

D- 8317/18



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



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



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For Kamroop Infrabuild Pvt. Ltd.

Authorised Signatory

Sub
19/3/18

UP 0005197497

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



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



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For Stamp
for Stamp & No. Stamp

For Kamroop Infrabuild Pvt Ltd
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Authorised Signatory

UP 0005197178

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SHIL



LEASE DEED

This Lease Deed made on 16 day of March, 2018 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, Plot No.1, Sector-Knowledge Park-IV, Greater Noida Dist. Gautam Budh Nagar (U.P.)** a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor (which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s. KAMROOP INFRABUILD PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at The Corenthum Tower A-134, 3rd Floor, Sector-62, Noida(U.P.) through its authorized signatory Mr. Rajan Kumar Jha S/o. Sh. Yoganand Jha R/o F-4, A-31, Shalimar Garden Ext.-2, Sahibabad, Ghaziabad (U.P.) duly authorized by its Board of Directors vide Resolution dated 07.03.2018 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

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

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

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

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


LESSOR
202 Aug 16 10:45 AM

For Kamroop Infrabuild Pvt. Ltd.


LESSEE Signatory 1

पट्टा चिलेख(30 वर्ष से अधिक)

प्रतिफल- 582411328 स्टाम्प शुल्क- 29120600 बाजारी मूल्य - 582412000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्री मैसर्स कामरूप इन्फ्राबिल्ड प्रा० लि० द्वारा
राजन कुमार झा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री योगानन्द झा
व्यवसाय : नौकरी
निवासी: एफ-4, ए-31, सालीमार गार्डन एक्स०-२, साहिबाबाद, गाजियाबाद उ०प्र०

One



श्री, मैसर्स कामरूप इन्फ्राबिल्ड प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक
19/03/2018 एवं 05:20:21 PM बजे
निबंधन हेतु पेश किया।

राजन कुमार झा अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

G रमेश श्रीवास्तव
उप निबंधक : सदर गेटर नोएडा
गौतम बुद्ध नगर



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

S.No.	Name of member	Shareholding	Status
1.	SJP INFRACON LIMITED	55%	Lead Member
2.	SRP BUILDWELL PRIVATE LIMITED	15%	Relevant Member
3.	SJP HOTELS & RESORTS PRIVATE LIMITED	15%	Relevant Member
4.	SJP INDIA ASSOCIATES	15%	Relevant Member

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s. SJP Infracon Private Limited** has approached to the Lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

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

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


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


Authorised Signatory
LESSEE

निष्पादन लेखपत्र वाद सुनने व समझाने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री ग्रेनो०ओ०वि०प्रा० द्वारा प्रबंधक स्नेहलता के द्वारा
संजीव शर्मा, पुत्र श्री स्व० श्री रामसरन शर्मा

निवासी: ग्रेनो०ओ०वि०प्रा०

व्यवसाय: नौकरी

पट्टा गृहीता: 1



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

निवासी: एफ-4, ए-31, सालीमार गार्डन एक्स०-२,
साहिबाबाद, गाजियाबाद उ०प्र०

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री डिल्ली राम, पुत्र श्री तारक प्रसाद

निवासी: सी-471, बीटा-१, ग्रेनो०

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री सोमेश छोकर, पुत्र श्री मेघ राज सिंह

निवासी: डी-1029, गौड गीन सिटी, गाजियाबाद

व्यवसाय: नौकरी



ने की। प्रत्यक्षतः भद्र साक्षियों के विशाल अंगुठे
नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

रमेश श्रीवास्तव

उप निबंधक: सदर गेट नॉएडा
गौतम बुद्ध नगर



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

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

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

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

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

Head	Due date	Payable Premium	Payable Interest	Total payable installment	Balance premium
INSTALMENT NO.1	05.11.2017	39832853.00	23192542.00	63025395.00	398328526.00
INSTALMENT NO.2	05.05.2018	39832853.00	21908068.93	61740921.93	358495673.00

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LESSOR
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जयपुर

For Kamroop Infrabuild Pvt. Ltd.

Ge

LESSEE
Authorized Signatory 3

INSTALMENT NO.3	05.11.2018	39832853.00	19717262.02	59550115.02	318662820.00
INSTALMENT NO.4	05.05.2019	39832853.00	17526455.10	57359308.10	278829967.00
INSTALMENT NO.5	05.11.2019	39832853.00	15335648.19	55168501.19	238997114.00
INSTALMENT NO.6	05.05.2020	39832853.00	13144841.27	52977694.27	199164261.00
INSTALMENT NO.7	05.11.2020	39832853.00	10954034.36	50786887.36	159331408.00
INSTALMENT NO.8	05.05.2021	39832853.00	8763227.44	48596080.44	119498555.00
INSTALMENT NO.9	05.11.2021	39832853.00	6572420.53	46405273.53	79665702.00
INSTALMENT NO.10	05.05.2022	39832853.00	4381613.61	44214466.61	39832849.00
INSTALMENT NO.11	05.11.2022	39832853.00	2190806.70	42023659.70	-

In case of default in depositing the installments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

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

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

LESSOR

Sub

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प्रमाण
होम मंत्रालय के पास

For Kamroop Infra Build Pvt. Ltd.

LESSEE
Authorised Signatory

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 14% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each installment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Builders Residential / Large Group Housing (Sub Divided) Plot No. **GH-1B(3), SECTOR-ETA-II, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **20073.90 Sq. mtrs.** be the same a little more or less and bounded:

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

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years


LESSOR

For Kamroon Infrabuild Pvt. Ltd.


LESSEE

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

1. A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
2. The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

(ii) **AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:**

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid Rs. 48,91,075/- as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @14% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The lessee has the option to pay lease rent equivalent to 11 years, at the rate of lease rent prevailing at that time, as "One Time Lease Rent" unless the GNIDA decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent

LESSOR

For Kamroo Infrabuild Pvt. Ltd.

LESSEE
Authorised Signatory

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 @ 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 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.
 - 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) 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


LESSOR


LESSEE

For Kamrup Infrabuild Pvt. Ltd.

For Kamrup Infrabuild Pvt. Ltd.

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 phase wise on payment of full premium (with interest up to 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.

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 1st


LESSOR

For Kamroom Infra Build Pvt. Ltd.


LESSEE

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 to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges. However, the area of each of such sub divided plots should not be less than 20,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

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 prevailing building bye-laws
Maximum permissible FAR	3.5
Set backs	As per prevailing Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

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


LESSOR

For Kamroop Infra Build Pvt. Ltd.


LESSEE Signatory

Building Cell/Planning Department of the Authority 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 completion certificate of the first phase accordingly issued from the building cell of the Authority within a period of three years from the date of execution of lease deed. Thereafter time extension for first phase can be granted for next three years with penalty of 1% of the total premium per year.

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

1. 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 /Authority . 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.
2. Without prejudice to the Authority'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.
3. 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.
4. There shall be total liberty at the part of allottee /lessee to decide the size of the flats/plots or to decide the ratio of the area for flatted/plotted development. The FAR earmarked for commercial/Institutional use would be admissible but the allottee /lessee may utilize the same for residential use as per their convenience.


LESSOR

For Kamroop Infrabuild Pvt. Ltd.

LESSEE

5. The allottee /lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued by the authority phase wise accordingly enabling them to do phase-wise marketing.

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 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.

TRANSFER OF PLOT

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 with the prior approval of GNIDA on payment of transfer charges at the rate 2% of the allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, individual flat/plot will


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


LESSEE

Authorised Signatory

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

- (i) The dues of GNIDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transferee should have financial qualification as fixed for the allotment i.e. as described in clause D-2 of scheme brochure in case of sub-divided plots.
- (iv) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (v) The sub-lessee undertakes to put to use the premises for the residential use only.
- (vi) The lessee has obtained building occupancy certificate from Building Cell, GNIDA.
- (vii) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the Authority in writing.
- (viii) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- (ix) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

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

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such


LESSOR

For Kamroo Infrabuild Pvt. Ltd.

LESSEE

Witnessed Signatory

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

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

LIABILITY TO PAY TAXES

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

OVERRIDING POWER OVER DORMANT PROPERTIES

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

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The Lessee shall have to plan a maintenance 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.


LESSOR

For  Kamroop Infrabuild Pvt. Ltd.


Authorised Signatory
Authorised Signatory

LESSEE 13

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

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

4. In case of non-compliance of terms and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.

5. The lessee/sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other Authority and recover the amount so spent from the lessee/sub-lessee. The lessee/ sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

CANCELLATION OF LEASE DEED

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

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/allottee/lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Authority with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The


LESSOR

For Kamroop Infrabuild Pvt. Ltd.


LESSEE/Authorized Signatory

balance, if any, shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.

5. If the allotment is cancelled on the ground mentioned in para Y1 above, the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Authority and no claim whatsoever shall be entertained in this regard.

OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad


LESSOR

For Karmoop Infrabuild Pvt. Ltd.


LESSEE Authorised Signatory

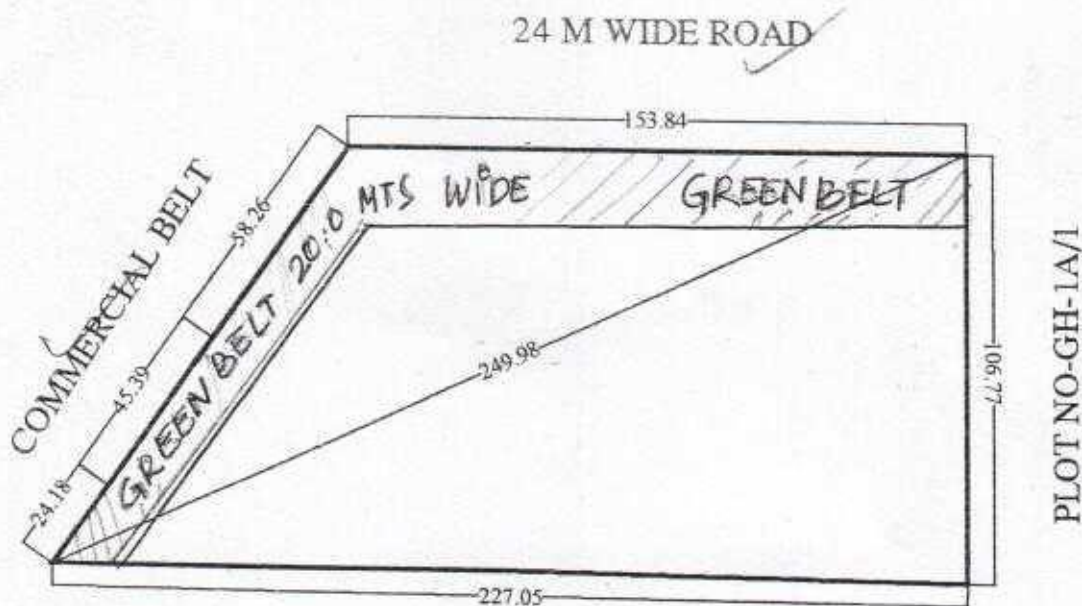
6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.
15. The Lease shall be subject to the provision of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act 2010.


LESSOR

For Kamroom Infrabuild Pvt. Ltd.


Authorised Signatory
LESSEE

PLOT NO-GH-1B(3)



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

For Kamroop Infrabuild Pvt. Ltd.

Authorised Signatory

AREA-20073.90 SQM

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER			N
<p><i>Revised</i></p> <p>LEASE PLAN OF PLOT NO.GH-1B(3) SECTOR ETA-2 GREATER NOIDA</p>	PROJ. DEPTT	<p><i>[Signature]</i> 18/2/17</p> <p>ASST. MANAGER</p>	<p><i>[Signature]</i> 28/2/17</p> <p>MANAGER</p>	<p><i>[Signature]</i></p> <p>SR. MANAGER</p>
	LAND. DEPTT	<p>LEKHPAL SINGH</p>	<p>NAYAN TAHSEEL DAR</p>	<p><i>[Signature]</i></p> <p>TAHSEEL DAR</p>
	LAW. DEPTT	<p><i>[Signature]</i></p> <p>A.L.O.</p>	<p><i>[Signature]</i></p> <p>MANAGER</p>	
	PLANIG. DEPTT	<p><i>[Signature]</i></p> <p>SR. DR. U.K. SHARMA</p>	<p><i>[Signature]</i></p> <p>SR. EXECUTIVE</p>	



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

KAMROOP INFRABUILD PRIVATE LIMITED

Regd offc: The Corenthum Tower A-134, 3rd floor, Sector 62, Noida U.P
CIN-U70102UP2014PTC066812

CERTIFIED COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF
KAMROOP INFRABUILD PRIVATE LIMITED HELD ON 03rd DAY OF MARCH 2018 AT 10.00 A.M AT THE
REGISTERED OFFICE OF THE COMPANY.

"Resolved that Mr. Rajan kumar Jha Authorised Signatory of the Company be and is hereby authorized
to sign the Sale Deed, and all other papers required for the transfer of land situated at Plot No GH-1B
(3) Sector-ETA II Greater Noida for and on behalf of the company.

Resolved Further Mr. Rajan Kumar Jha Authorised Signatory of the Company be and is hereby
Authorised to do all other acts and things as may be necessary or incidental in this regard to give
effect to the same.

Certified to be true copy

For Kamroop Infrabuild Private Limited

For Kamroop Infrabuild Pvt Ltd.

Director

Sanjay Sharma

Director

Din No: 02329904

Ka-43, Second Floor, Kaushambi,
Near Pacific Mall, Ghaziabad,
201010, Uttar Pradesh, India



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

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

In presence of:

Witnesses:

[Signature]
Jelli Ram Singh
Tande Baboo
C-471, Bahu-1
Cmtr Nalka

[Signature]
For and on behalf of LESSOR

For Kamroop Infrabuild Pvt. Ltd.

[Signature]

Authorised Signatory

For and on behalf of LESSEE

[Signature]

Somesh Chandra Singh

Megraj Singh R/o D-1029

4/5 फ्लैट गान्धीनगर



[Signature]

LESSOR

For Kamroop Infrabuild Pvt. Ltd.

[Signature]

Authorised Signatory
LESSEE

बही संख्या 1 जिल्द संख्या 27064 के पृष्ठ 147 से 198 तक
क्रमांक 8317 पर दिनांक 19/03/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

730

POSSESSION CERTIFICATE FOR FLATS

Letter No. Prop/BRS-01/2014-15/50
Date 16/03/2018

Plot Code
Allotment No. Prop/BRS-01/2014-15/1590
Plot No. GH-01B(3)
Block No.
Sector ETA-II

Lessee / Allottee's Name, & Address Kamroop Infra Build Pvt. Ltd.
Legal Office, Corenthum Tower, A-130 3rd Floor, Noida

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East		<u>20073.90 sqm</u>	
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. GH-01B(3) Block No. Sector ETA-II on 16/3/2018

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

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

For Kamroop Infra Build Pvt. Ltd.

Signature of the Lessee

Copy to

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

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