing dues in three equal parts and M/s ACE INFRACITY DEVELOPERS PVT. LTD. has agreed to deposit their part of liability. That Baseline Infra Developers Pvt. Ltd. has indemnified the Lessor that in the event of failure to deposit the liability by M/s ACE INFRACITY DEVELOPERS PVT. LTD., Baseline Infra Developers Pvt. Ltd. will deposit liability of M/s ACE INFRACITY DEVELOPERS PVT. LTD. The detailed payment scheduled will be sent separately, which will form part of this Lease Deed.

LESSOR

Baseline Infra Developers Pvt. Ltd.

*[Signature]*  
Director/ Auth. Sig  
LESSEE



ACE INFRACITY DEVELOPERS PVT. LTD.

*[Signature]*  
SUB-LESSEE





पट्टा दाता

Registration No.: 15776

Year: 2,016

Book No. : 1

0101 सचिन शर्मा प्रतिनिधि नोएडा विकास प्रा0 दीप चन्द

नोएडा  
अन्य



0102 मै0 Baseline Infradevelopers Pvt Ltd द्वारा सत्य नार

रघुनाथ राम

एस-138/1 स्कूल ब्लाक शकरपुर दिल्ली

अन्य





2. 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.
3. All payment should be made through demand drafts/ pay orders drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida. The Sub Lessee should clearly indicate its name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
4. Premium referred to in this document means total amount payable to the Lessor for the allotted plot.
5. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-Lessee should ensure remittance on the previous working day.
6. The payment made by the Sub-Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium and the lease rent payable.
7. 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.
8. The amount deposited by the Lessee/Sub-Lessee will be first adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Sub-Lessee contrary to this will be entertained.

#### A. EXTENSION OF TIME

1. Extension of time, normally, 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.
2. 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 covenant provisions and agreement herein contained and on the part of the Lessee too be respectively paid observed and performed, the Lessor doth hereby demise on Lease to the Sub-Lessee that Plot of Land numbered as Group Housing Plot No. GH-01A/B (ALPHA), Sector-107, in the Noida, Distt. Gautam Budh Nagar, (U.P.), contained by the measurement 20000 Sq. Mtrs. be the same a little more or less and bounded as:

On the North by  
On the South by  
On the East by  
On the West by

As Per site  
As Per site  
As Per site  
As Per site

INFRA CITY DEVELOPERS PVT. LTD.

Infra Developers Pvt. Ltd.

LESSOR

SUB-LESSEE

Auth. Sign.



पट्टा गृहीता

Registration No. : 15776

Year : 2016

Book No. : 1

Q201. से0 ACE Infracity Developers Pvt Ltd द्वारा बुधन्त मा  
स्व0 डी एस मलिक  
26 एच आई पी डी फ्लैट, पन्दर नगर, गान्धीबाद  
अन्य

*Duchyant Malik*





And the said Plot is more clearly delineated and shown in the attached plan and therein marked red. 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 31.03.2010, 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 mines, minerals, coals, washing gold earth oil, quarries in or under the allotted 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 flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee/Sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/Sub-Lessee.

**B. AND THE LESSEE/SUB-LESSEE DOTH HEREBY DECLARE AND COVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:**

- a. Yielding and Paying therefore yearly in advance during the said term unto the Lessor in the month of MARCH for each year the yearly lease rent indicated below:
  - i. The Lessee has paid Rs. 41,58,000/-, as Lease Rent being 1% of the Plot Premium for the First Year of Lease Period.
  - 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 Sub Lessee has an option to pay lease rent equivalent to 11 years, being 1% of the total premium of the plot per year as a "One Time Lease Rent" unless the Authority 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

LESSOR

LESSEE

SUB-LESSEE

Auth. Sign.



गवाह

Registration No.: 15776

Year: 2016

Book No.: 1

W1 ब्रज पाल *Brcs*  
जे राम  
गाम तिगरी जिला बागपत यू0 पी0  
अन्य



W2 विशाल कुमार *Vishal Kumar*  
आर के गोयल  
तिबरा रोड, गोयल इलेक्ट्रॉनिक्स, भूपेन्द्रपुरी, मौदी नगर गा0बाद  
अन्य





balance lease period. This option may be exercised at any time during the lease period, provided the allottee 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/Sub-Lessee jointly or severally 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 @ 14% 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 of its members/Sub-Lessee to pay proportional charges for the allotted areas.
- c. The Sub-Lessee shall use the allotted plot for construction of Group Housing. 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 & 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.
- ii. Husband/Wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii. The permission for part transfer of plot shall not be granted under any circumstances. The Sub-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 Sub 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 Sub-Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

LESSOR

ACE INFRACITY DEVELOPERS PVT. LTD.  
LESSEE

ACE INFRACITY DEVELOPERS PVT. LTD.  
SUB-LESSEE  
Auth. Sign.





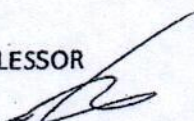




The permission to transfer the plot/flat the built up space will be granted subject to execution of tripartite Sub-Lease deed which shall be executed in a form and format as prescribed by the lessor on the fulfillment of the following conditions:

- a. The Sub-Lease Deed of Plot has been executed and the Sub-Lessee has made the payment, according to the payment schedule specified in the Sub-Lease deed of the plot, and one time lease rent.
- b. Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the Property is handed over.
- c. The Sub-Lessee has obtained building occupancy certificate from Building Cell, (NOIDA).
- d. The Sub-Lease shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e. The Sub-Lessee shall have to execute tripartite Sub-Lease in favour of the final purchasers 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 only.
- g. The Sub-Lessee shall pay Rs.1000/- towards Processing fees and Proportionate (Pro-rate basis) transfer charges and Lease rent as applicable at the time of transfer and shall also execute sub-lease deed between Lessor, Sub-Lessee and Proposed transferee (Sub-Lessee). The lessee/Sub-Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessor as well as the lessee shall have to follow rules and regulations prescribed in respect of the lease hold properties and shall have to pay the charges as per rules of the Lessor/government of U.P.
- h. 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 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, Sub-Lessee and the final purchaser/final allottee. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of Sub-Lease deed. The physical possession of dwelling unit/flat/plot will be permitted or to be given after execution of tripartite Sub-Lease deed.
- i. Every Transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

LESSOR



For ACE INFRACITY DEVELOPERS PVT. LTD.  
LESSOR



For ACE INFRACITY DEVELOPERS PVT. LTD.  
SUB-LESSEE



Auth. Sign.







- j. Without obtaining the completion certificate, the sub-Lessee shall have option upto 31.03.2010 to divide the allotted plot and to sub-lease of transfer charges @2% of allotment rate. However, the area of such sub-divided plot should not be less than 20000 Sq. Mtrs.
- k. Rs.1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

### C. NORMS OF DEVELOPMENT

- a. The Sub-Lessee is allowed to develop the Sub-Lease plot/construct the flats subject to achieving the density with the following norms.

Maximum permissible ground coverage	40%
Maximum Permissible FAR	2.75
Set backs	As per Building Bye-Laws
Maximum Height	No Limit

- b. The Ground coverage, FAR, Set Back, Height, Green area and Parking shall be allowed as per terms and conditions of brochure/allotment/lease deed and the Building Regulation and Bye Laws of the Noida.

### D. CONSTRUCTION

1. The Sub-Lessee is required to submit building plan together with the detailed lay-out plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start land development, and internal development within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Sub-Lessee shall be required to complete the construction of group housing pockets on Sub-Leased plot as per approved layout plan and get the certificate issued from Building Cell Department of the Authority in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The lessee/ Sub-Lessee shall be required to complete the construction of minimum 15% per cent of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/ completion certificate of the first phase accordingly issued from the building cell of the NOIDA within a period of three years from the date of execution of the lease deed/Sub-Lease Deed.
2. The Sub-Lessee shall make the Provisions for the development of community facilities such as school, dispensary, milk booth, community centre, electric sub-station, water storage tank, bus/taxi stand etc. as per the provisions of the Master Plan and Building-Laws of the Noida.
3. 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

LESSOR

Developers Pvt. Ltd.  
 LESSEE  
 Director/ Auth. Sign.

or ACE INFRASTRUCTURE DEVELOPERS PVT. LTD.  
 SUB-LESSEE  
 Auth. Sign.

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be required to connect these services with the internal system of services of plot shall be incurred by the Lessee/Sub-Lessee.

4. Without prejudice to the Lessor right of cancellation, the extension of time for the completion of the 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 of the Plot.
- For second year the penalty shall be 5% of the total premium of the Plot.
- For third year the penalty shall be 6% of the total premium of the Plot.

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

5. In case the lessee/ Sub-Lessee does not construct building within the time provided including extension granted, if any, the allotment/ lease/ Sub-Lease deed as the case may be, shall be liable to be cancelled. Lessee/ Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. The Sub-Lessee(s) 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:

#### E. MORTGAGE

The Mortgage Permission shall be granted (where the Plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the Purpose of raising resources, for construction on the allotted plot. The Lessee/Sub-Lessee(s) should have valid time period for construction as per terms of the Lease Deed/Sub-Lease Deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and Lease rent.

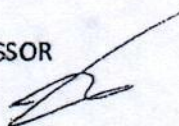
The Sub-Lessee(s) will submit the following documents:

- a. Sanction Letter of the Scheduled bank/Govt. organization/financial institution approved by the Government of India.
- b. An affidavit on Non-Judicial Stamp Paper of Rs.10/- duly notarized stating that there is no unauthorized construction and commercial activities on the residential Area (Group Housing).
- c. Clearance of upto date dues of the Lessor.

Lessor shall have the First charge on the plot towards payment of all dues of Lessor.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the Authority shall be entitled to claim and recover such percentage, as decided by the Authority, of the unearned increase in values of properties

LESSOR



Developers Pvt. Ltd.  
LESSEE

Director/ Auth. S.



ACE INFRA CITY DEVELOPERS PVT. LTD.  
SUB-LESSEE

9 Auth. Sign.







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in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Authority 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.

#### F. TRANSFER OF PLOT

Without obtaining the completion certificate, the sub-Lessee shall have the right to divide the allotted plot into suitable smaller plots as per the planning norms of the L and to transfer same to the interested parties upto 31.03.2010 or till the extended date, if any, with the prior approval of the Lessor on payment of transfer charges @2% of allotment rate. However, the area of such sub-divided plot should not be less than 20000 Sq. Mtrs. However, individual flat will be transferable with prior approval of the Lessor as per the following conditions:

- i. The dues of the Lessor towards the cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed/Sub-Lease Deed before executing the Sub-Lease Deed of the flat.
- ii. The Lease Deed/Sub-Lease Deed has been duly executed.
- iii. Transfer of flat will be allowed only after obtaining temporary occupancy/completion certificate for the respective phase by the sub-Lessee.
- iv. The Sub-Lessee undertakes to put to use the premises for the residential use only.
- v. First Sale of Flat to an individual allottee shall be thorough Sub-Lease deed/Lease Deed to be executed on request of Lessee/Sub-Lessee to the Lessor in writing. 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 Lessor.
- vi. Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.
- vii. Every sale done by the Lessee shall have to be registered before the Physical Possession of the Property is handed over.

LESSOR

Trade Developers Pvt. Ltd.

LESSOR/Secr./Auth. S.

SPACE INFRA CITY DEVELOPERS PVT. LTD.

SUB-LESSEE

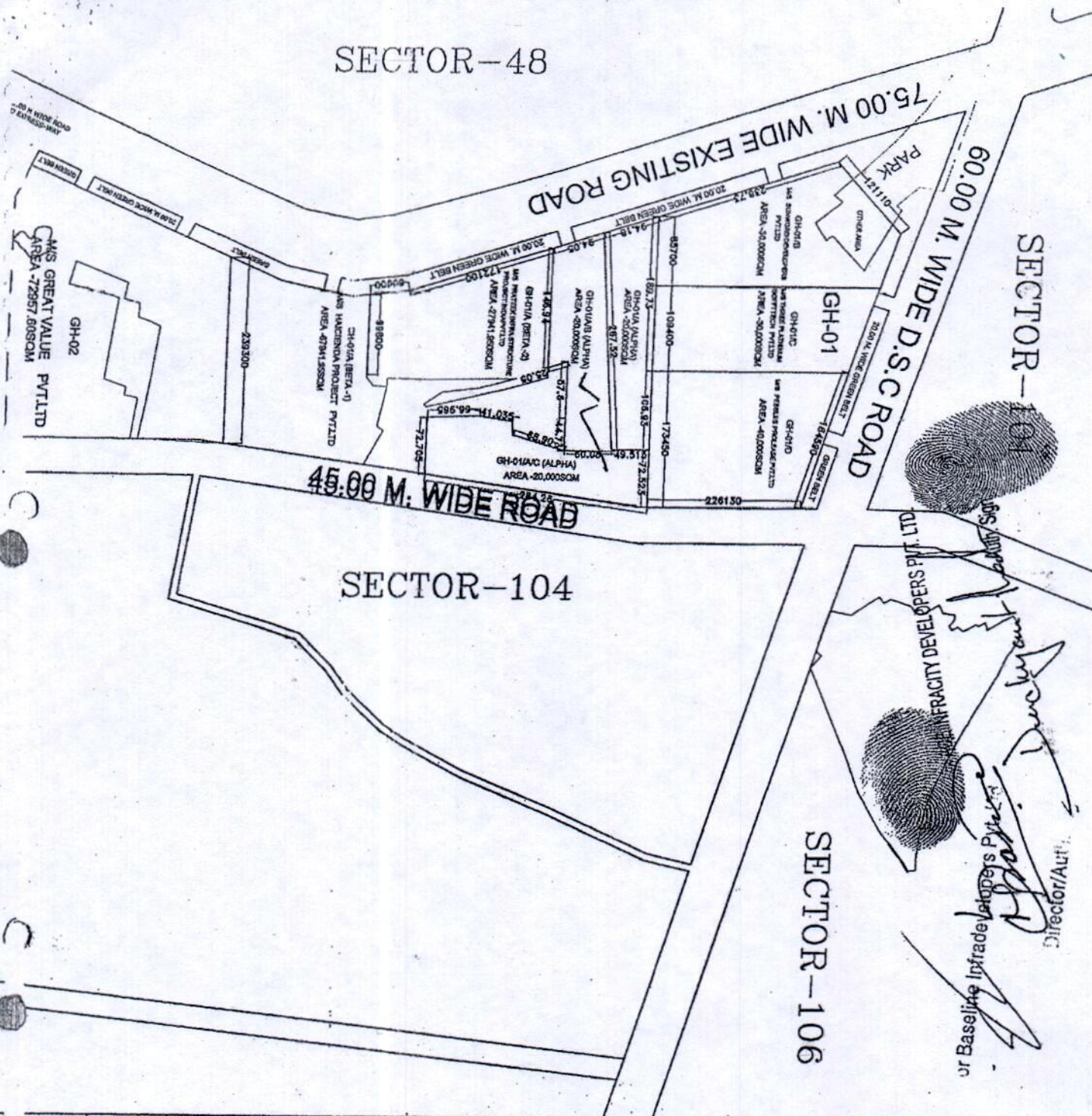
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# SECTOR-48



SECTOR-104

SECTOR-104

SECTOR-106

## AREA STATEMENT

TOTAL SECTOR AREA= 37.28 HAC.

TOTAL SCHEME AREA = 34.86 HAC.

AREA UNDER RESIDENTIAL= 29.97 HAC. 85.97%

AREA UNDER GREEN/PARK= 04.29 HAC. 12.30%

AREA UNDER COMMERCIAL= 00.60 HAC. 01.73%

TOTAL= 34.86 HAC. 100%

### NOTE:-

1. The plot no. GH-01A/ALPHA) sector-107 has been subdivided in three plots i.e. GH-01A/ALPHA), GH-01A/ALPHA) & GH-01A/ALPHA) having area 20,000.00 sqm each vide C.E.O's order dated-30.11.2016 in file of group housing as per letter no. NOIDA/GH2016/3278 dated-03.12.2016

LAND UNDER DISPUTE (Appx. 2.42 HAC.)  
NOT INCLUDE IN SCHEME

S.NO	DESCRIPTION	DATE	INITIAL
	REVISIONS		

NOIDA



NORTH

PROPOSED LAY-OUT PLAN OF

SECTOR - 107 NOIDA

Drawing No.

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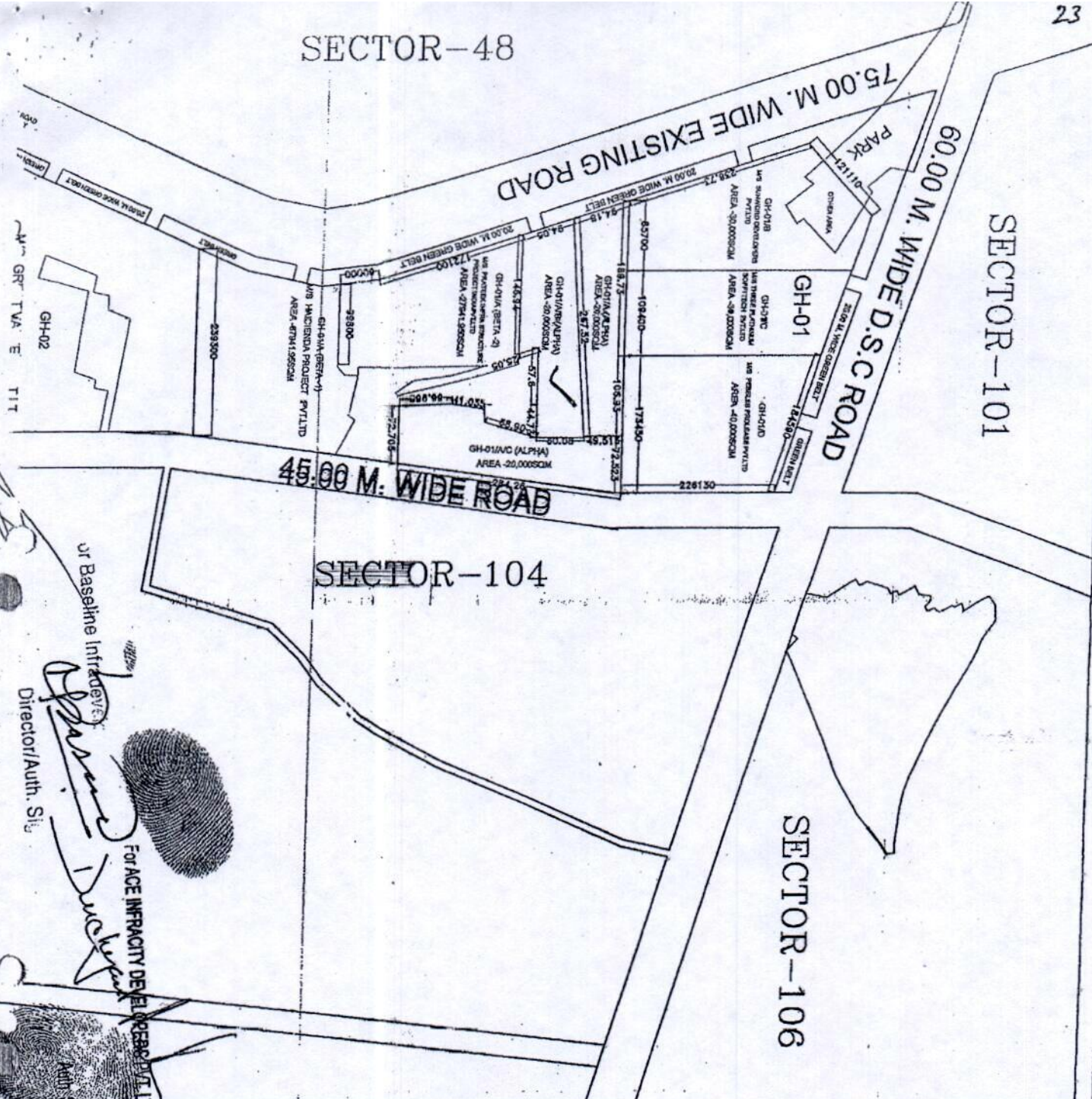
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# SECTOR-48



## SECTOR-101

## SECTOR-106

## SECTOR-104

### AREA STATEMENT

TOTAL SECTOR AREA= 37.28 HAC.

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AREA UNDER COMMERCIAL= 00.60 HAC. 01.73%

TOTAL= 34.86 HAC. 100%

### NOTE:-

1. The plot no. GH-01/IA/ALPHA) sector-107 has been subdivided in three plots i.e. GH-01/IA/ALPHA), GH-01/IA/ALPHA) & GH-01/IA/ALPHA) having area 20,000.00 sqm each vide C.E.O's order dated-30.11.2016 in file of group housing as per letter no. NOIDA/GH/2016/3278 dated-09.12.2016

LAND UNDER DISPUTE (Appx. 2.42 HAC.) NOT INCLUDE IN SCHEME

Sl. No.	DESCRIPTION	DATE	DETAIL
	REVISIONS		

**NOIDA**



PROPOSED LAY-OUT PLAN OF  
SECTOR - 107 NOIDA

Drawing No.

Date

For ACE INFRA CITY DEVELOPERS LTD.  
Director/Auth. Sign  
or Baseline Infrastructure





RECEIVED DECEMBER 2 1970

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**G. MISUSE, ADDITIONS, ALTERATIONS ETC.**

The Sub-Lessee/Allottee shall not use flat for any purpose other than the residential purpose.

In case of violation of any of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with the structure(s) thereon, if any, shall be resumed by the Lessor.

The Sub-Lessee/Allottee 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/Sub-Lessee(s) fails to correct such deviation(s) 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/Sub-Lessee who hereby agree to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

**H. LIABILITY TO PAY TAXES**

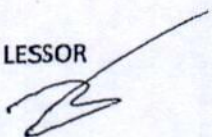
The Lessee/Sub-Lessee shall be liable to pay (on proportionate basis as per area of the said plot/land) all the rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

**I. OVERRIDING POWER OVER DORMANT PROPERTIES**

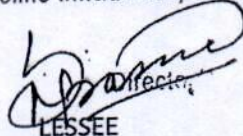
The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee/Sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/Sub-Lessee.

**J. MAINTENANCE**

LESSOR



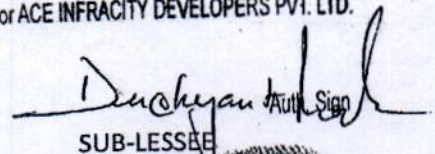
Baseline Infradevelopers Pvt.



LESSEE



For ACE INFRA CITY DEVELOPERS PVT. LTD.



SUB-LESSEE









1. The Lessee/Sub-Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The Lessee/Sub-Lessee shall have to plan a maintenance programme 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.
  - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place.
3. The Lessee/Sub-Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the NOIDA 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 Lessor may consider just and expedient.
5. The Sub-Lessee/Allottee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Lessor will have the power to get the maintenance done through any other Authority and recover the amount so spent from the Lessee/Sub-Lessee(s). The Lessee/Sub-Lessee(s) will be individually and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 & U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 ( as amended from time to time) shall be applicable on the Sub-Lessee(s). No objection to the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Lessor in this regard shall be final.

#### K. CANCELLATION OF SUB-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/Sub-Lease allotment in the case of:

1. Allotment/lease 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 for breach/ violation of terms and conditions of registration/ allotment/ lease and/ or non-deposit of allotment amount.

LESSOR

celine infradevelopers Pvt. Ltd.

LESSEE

ACE INFRA CITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign





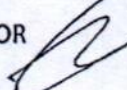


4. If at the same time of such cancellation, the plot is occupied by the Lessee/Sub-Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Sub-Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest and no separate notice shall be given in this regard.
5. If the allotment/lease is cancelled on the ground mentioned in Para N-1 above, the entire amount deposited by the Lessee/Sub-Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

#### L. OTHER CLAUSES

1. The Authority/ 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 and approved by the Lessor.
2. That the Sub-Lessee has sought exemption of stamp duty being 100% owned subsidiary company of the Lessee, in accordance with the G.O. o the subject and approved in the 161<sup>st</sup> Board Meeting held on 28.05.2009 of the Lessor and subsequently by an Order No.NOIDA/Audyogik/2009/2317, dated 15.06.2009. That in case of any adverse orders/remarks or impounding of documents i.e. Sub Lease Deed by the Registering Authority or any other Authority/Govt. all responsibilities and liabilities shall be of Sub-Lessee and without any responsibilities of the Lessor in this regard.
3. That in case of any adverse orders/remarks or impounding of documents i.e. Lease Deed by the Registering Authority or any other Authority/Govt. all responsibilities and liabilities shall be of Lessee.
4. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Lessor shall be final and binding.
5. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee/Sub-Lessee to undertake the activities in pursuance of executed Lease Deed/Sub-Lease deed, the deposits depending on the stages of payments will be refunded without any interest.
6. If the Lessee/Sub-Lessee(s) commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/Sub-Lessee(s) to remove the nuisance within a reasonable period failing which the Lessor shall itself get the nuisance removed at the Lessee's/Sub-Lessee's cost and charge damages from the Lessee/Sub-Lessee during the period of submission of nuisance.

LESSOR



LESSEE

Director



or ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign

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7. 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.
8. The Lease Deed/Sub-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.
9. The Lessor will monitor the implementation of the project. Tenderers who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
10. The Lessee/Sub-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.
11. Dwelling units/flats shall be used for residential purpose only. In case of default, render the lease/sub-lease liable to cancellation and the Lessee/Sub-Lessee(s) will not be paid any compensation thereof.
12. Other buildings earmarked for community facilities cannot be used for purposes other than community requirements.
13. All arrears due to the Lessor/Lessee/Sub-Lessee would be recoverable as arrears of land revenue.
14. The Lessee/Sub-Lessee shall not be allowed to assign or change his role, otherwise the lease/sub-lease shall be cancelled and entire money deposited shall be forfeited.
15. The Lessor in larger public interest may take back the possession of the land/ building by making payment at a reasonable rate as decided by Lessor, whose decision in this regard shall be final and binding on the Lessee/Sub-Lessee(s).
16. In case the Lessor is not able to give possession of any plot or any part thereof in any circumstances, the deposited money against that part will be refunded to the Sub-Lessee without any interest.
17. All other remaining terms and conditions of the brochure of the Scheme and the Allotment Letter and the Lease Deed executed on 31.03.2010 between Lessor and M/s HACIENDA PROJECTS PRIVATE LIMITED will be applicable and binding upon the Lessee/Sub-Lessee.

IN WITNESS WHEREOF the parties have sign this deed on the day and in the year herein first above written.

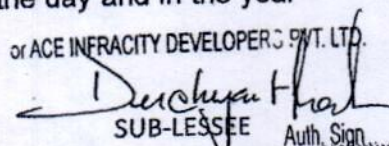
LESSOR



LESSEE

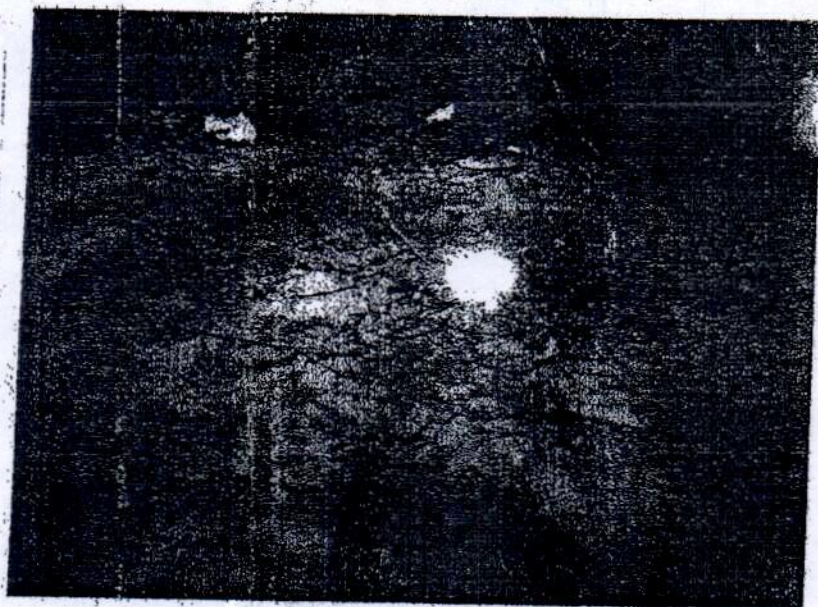


SUB-LESSEE

or ACE INFRA CITY DEVELOPERS PVT. LTD.  
  
 Auth Sign  
 14









Witnesses:

Signed and delivered  
for and on behalf of LESSOR

1. BKS  
BRASPAL  
S/O J. RAM  
PO TIBRI BANHPAT  
DL No. B-1051 IBPT/04

Baseline Infradevelopers Pvt. Ltd.

For and on behalf of the LESSEE

2. Vishal Kumar  
VISHAL KUMAR  
SID SH. R.K. GOEL,  
TIBRA ROAD, GOEL ELECTRONICS,  
BHUPENDRA PURI, MODINAGAR  
U.P. 201204

For ACE INFRACITY DEVELOPERS PVT. LTD.

For and on behalf of the SUB LESSEE



LESSOR

Baseline Infradevelopers Pvt. Ltd.  
LESSEE Dtl.

For ACE INFRACITY DEVELOPERS PVT. LTD.  
SUB-LESSEE





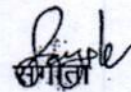
आज दिनांक 14/12/2016 को

वही सं. 1 जिल्द सं. 6845

पृष्ठ सं. 1 से 56 पर क्रमांक 15776

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उप निबन्धक (प्रथम)

नोएडा

14/12/2016









p-06

I/We have taken over possession of the plot No. 6/H-1 Block No. 1

I/We agree with the plot size, area, earmarked in the enclosed plan

encroachment

Possession handed over by



Pos

## GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

### POSSESSION CERTIFICATE

H-169, SECTOR GAMMA, GREATER NOIDA CITY

DISTT. GAUTAM BUDDH NAGAR (U.P.)

PIN-201308

Letter No

Date

P.R.P. (B.A.S.) 244  
2/03/2011

Copy to

Plot Code B.R.S. 05

Agreement No.

Plot No. Manager (Property)

Block No. Manager (Engg.)

Sector 05

Lessee

& Address

Lessee's Name

M/s. Crest Concretes (P)  
15th Sector, Greater Noida  
Gurgaon, Haryana  
Delhi, India  
Pin-122001

Status/Boundaries of plot

Dimensions

Area (In Sq. m)

Remarks

North-East

South-West

South-East

North-West

58159

Site plan of the plot is enclosed herewith

I/We have taken over possession of the plot No. 6/H-1 Block No. 1

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

Possession handed over by

Pos

ession taken over by

## GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

### POSSESSION CERTIFICATE

H-169, SECTOR GAMMA, GREATER NOIDA CITY

DISTT. GAUTAM BUDDH NAGAR (U.P.)

PIN-201308

Letter No

Date

Letter No

M/S. Crest Concretes (P)  
Director

Copy to

Plot No. B.R.S. 05

Agreement No.

Plot No. General Manager (Property)

Plot No. General Manager (Engg.)

Status/Boundaries of plot

Dimensions

H-169, SECTOR GAMMA

DISTT. GAUTAM BU

PIN-20

Signature of the Lessee



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT NO - GH-01



Director

AREA = 58159.00 SQM

SIGN-



POSSESSION TAKEN OVER

POSSESSION HANDED OVER

PLAN FOR

PROJ DEPT

ASST. MANAGER

MANAGER

SR. MANAGER

PLOT NO - GH-01

LAND DEPT

LEKHPAL

N. TEHSILDAR

TEHSILDAR

OF SECTOR-01

LAW DEPT

A.L.O.

MANAGER

CREATER NOIDA

PLNG DEPT

SR. DRAFTSMAN

SR. EXECUTIVE



पंजीकृत डाक द्वारा

## नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सेक्टर-6 नोएडा(उ०प्र०)

पत्र संख्या-नोएडा/मु०वा०नि०/2018/ III-298/ 1084

दिनांक:

26-12-2018

सेवा में,

मैसर्स ए०सी०ई० इन्फ्रासिटी डवलपर्स प्रा०लि०

जीएच - 01ए/बी(एल्फा), सैक्टर - 107,

नोएडा

आपके प्रार्थना पत्र दिनांक 01.10.2018 के संदर्भ में प्रस्तावित ग्रुप हाउसिंग भूखण्ड संख्या जीएच - 01ए/बी(एल्फा), सैक्टर - 107, नोएडा, पर निम्नलिखित शर्तों एवं प्रतिबन्धों के साथ पुनरीक्षित भवन मानचित्र की स्वीकृति प्रदान की जाती है:-

1. यह मानाचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष (मान्य निर्माण अवधि होने की दशा में) तक वैध है।
2. मानचित्रों की इस स्वीकृति से इस भूखण्ड से सम्बन्धित किसी भी शासकीय निकाय जैसे (नगरपालिका, नोएडा प्राधिकरण) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से भी प्रभावित(एफेक्टेड) नहीं माना जायेगा।
3. भवन मानचित्र जिस प्रयोजन हेतु स्वीकृत कराया गया है केवल उसी प्रयोग में लाया जायेगा।
4. यदि भविष्य में विकास कार्य हेतु कोई विकास व्यय माँगा जायेगा तो वह किसी बिना आपत्ति के देय होगा।
5. दरवाजे व खिड़कियाँ इस तरह से लगाये जायेंगे कि जब वह खुले तो उसके पल्ले किसी सरकारी भूमि या सड़क की ओर बढ़ाव(प्रोजेक्टेड) न हों।
6. बिजली की लाईन से पाँच फुट के अन्दर कोई निर्माण कार्य न किया जायेगा।
7. आवंटी द्वारा भवन सामग्री भूखण्ड के सामने रखने से सड़क पर यातायात अवरुद्ध नहीं होना चाहिए।
8. स्वीकृत मानचित्रों का एक सैट निर्माण स्थल पर रखना होगा ताकि उसकी मौके पर कभी भी जाँच की जा सके तथा निर्माण कार्य स्वीकृत मानचित्रों के स्पेसीफिकेशन नोएडा भवन नियमावली के नियमों के अनुसार ही कराया जायेगा। आवंटी तहखाने का निर्माण कार्य पूरा करने के उपरान्त तहखाने का भवन प्रकोष्ठ विभाग नोएडा द्वारा निरीक्षण कराने के बाद ही भूतल का निर्माण कार्य शुरू करेगा। अन्यथा स्वीकृत मानचित्र स्वतः निरस्त माना जायेगा।
9. आवंटी मेजेनाइन तल/अन्य तल का स्वीकृत मानचित्र के अनुसार ही निर्माण करायेगा। अन्यथा स्वीकृत मानचित्र स्वतः निरस्त माना जायेगा।
10. सड़क पर अथवा बैंक लेन में कोई रेम्प अथवा स्टेप्स नहीं बनाये जायेगे। वह कार्य अपनी ही भूमि पर करें।
11. आवंटी द्वारा जल एवं मल की निकासी की व्यवस्था का निरीक्षण नोएडा(भवन प्रकोष्ठ) विभाग द्वारा करायेगा एवं निरीक्षण के उपरान्त ही आवंटी उसे ढकेगा।
12. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष की अवधि तक वैध रहेगा बशर्ते पट्टेदार को पट्टे के अधिकार उपलब्ध हों अथवा उसको पुनर्जीवित कर लिया हो। पट्टे के अधिकार उपलब्ध/पुनर्जीवित न होने की दशा में मानचित्र की वैधता, पट्टे की वैधता तिथि तक समझा जायेगा।
13. आवंटी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय सम्बन्धित विभाग से नियमानुसार समयवृद्धि पत्र प्राप्त कर प्रस्तुत करना होगा।
14. आवंटी निर्माण कार्य शुरू करने के बाद तहखाने की छत डालने से पूर्व कुर्सी तल पर एवं भूतल की छत डालने से पूर्व भवन प्रकोष्ठ नोएडा द्वारा भवन का निरीक्षण अवश्य करायेगा।
15. ब्रोशर, पट्टा प्रलेख, उप पट्टा प्रलेख, उप पट्टा प्रलेख, महायोजना, भवन विनियमावली आदि के यथा संशोधित आदि के अध्यावधिक नियम, शर्तों, प्रतिबन्धों के प्रावधान इस स्वीकृति पर भी लागू माने जायेगे।
16. सन्दर्भित योजना में भूजल की अनधिकृत निकासी एवं दुरुपयोग नहीं किया जायेगा एवं प्रश्नगत क्षेत्र की हाईड्रोलोजी के दृष्टिगत रेनवाटर हावैस्टिंग/भू-जल दोहन की व्यवस्था केन्द्रीय भू-जल परिषद अथवा उत्तर प्रदेश भू-जल विभाग के प्राविधानों के अन्तर्गत करना होगा।



17. योजना में भवन निर्माण हेतु जलापूर्ति के लिए किसी भी दशा में भू-जल दोहन केन्द्रीय भू-जल प्राधिकरण से अनापत्ति पत्र प्राप्त किये बिना नहीं किया जायेगा।
18. योजना में भवन निर्माण हेतु जलापूर्ति के लिए नोएडा प्राधिकरण से जल की व्यवस्था सुनिश्चित करनी होगी।
19. सम्पूर्ण परिसर में विद्युत सुरक्षा, अग्निशमन सुरक्षा, आपदा प्रबन्धन, भूकम्परोधी निर्माण एवं स्ट्रक्चरल सेफ्टी/स्टैलिटी, 30 मीटर से ऊँचे भवनों हेतु एयरपोर्ट अथॉरिटी आदि के मानकों एवं सम्बन्धित विभागों की गाइड लाइन्स/मानकों/नियमों/शर्तों/शासनादेशों एवं उनकी अनापत्ति प्रमाण पत्र के निर्देशों का अनुपालन समस्त विकास कार्य एवं भवनों के निर्माण तथा अवस्थापना सुविधाओं के विकास में किया जायेगा।
20. पंजीकरण एवं आवंटन पुस्तिका की शर्त के अनुसार नोएडा प्राधिकरण द्वारा परियोजना के क्रियान्वित करने एवं परियोजना को पूर्ण कर क्रियाशील किए जाने तक सतत समीक्षा की जायेगी।
21. पंजीकरण एवं आवंटन पुस्तिका एवं पट्टा प्रलेख की शर्तों एवं नियमों के अनुसार आबंटी को परियोजना पूर्ण करने हेतु निर्धारित समयावधि के अन्तर्गत परियोजना पूर्ण करनी होगी।
22. सभी प्रकार के विकास कार्य अवस्थापना सुविधायें तथा भवनों का निर्माण कार्य समय-समय पर शासकीय नीति/निर्देशों, बीओआईएस/आईओएस के लागू सुसंगत कोड एवं मानकों के अनुरूप किया जायेगा। तदुपरान्त आपेक्षक करों के साथ नियमानुसार उनका कम्प्लीशन सर्टिफिकेट प्राप्त करने के लेपशान्त ही अधीभोग में लाया जायेगा।
23. सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शासन की नीति के अनुसार उर्जा संरक्षण एवं वैकल्पिक उर्जा का उपयोग, जलापूर्ति वितरण व्यवस्था एवं भूमिगत जल के उपयोग, जल संरक्षण एवं पुनर्वितरण, वर्षा जल संचयन, परिस्थितिकी एवं पर्यावरण संरक्षण, भूमि खुदाई एवं उत्खनन, वृक्षारोपण/लैन्ड स्केपिंग एवं सामाजिक वानिकी, सीवेज डिस्पोजल एवं सॉलिड वेस्ट मैनेजमेन्ट आदि की व्यवस्था संबंधित शासकीय विभागों की गाइड लाइन्स/मानकों/नियमों/शर्तों एवं उनकी अनापत्ति प्रमाण-पत्र के निर्देशों के अनुसार करनी होगी।
24. सम्पूर्ण परिसर एवं उनके भीतर निर्मित सभी विकास कार्यों, सामुदायिक एवं जन सुविधाएँ, आवस्थापना सुविधाएँ, सभी स्ट्रक्चर्स, सभी प्रकार के भवनों आदि का गुणवत्ता के साथ विकास, निर्माण, परिचालन, रख-रखाव, अनुसंधान आवेदक संस्था को स्वयं करना होगा। इस सम्बन्ध में नोएडा प्राधिकरण एवं शासन द्वारा समय-समय पर नीतिगत निर्णय एवं निर्देशों का पूर्णतया पालन करना होगा।
25. सम्पूर्ण परिसर के भीतर निर्मित परिसर/भवन/स्ट्रक्चर/सामुदायिक एवं जन सुविधाओं/उपयोग आधारित क्रियाओं आदि का उप विभाजन, सब लीज, सब लेटिंग आदि आवेदक संस्था द्वारा आबंटन नियमावली, पट्टा प्रलेख, नोएडा प्राधिकरण के नियमों व नितियों, भवन विनियमावली - 2010, नोएडा महायोजन - 2031 (यथा संशोधित एवं प्रभावी) के प्राविधानों के अन्तर्गत बिना प्राधिकरण के यथावश्यक पूर्वानुमति प्राप्त किए आवेदक द्वारा नहीं किया जायेगा।
- ✓ 26. परियोजना के सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शारीरिक रूप से अक्षम एवं असक्त व्यक्तियों के लिए आवश्यक सुविधाएँ एवं सुगम्यता के दृष्टिगत अवरोधमुक्त परिसर के रूप में विकास एवं निर्माण किया जायेगा।
27. परियोजना के समस्त भवनों का निर्माण, आन्तरिक एवं बाह्य विकास कार्य, आवस्थापना सुविधायें, जन सेवाएँ एवं सामुदायिक सुविधायें आदि का विकास पूर्ण करने पर आनेवाला समस्त व्यय आवेदक को स्वयं वहन करना होगा, जिसमें देय समस्त शुल्क, चार्ज, टैक्स, लेवी आदि (यथा लागू) भी सम्मिलित है।
28. परिसर में प्रस्तावित हरित क्षेत्रफल एवं वृक्षों का रखरखाव गुणवत्तापूर्वक आबंटी को स्वयं अपने व्यय पर करना होगा।
29. यह स्वीकृति प्राधिकरण द्वारा कब्जा दिये गये क्षेत्रफल के सापेक्ष ही अनुमन्य होगी।
30. पुनरीक्षित मानचित्रों में दर्शायी गयी माप/क्षेत्रफल तालिका में कोई भी बदलाव से पड़ने वाले प्रभाव के लिए आबंटी संस्था पूर्णतया स्वयं जिम्मेदार होगा।
31. प्रस्तावित अपार्टमेंट्स के निर्माण के सन्दर्भ में उत्तर प्रदेश अपार्टमेन्ट (Promotion of Construction, ownership & Maintenance) एक्ट, 2010; नियम व उपविधि तथा इसके अधीन जारी निर्देशों का अनुपालन सुनिश्चित करना होगा।
32. माननीय राष्ट्रीय हरित न्यायाधिकरण, नई दिल्ली में योजित मूल प्रार्थना पत्र 375 एवं 454 वर्ष, 2015 परमवीर सिंह बनाम यूनियन ऑफ इण्डिया एवं आनन्द आर्या बनाम यूनियन ऑफ इण्डिया व अन्य में ओखला पक्षी विहार के ईको सेंसिटिव जोन के निर्धारण के सम्बन्ध में माननीय राष्ट्रीय हरित न्यायाधिकरण के अनुपालन हेतु आबंटी संस्था बाध्य होगी।
33. वन एवं पर्यावरण मंत्रालय, भारत सरकार के भवन निर्माण हेतु जारी दिशा - निर्देश, 2010 का पूर्णरूप से पालन करना होगा।
34. आबंटी संस्था को भवन स्वामी व अन्य के विजिटर्स हेतु कार पार्किंग की व्यवस्था परिसर के भीतर ही करानी सुनिश्चित करें। सड़क पर किसी भी प्रकार की पार्किंग न करें।





स्वीकृत भवन मानचित्र इस पत्र के साथ संलग्न है। भवन निर्माण कार्य स्वीकृत भवन मानचित्र की वैधता तिथि के अन्तर्गत पूर्ण करने के उपरान्त अधिभोग प्रमाण पत्र हेतु नियमानुसार आवेदन करें तथा बिना आज्ञा व अधिभोग प्रमाण पत्र किये बिना भवन को प्रयोग में न लायें।

भूखण्ड का क्षेत्रफल	= 20,000.00 वर्ग मी०
अनुमन्य भू-आच्छादित क्षेत्रफल @ 40%	= 8,000.00 वर्ग मी०
आबंटन के समय अनुमन्य एफ.ए.आर. @ 2.75	= 55,000.00 वर्ग मी०
आबंटन को दिनांक 06.03.2017 को क्रय योग्य एफ०ए०आर० स्वीकृत @3.234	= 64,681.56 वर्ग मी०
वर्तमान में क्रय योग्य एफ०ए०आर० के साथ	
कुल अनुमन्य एफ०ए०आर०(क्रय योग्य सहित) @3.5	= 70,000.00 वर्ग मी०
ग्रीन बिल्डिंग हेतु अनुमन्य एफ०ए०आर० 5%	= 3,500.00 वर्ग मी०
कुल अनुमन्य एफ०ए०आर०(क्रय योग्य व ग्रीन सहित)	= 73,500.00 वर्ग मी०
वर्तमान में 15% अनुमन्य सेवा क्षेत्रफल	= 10,500.00 वर्ग मी०

विभिन्न तलों पर प्रस्तावित किये गये क्षेत्रफल का तलवार विवरण निम्नानुसार है :-

तल एफ.ए.आर.	अनुमन्य क्षेत्रफल (वर्ग मी०)	दिनांक 6.03.2017 को स्वीकृत क्षेत्रफल एफ.ए.आर. (वर्ग मी०)	वर्तमान में पुनरीक्षित क्षेत्रफल एफ०ए०आर० (वर्ग मी०)
तहखाना(एफ.ए.आर.)		.....	892.304
भूतल	8000.00	2716.445	1705.213
प्रथम तल		1575.737	954.178
द्वितीय तल		2415.575	776.105
तृतीय तल		2415.575	2408.827
चतुर्थ तल		2415.575	2407.256
पंचम तल		2415.575	2407.700
छटवां तल		2415.575	2407.256
सातवां तल		2415.575	2407.700
आठवां तल		2415.575	2407.256
नौवां तल		2415.575	2407.700
दसवां तल		2415.575	2407.256
ग्यारहवां तल		2415.575	2407.700
बारवां तल	शेष एफ०ए०आर०	2415.575	2407.256
तेरहवां तल		2415.575	2407.700
चौदहवां तल		2415.575	2407.256
पन्द्रहवां तल		2415.575	2407.700
सोलहवां तल		2415.575	2407.256
सत्रहवां तल		2415.575	2407.700
अट्ठारहवां तल		2415.575	2407.256
उन्नीसवां तल		2415.575	2407.700
बीसवां तल		2415.575	2407.256
इक्कीसवां तल		2415.575	2407.700
बाइसवां तल		2415.575	2467.531
तेइसवां तल		2415.575	2136.640



चौबीसवां तल	शेष एफ०ए०आर०	2415.575	2428.337
पच्चीसवां तल		2415.575	2407.700
छब्बीसवां तल		2415.575	2407.256
सत्ताइसवां तल		.....	2407.700
अट्ठाइसवां तल		.....	2407.256
उन्नीसवां तल		.....	2407.700
तीसवां तल		.....	2407.256
इकत्तीसवां तल		.....	1951.393
कुल एफ.ए.आर. (क्रय योग्य एफ०ए०आर० व ग्रीन बिल्डिंग सहित)	73,500.00	64681.56	73,500.00
15% सेवा क्षेत्रफल	10,500.00	9630.14	10,500.00
स्टिल्ट			366.354
तहखाना प्रथम	चारों तरफ 6.0	14935.809	15082.787
तहखाना द्वितीय	मी० सैटबेक	14888.089	15626.779
(नॉन एफ०ए०आर०)	छोड़ने के पश्चात	29823.898	30709.566
	शेष क्षेत्रफल		
ओपन वॉक-वे तथा कवर्ड लैण्डस्केप एरिया (नॉन एफ०ए०आर०)			2211.24
पूर्व में स्वीकृत क्षेत्रफल (क्रय योग्य एफ०ए०आर० सहित, सेवा क्षेत्रफल व नॉन एफ०ए०आर० सहित)	$= 64681.56 + 9630.14 + 29823.898$ $= 1,04,135.599$ वर्ग मी०		
कुल प्रस्तावित क्षेत्रफल (क्रय योग्य एफ०ए०आर०, स्टिल्ट व वॉक-वे, सेवा क्षेत्रफल व तहखाना सहित)	$= 73,500.00 + 10,500.00 + 366.354 + 30709.566$ $+ 2211.24$ $= 1,17,287.160$ वर्ग मी०		

#### भू-आच्छादन का विवरण

अनुमन्य भू-आच्छादित क्षेत्रफल	= 8000.00 वर्ग मी० (40.00%)
पूर्व में स्वीकृत भू-आच्छादित क्षेत्रफल	= 4087.570 वर्ग मी० (20.43%)
वर्तमान में प्रस्तावित भू-आच्छादित क्षेत्रफल	= 5666.190 वर्ग मी० (28.33%)

#### एफ०ए०आर० का विवरण

अनुमन्य एफ०ए०आर० @2.75	= 55,000.00 वर्ग मी०
अनुमन्य एफ०ए०आर० (क्रय योग्य एफ०ए०आर० सहित) @3.50	= 70,000.00 वर्ग मी०
ग्रीन बिल्डिंग हेतु एफ०ए०आर० 5%	= 3,500.00 वर्ग मी०
प्रस्तावित एफ०ए०आर० (क्रय योग्य एफ०ए०आर० व ग्रीन बिल्डिंग सहित)	= 73,500.00 वर्ग मी०
क्रय योग्य एफ०ए०आर० (70,000.00 - 64,681.56)	= 5318.44 वर्ग मी०
(अनुमन्य एफ०ए०आर० - स्वीकृत एफ०ए०आर०)	
संलग्नक - पुनरीक्षित/स्वीकृत भवन मानचित्र ।	

Map for proposed Building is as per Bye  
Laws. Submitted for approval please.

Assst. Archt. Architect

नाम...  
पद...  
नौएडा...

प्रतिलिपि:- विशेष कार्याधिकारी (ग्रुप हाऊसिंग), नौएडा को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित ।



## प्रारूप-घ

## औपबन्धिक (provisional) अनापत्ति प्रमाण पत्र

यूआईडी संख्या यूपीएफएस/2018/394/जीबीएन/गौतमबुद्धनगर/153/जे०डी०

दिनांक:-25-11-2018

प्रश्नगत भवन को पूर्व में निर्गत अनापत्ति प्रमाण पत्र का विवरण: आर-10/जे०डी०/फा०स०/लखनऊ-17(गौतम०)/22 दिनांक: 02-02-2017 के द्वारा प्रोवीजनल अग्निशमन अनापत्ति प्रमाण पत्र निर्गत किया गया है, तथा वर्तमान में भवन के तलों के क्षेत्रफल में आंशिक संशोधन किया जाना प्रस्तावित है।

प्रमाणित किया जाता है कि (भवन/प्रतिष्ठान का नाम) मैसर्स एस इन्फ्रासिटी डवलपर्स प्रा०लि०, पता प्लॉट नं० जी०एच०-01/ए०/बी०(अल्फा), सेक्टर-107 नौएडा, जनपद गौतमबुद्धनगर उ०प्र०, जिसमें संशोधन के उपरान्त वर्तमान में प्रस्तावित तलों की संख्या:-(टावर-ए०, स्टिल्ट+भूतल एवं 31 तल, जिसकी ऊँचाई:-116.40 मीटर, जिसमें टावर ए० के भूतल व प्रथम तल पर कॉमर्शियल भवन प्रस्तावित है), (टावर बी०-01 एवं बी०-02, भूतल+31 तल, जिनकी ऊँचाई:-116.40 मीटर प्रत्येक टावर), (टावर-सी०, स्टिल्ट+भूतल एवं 30 तल, जिसकी ऊँचाई:-116.40 मीटर), (कम्यूनिटी सेन्टर-भूतल एवं 02 तल, जिसकी ऊँचाई:-11.50 मीटर) एवं बेसमेन्ट की संख्या:-02 है, तथा प्लॉट एरिया:-20,000.00 वर्ग मी०, है। भवन का अधिभोग (भवन स्वामी/अधिभोगी अथवा कम्पनी का नाम) मैसर्स एस इन्फ्रासिटी डवलपर्स प्रा०लि०, द्वारा किया जायेगा। इनके द्वारा एवं अग्नि निवारण एवं अग्नि सुरक्षा अधिनियम के समस्त प्राविधानों का समायोजन एन०बी०सी०/भवन निर्माण एवं विकास उपविधि एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई०एस० मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को संशोधित प्रोवीजनल अनापत्ति प्रमाण पत्र (एन०बी०सी० की अधिभोग श्रेणी) आवासीय भवन श्रेणी ए०-04, के अन्तर्गत इस शर्त के साथ के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण के पश्चात तथा भवन के अधिभोग से पूर्व अग्नि एवं जीव रक्षा प्रमाण पत्र (fire & Life safety certificate) प्राप्त किया जायेगा।

संलग्नक: मानचित्र।

नोट:- सम्प्रति फायर सर्विस की ऑनलाईन प्रमाण पत्र निर्गमन प्रक्रिया कतिपय तकनीकी एवं भाषायी त्रुटियों के कारण बाधित है। फलस्वरूप प्रस्तुत प्रकरण पुलिस महानिदेशक फायर सर्विस के आदेश पत्र संख्या: एफएस-1502-2017 दिनांक: 04-12-2018 के क्रम में मैनवली निस्तारित किया गया है।

(अरविन्द कुमार)  
संयुक्त निदेशक फायर सर्विस  
उ०प्र० लखनऊ

प्रतिलिपि:- निम्नांकित को शासनादेश संख्या: 1765/छ:-पु०-08-2017-905(34)/2016 गृह (पुलिस) अनुभाग-8 दिनांक: 16-02-2018 के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

1-मुख्य वास्तुविद नियोजक, नौएडा प्राधिकरण सेक्टर-6, जनपद गौतमबुद्धनगर।

2-उपनिदेशक, फायर सर्विस मेरठ/सहारनपुर परिक्षेत्र।

4-मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं 04 प्रतियों में इस आशय से प्रेषित कि सम्बन्धित को उनकी प्रति अपने स्तर से समयबद्ध उपलब्ध कराने का कष्ट करें।

5-अग्निशमन अधिकारी फेज-प्रथम नौएडा गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं अभिलेखीकरण हेतु।

6-मैसर्स एस इन्फ्रासिटी डवलपर्स प्रा०लि०, पता प्लॉट नं० जी०एच०-01/ए०/बी०(अल्फा), सेक्टर-107 नौएडा, जनपद गौतमबुद्धनगर उ०प्र०, को उक्त के सन्दर्भ में अनुपालनार्थ।



Date: 4.09.2018

To,  
The Director, Environment & Secretary,  
State Environment Impact Assessment Authority (SEIAA),  
Directorate of Environment, Govt. of Uttar Pradesh  
Dr. Bhimrao Ambedkar Paryavaran Parisar,  
Vineet Khand-I, Gomti Nagar,  
Lucknow - 226010

Subject: Environmental Clearance for the Revision & Expansion Of Group Housing project  
at Plot no. GH-01 A/B (Alpha), Sector 107 Noida, Dist. Gautam Budh Nagar, Uttar  
Pradesh by M/s Ace Infracity Developers Pvt. Ltd.

We are herewith submitting Form I, Form IA in the prescribed format of esteemed  
MOEF&CC, Govt. of India along with the Conceptual Plan & necessary annexure.

Kindly, consider the case and award the Environment Clearance, at your earliest.

Thanking You,

Yours Sincerely,

For M/s Ace Infracity Developers Pvt. Ltd.

Authorized Signatory  
ACE INFRACITY DEVELOPERS PVT. LTD.  
Enclosed: As stated above  
Authorized Signatory

परियोजना की 3 प्रतिया प्राप्त की। एसईएसी व  
एसईआए के सभी सदस्यों को सूचना प्रस्तुत  
अभिलेखों की प्रति आगामी 3 दिनों के अन्दर भेजे।  
एल०ई०एससी बैठक का एजेंडा वेबसाइट  
[www.seiaaup.com](http://www.seiaaup.com) पर उपलब्ध किया  
जायेगा कृपया बैठक की सूचना हेतु वेबसाइट देखें।

डिप्टी  
पर्यावरण निदेशालय, लखनऊ

ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Regd. Office: Plot No. 01B, Sector - 126, Noida Gautam Budh Nagar, UP-201303  
Site & Communication Address: Plot No. GH-01A/B (Alpha), Sector - 107, Noida (U.P.)



# BASELINE INFRA DEVELOPERS PVT. LTD.

Regd. Office: S-506, 2<sup>nd</sup> Floor, School Block, Shakarpur, New Delhi-110092  
CIN: U70101DL2010PTC205656

Dated: 14<sup>th</sup> December, 2016

To,

The Principal Officer

Ace Infracty Developers Pvt Ltd

Plot No.01-B, Sector 126, Noida-201303

Dear Sir,

## POSSESSION LETTER

Group Housing plot, Plot No. GH01A/B(A1a), Sector-107, NOIDA, measuring an area of 20,000 SQM has been transferred in favour of Ace Infracty Developers Pvt Ltd, a company having its registered office at Plot No.01-B, Sector 126, Noida-201303 vide this letter.

The sub-lease deed of the above said plot has been executed today through Shri Dushyant Malik, S/o Shri D. S. Malik, R/o 26, HIG Duplex, C. Nagar, Ghaziabad, as a Director.

Transferee is directed to take physical possession of the above plot as per the site plan of the sub-lease deed dated 14<sup>th</sup> December 2016, within 3 days from the date of issue of this letter.

For Baseline Infra Developers Pvt Ltd



Authorized Signatory

*Seelap*

*Alkhan*





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NO. AAI/12/HQ/2017/47 M/NO. 2017/79/896-99  
Aerofranchise Developers Pvt. Ltd.  
Plot no - 01/B, Sec-126, Noida (u.p.)

Date: 27-02-2017

Valid Upto: 26-02-2022

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID	SAFD/NORTH/B/022017/197659
Applicant Name*	Balraj Singh
Site Address*	Plot no GH-01/A/B (alpha), Sec-107, Noida (u.p.), Gautam Budh Nagar, Delhi, Delhi
Site Coordinates*	77 22 31.54-28 32 49.36, 77 22 32.36-28 32 52.19, 77 22 35.56-28 32 48.69, 77 22 38.56-28 32 45.59, 77 22 40.05-28 32 47.94,
Site Elevation in mtrs AMSL as submitted by Applicant*	200.99 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	325.99 M

\*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top Elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither assumes the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 325.99 M, as indicated in para 2.

Page 1/2

राजीव गांधी भवन  
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003  
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950  
Phone: 24632950

Hee





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/chimney is not commenced within the period, a fresh NOC from the Designated Officer at Airports Authority of India shall be obtained. However, if construction work has commenced, no time revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure shall be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

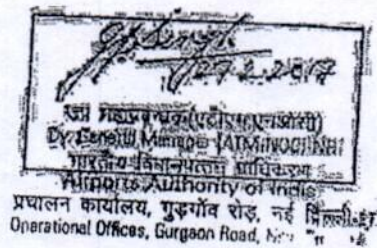
Chairman NOC Committee

Region Name: NORTH

Address: General Manager, Airports  
Authority of India, Regional  
Headquarter, Northern Region  
Operational Offices, Gurgaon  
Road, New Delhi-110037

Email ID: [noc\\_nr@aai.aero](mailto:noc_nr@aai.aero)

Contact No: 011-25653551





**FORM C**

[See rule 6(1)]

**REGISTRATION CERTIFICATE OF PROJECT**

This registration is granted under section 5 of the Act to the following project under project registration number

**UPRERAPRJ837374**

**Project Name : County One O Seven**

**Project Address : Tehsil - Gautam Buddha Nagar, District - Gautam Buddha Nagar**

1. COUNTYCONCEPT DEVELOPERS LLP firm / society / company / competent authority having its registered office / principal place of business at COUNTY ONE O SEVEN, PLOT NO. - GH - 01 / A / B (ALPHA), SECTOR - 107, NOIDA, GAUTAM BUDDHA NAGAR, U.P., ZIP - 201301 .

2. This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 4 years commencing from 18-02-2019 and ending with 25-12-2023 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.









## UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :02/02/2019 To 01/02/2024

Ref No. - 40412/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2018

Dated:- 04/02/2019

To,

Shri SANDIP KUMAR PANDIT

M/s COUNTY ONE O SEVEN by Ace infracity developers Pvt. Ltd.

Plot No. GH-01/A/B (Alpha), Sector-107, Noida Utaar Pradesh.,GAUTAM BUDH

NAGAR,201301

NOIDA

**Sub :** Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Polution) Act, 1981 as amended.

Please refer to your application form no 3723778 dated - 07/12/2018 .After examining the application with respect to pollution angle, Consent to Establish is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
NA	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
NA	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
NA	Metric Tonnes/Day	0	0

E: Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Noida Authority	190.0

F. Quantity of effluent (In KLD) :



Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	133.0
Others(Plantation)	28.0
aaa	57.0

G- Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	3.78	Used in DG Set

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

- You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
- Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 01/02/2024 to the Board.
- Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution) Act, 1981 from the Board.
- It is mandatory to submit Air and Water consent Application, complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
- Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 may be initiated against the industry With out any prior information, in case of non compliance of above conditions.
- Bank details.

Bank Fee Details				
Bank Name	Branch Name	Draft No./Money Receipt No	Date	Rupees

**Specific Conditions:**



1. Project shall get the NOC of CGWA for extracting ground water, if required.
2. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
3. Project shall dispose the hazardous waste through authorized recyclers/TSDF.
4. Project shall install Sewage Treated Plant of capacity 200.0 KLD & treated water shall be used in gardening/flushing and remaining sewage shall be treated through Authority STP, accordingly project shall get membership of Authority S.T.P. and pay their contribution .
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
8. Project shall comply the order passed by Hon'ble NGT time to time.
9. This consent to establish is valid for the Plot Area-20000 sq.mt. & Built-up Area-114580.93 sq.mt.
10. Project shall install at least 0.2KVA mt from roof level along with acoustic enclosures on DG sets.
11. Project shall use clean fuel as far as possible.
12. Project shall not start gaseous emission & sewage generation without prior consent of the board.
13. All construction activities shall be according to authority guidelines.
14. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
15. Project shall comply the conditions of EC dated 03.01.19.
16. Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
17. Project shall not use ground water in construction activities. Only STP treated water shall be used.
18. Project shall be constructed as per approved map.
19. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
20. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
21. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
22. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
23. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
24. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
25. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
26. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
27. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
28. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
29. Compulsory use of wet jet in grinding and stone cutting will be practiced.
30. Wind breaking wall will be constructed around the construction site.
31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
33. Project shall submit NOC issued from Airport Authority of India, if required .
34. Project shall submit a bank guarantee of Rs. 10 lacs within 15 days for complying above condition no 1 to 33



Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 04/03/2019 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

AKHLAQ HUSAIN Digitally signed by AKHLAQ  
HUSAIN  
Date: 2019.02.04 10:39:33 +05'30'  
CEO 1

Dated:- 04/02/2019

Copy To -

RO UPPCB NOIDA

AKHLAQ Digitally signed by AKHLAQ  
HUSAIN  
Date: 2019.02.04 10:40:40  
+05'30'  
HUSAIN  
CEO 1