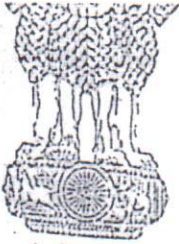


BS-5



सत्यमेव जयते

Government of Uttar Pradesh

e-Stamp

Certificate No. IN-UP00250326045901M
 Certificate Issued Date 21-Feb-2014 02:19 PM
 Account Reference SHCIL (FI) Lpshc1C1/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference SUBIN-JFUPSHCILC100298220280043M
 Purchased by PRATEEK REALTORS INDIA PVT LTD
 Description of Document Article 23 Conveyance
 Property Description PLOT NO 4/BS-05, SIDDHARTH VIHAR GH
 Consideration Price (Rs.) 223,09,47,209
 (Two Hundred Twenty Three Crore Nine Lakh
 Thousand Two Hundred And Nine only)
 First Party UTTAR PRADESH AWAS EVAM VIKAS PARISHAD
 Second Party PRATEEK REALTORS INDIA PVT LTD
 Stamp Duty Paid By PRATEEK REALTORS INDIA PVT LTD
 Stamp Duty Amount (Rs.) 15,61,66,500
 (Fifteen Crore Sixty One Lakh Sixty Six Thousand Five Hundred only)



Please write or type below this line
Uttar Pradesh Awas Evam Vikas Parishad

Lease Agreement

This Agreement made on 22 day of Feb. 2014... between the Uttar Pradesh Awas Evam Vikas Parishad (UPAVP), Constructed under Uttar Pradesh Awas Evam Vikas Parishad Act-1965, Head Office is Situated at 104, Mahatma Ganchi Marg, Lucknow hereinafter called "Parishad". Its all

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Prateek Realtors India Pvt. Ltd.

0000032165

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at

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one party and M/S PRATEEK REALTORS INDIA PVT. LTD., a company within the meaning of Companies Act, 1955, having its registered office at PRATEEK PRO-MENAGE A-42, SECTOR-57, NOIDA (U.P.) through Authorized signatory SHRI RATAN MITTAL S/O LATE SH. JAI PRAKASH MITTAL, R/C-D-157, SECTOR-61, NCIDA, G. B. NAGAR (U.P.) duly authorized by the Board of Directors vice Resolution dated 04.02.2014 (hereinafter called the Lessee which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns of the other part.)

AND WHEREAS on advertisement published by UPAVP tenders in two-bid system in the prescribed Application Form for allotment of Bulk-sale Plots in upcoming scheme of Siddharath Vihar-Ghaziabad on agreement to develop on lease period of five years which can be converted into freehold as per rules and regulations of Board).

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions as prescribed for the Bulk sale plots in Siddharath Vihar of Parishad Scheme in Ghaziabad by 226th board resolution no- 12 dated 02-12-2013. hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the lessee the plot hereinafter described, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum's, The Bulk Sale Plot NO.-4/BS-05 (Area 57350.828 sqm) allotted vide Allotment Letter No-981/EMO.GZB/ DATED 01.02.2014 & Revised Letter No-1471/EMO.GZB/ DATED 22.02.2014 for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

ON BEHALF OF LESSOR
SHRI RATAN MITTAL S/O LATE SH. JAI PRAKASH MITTAL

Prateek Realtors India Pvt. Ltd.

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Purpose Company (SPC) on the request of consortium members as mentioned in accordance with the allotment, vide Allotment Letter No-981/EMO.GZB DATED 1.2.2014 2014 & Revised Letter No-1471/EMO.GZB/ DATED 22.02.2014

AND WHEREAS the lessee is a Special Purpose Company comprising of

Sl. No	Name of Member	Share Holding	Status
-	-	-	-

And it has been represented to the Lessor that the consortium members have agreed amongst themselves that Nil, having its registered office at PRATEEK PRO-MENAGE A-42, SECTOR-67, NOIDA (UP), shall remain always be the lead Member of the Special Purpose Company till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Parishad). However, the Special Purpose Company will be allowed to Transfer Sell up to 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51.00% of the shareholding subject to the condition that the

"Lead Member" shall continue to hold at least 26% of the shareholding in the SPC till the completion of the project. In compliance with the Govt. Order No. 5007/11-5-2010-500(50)/IO dated 11 October, 2010, issued by the Department of Tax & Registration, Government Of Uttar Pradesh,

change in the name of shareholders does not amount to transfer of the property of the company. The change in Constitution Deed regarding change in the shareholders as a result of transfer of shares in the companies is not mandatory to be registered under Section 17 of the Registration Act, 1908. In addition to this, no stamp duty is leviable on this CIC deed under Clause 23 of Schedule Ib of the Stamp Act, 1899. No transfer charges shall be leviable on the transfer of shares in the Companies, and no prior approval of the UPAVP shall be required for transferring the shares.) and the "Lead member" shall remain unchanged till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

For Prateek Realtors India Pvt. Ltd.

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Area Considerations

The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, allottee will have the option of surrendering the allotment and taking back the entire amount deposited by him/her without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted tender rate of the nearby area at the time of communication about the additional land or the original rate of allotment along with simple interest @ 15% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made as per clause G. 12 of Bulk sale document.

Payments details and its schedule

1. This in consideration of the total premium of Rs 223,09,47,210.00 (Rs. Two Hundred Twenty Three Crore Nine Lacs Forty Seven Thousand Two Hundred Ten only) (for 57350.828 sqm. x Rs.38900.00 per sqm) including 10% Lease-rent of the 90 years Lessee has paid 25% Premium of Total Cost i.e. Rs 55,77,36,803.00 (Rs. Fifty Five Crore Seventy Seven Lacs Thirty Six Thousand Eight Hundred Three only) for Bulk Sale Plot NO-4/BS-05 allotted by vide Allotment Letter No-981/EMO.GZB DATED 01.02.2014 & Revised Letter No-1471/EMO.GZB/ Dated 22.02.2014. The rest 75% premium amount Rs 167,32,10,407.00 (Rs One Sixty Seven Crore Thirty Two Lacs Ten Thousand Four Hundred Seven only) to be paid 10 six monthly installment @ 15% the installment amount is Rs. 24,37,86,757.00 which is start on 1.7.2014. Premium referred to in this document means total amount payable to the Lesser for the allotted plot.




2. Scheduled for the payments will be as:-

SI. No	Due Date	Installment (In Lacs)
1	01.7.2014 to 31.12.2014	243786757.00
2	01.1.2015 to 30.6.2015	243786757.00
3	01.7.2015 to 31.12.2015	243786757.00
4	01.1.2016 to 30.6.2016	243786757.00
5	01.7.2016 to 31.12.2016	243786757.00
6	01.1.2017 to 30.6.2017	243786757.00
7	01.7.2017 to 31.12.2017	243786757.00
8	01.1.2018 to 30.6.2018	243786757.00
9	01.7.2018 to 31.12.2018	243786757.00
10	01.1.2019 to 30.6.2019	243786757.00

3. In case of default in depositing the installments or any payment additional /penal Interest @ 02% compounded half yearly i.e. $15+2=17\%$ shall be liable for defaulted period on the defaulted amount.
4. All payment should be made through a demand draft/pay order drawn in favour of "Uttar Pradesh Awas Evam Vikas Parishad, Ghaziabad" and payable at Oriental Bank of Commerce, Mewar Institute, Sector-4, Vasundhara, Ghaziabad. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day. All payments should be remitted by due date. All payments should be remitted by We date. In case the due date is a bank holiday then the allottee should ensure remittance on the previous working day.

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interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.


6. 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 as per UPAVP regulation.
7. 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.
8. In case of default in depositing the installments, Penal interest @ 2% compounded half yearly i.e. $15+2=17\%$ shall be payable for defaulted period on the defaulted amount. The max defaulted compounded half yearly shall six from the due date of that installment but subject to maximum of three(3) such defaults shall only be allowed.
9. In case of further default, the allotment offer will be considered as cancelled without any further notice and the amount equivalent to earnest money shall be forfeited. Interest will be paid on such amounts. However, this is subject to clause H of Bulk sale document.

As is where is basis/Lease period

The plots will be accepted by the allottee on an "As is where is basis" on a lease for a period starting from the due date of execution of the lease deed.

डा. अमरेश कुमार
संयोजक अधिकारी, नगर विकास
कार्पोरेशन

For Prateek Realtors India Pvt. Ltd.


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1. Possession of allotted land will be handed over to the Lessee after execution and registration of lease agreement. Possession of part of land shall not be allowed.
2. Execution and registration of lease Agreement can be done only after minimum payment of 25% of premium is paid.
3. The Lessee will be authorized to develop and market the flats/plots only after the lawful possession of the allotted plot is taken over.

Execution of sale deed

1. The land shall be allotted on agreement to development on lease basis.
2. The allottee will have to construct on its own minimum twenty five (25) percent of the total permissible FAR.
3. The Lessee shall allot an area only once the internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/transmission lines, street-lighting, etc. in that area is in progress.
4. After the approval of the layout plan by UPAVP, the lessee can allot plots and flats only once the internal development work such as internal roads, sewerage, drainage, culverts, water supply, electricity distribution/transmission lines, street-lighting etc in that area in progress.
5. The free hold registry in favour of end allottees shall be made by UPAVP but only after the development works are complete. At the time of registry, free hold charges to UPAVP and stamp duty to govt. shall be paid by the end allottee.

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the Lessee the allottees and UPAVP shall be executed. The responsibility regarding the quality of the construction shall be of the lessee.

7 The Lessee shall have to fulfill the following conditions before the execution of the Sale deed of the flats/plots in favour of the individual allottee(s):

- i. Lessee shall submit the temporary occupancy (completion) certificate of the constructed flats on the allotted plot from concerned Department of the UPAVP as mentioned in clause-R of Bulk sale document.
- ii. Lessee shall submit 'No Dues Certificate' in accordance with the payment schedule specified in the Lease Agreement from the Account/Property Department of the UPAVP.
- iii. The physical possession of the dwelling units/flats/plots will be permitted to be given only after execution of sale deed which shall be in proportion to the amount received against the total premium of the plot. Indemnity

The Lessee shall execute an indemnity bond, indemnifying the Board against all disputes arising out of

- 1 Non-completion of Project.
- 2 Quality of construction and maintenance of area.

Any legal dispute arising out of allotment to final purchaser.

The Lessee shall wholly and solely be responsible for implementation of the Project and also for ensuring quality, development and subsequent maintenance of building and services till such time, alternate agency for such work responsibility is identified legally by the Lessee.

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महानगरपालिका

For Patech Realtors India Pvt. Ltd.

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The allottee shall deposit due stamp duty for Lease Agreement in the Treasury of Ghaziabad and should produce a certificate to that effect in UPAVP, UPAVP within 60 days from the date of issue of Check-list for execution of Lease Agreement which shall be issued after confirmation of receipt of allotment money. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee/lessee, who will also pay the stamp duty levied on transfer of immovable property, or any other duty or charge that may be levied by any Board empowered in this behalf. However in case of delay in execution of lease deed by the allottee/lessee, extension can be granted by Housing Commissioner of UPAVP, at his discretion or any other officer authorized by him subject to payment of penalty @ Rs. 100/- for 1000 Sq.Mtrs. per day. The Lessee shall be responsible to communicate to the allottees the conditions applicable to them before making any allotment.

Norms of Development

The tenderer is allowed to develop the plots, construct the flats subject to the following norms.

Maximum permissible	35%
Maximum	2.50
Set backs	As per Building Bylaws of UPAVP
Maximum Height	No Limit subject to ATC clearance.
Provision of public and semi public facilities	The layout of the scheme has to be prepared as per the provisions of building bye laws applicable at the time of allotment and as such park /open spaces, schools/ colleges and other facilities etc are to be provided in the integrated scheme.

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गाजियाबाद

For Prateek Realtors India Pvt. Ltd.

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1. The lessee is required to submit building plan together with the layout plan showing the phases for execution of the project for approval within 30 days from the date of possession and shall start construction within 3 months from the date of Sanction of plans. The Lessee shall be required to complete the construction of project on allotted plot as per approved layout plan and get the Completion certificate issued from Architecture and Planning Department of the Board within a period of 5 years from the date of execution of lease deed. In case of plotted development, the final purchaser of plot shall have to obtain completion certificate from the Board within the period of 5 years from the date of execution of Sale deed. Along with the layout plan the detail project report (DPR) shall also be submitted which shall include land use plan, specifications of infrastructure and services, plans, time table for implementation of project in five years, financing of the project, property management and maintenance etc.
3. Approval shall be granted within 30 days once it is found in order and as per building bye laws.
4. A development agreement shall also be executed in which schedule of implementation, specification, and other conditions/ restrictions to ensure the quality of internal development etc shall be included.
5. If any village abadi exists within the project area, then all the public amenities shall be provided by the lessee within the Abadi area.
6. The developer /lessee shall provide and construct 10% E.W.S and 10% L.I.G flats within the project area and these flats shall be allotted to the benefeceries as per the provision of G.O No.- 3338/-08-1-11-80 vivid/ 2010 dated 26.09.2011. The selling cost shall also be fixed as per the provisions of G.O'S.

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dumping space, sewer treatment plant, police chowki, post office, telephone exchange, rail booking counter etc. as per the provision of building bye law shall be made Police station, fire station, police chowki plots along with construction shall be transferred UPAVP free of cost, while other plots can be disposed off as per norms to the concerned deptt.

8. One primary school plot and one primary health centre plot for Govt deptt. shall also be provided and shall be handed over free of cost to UPAVP.

9. 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 Lesser/UPAVP.

10. Without prejudice to the Board'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 1 % of the total premium.
 - For second year the penalty shall be 2% of the total premium.
 - For third year the penalty shall be 3% of the total premium.
- Extension for more than three years, normally will not be permitted.

1. 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.

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कार्पोरेशन

For Prabodh Realtors India Pvt. Ltd.

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12. There shall be total liberty on 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.
13. 25% of the developed property and the buildings constructed on that shall be retained by UPAVP, so there if this is any dues against acquisition, development works or land cost that should be recovered from the same. The proportionate land shall be released according to the progress of development works and payments made against land cost to UPAVP.
14. The minimum width of Road within the scheme area shall be 12.0m.
15. The total floor area ratio on the land shall be 2.5 in case the land is being utilized for Group Housing but for other uses like commercial, office, Institutional and community facilities, the FAR allowed shall be within the limit of maximum FAR allowed for those uses as per building By laws.

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 should have valid time period for construction as per terms of the lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium. The Lessee 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).

charge on the plot towards payment of all dues of UPAVP. Provided that in the event of foreclosure of the mortgaged charged property, the UPAVP shall be entitled to claim and recover such percentage, as decided by the UPAVP, 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 UPAVP in respect of the market value of the said land shall be final and binding on all the parties concerned.

The UPAVP's right to the recovery of the unearned increase and 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 from a court of law.

Transfer of plots/ constructed apartment area.

Without obtaining the prior approval, the lessee does not have the right to subdivide 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 UPAVP on payment of transfer charges @ 1 % of allotment rate. However, individual flat/plot will be transferable with prior approval of the Boarc as per the following conditions:

- (i) The dues of UPAVP towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of Sale deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate by the Lessee.
- (iv) First sale/transfer of a flat/plot to an allottee shall be through a sale Deed to be executed on the request of the Lessee to the Board in writing.

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1. The Lessee shall not use the allotted land for any purpose other than mentioned in the sanctioned layout plan. 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 as per regulations of board.
2. The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.
3. 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 Board 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, 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

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For (Prateek Realtors Private Ltd.)

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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 for all damages directly occasioned by exercise of the rights hereby reserved. The decision of Housing Commissioner of Board on the amount of such compensation shall be final and binding on the applicant/allottee/lessee.

Maintenance

1. 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.
 - 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.
2. The Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Board framed/issued by the concerned authority from time to time.
3. In case of non-compliance of terms and directions of Board, the Board shall have the right to impose such penalty as the Commissioner of Board may consider just and expedient.
4. The lessee shall make such arrangements as are necessary for maintenance of the buildings and common services and if the buildings are is not maintained properly, Executive Engineer or any officer authorized by Commissioner of UPAVP, will have the power to

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FOR SHRIYU JAYANT
श्रीयु जयंत

For Prakash Realtors India Pvt. Ltd.


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the amount so spent from the lessee. The lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of Uttar Pradesh Apartment (Promotion of Construction, Ownership, and Maintenance) Act, 2010 shall be applicable on the lessee/end allottee. No objection to the amount spent for maintenance of the building by the lessor shall be entertained and decision of the Housing Commissioner of UPAVP in this regard shall be final.

5. For the maintenance of township a joint venture agreement between the lessee/ developer and UPAVP shall be executed, maintenance of external services i.e. Electric sub station, zonal roads, parks and other amenities shall be done by UPAVP.
6. The lessee shall have the rights to charge one time user charges or maintenance charges till the town ship is handed over to the local authority. 40% of the money so recovered shall be handed over to UPAVP while balance money shall be deposited in ESCRO Account which shall be operated jointly by lessee and UPAVP.
7. At the time of handing over the maintenance of the township to the society (RWA), the unutilized money shall be handed over to RWA. Cancellation of lease deed.

In addition to the other specific clauses relating to cancellation, the Board/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 Board 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.

Lessee thereon, the amount equivalent to 5% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Board with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any, shall be refunded without any interest.

Arbitration

In the event of any dispute, difference or any question with regard to the Planning, construction, development or interpretation of this agreement or anything connected therewith and contained in this agreement with regard to the rights and liabilities and duties of the parties hereto, the same shall be referred to for arbitration to Housing Commissioner and his decision on behalf shall be final and binding on the lessee. However, it is hereby provided that the arbitrator aforesaid shall make his award within one year from the date of arbitration entering into reference.

Other clauses

1. The Board / Lessor reserves the right to make such additions alternations or modifications in the terms and conditions of allotment/lease deed/sale 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 Commissioner of the Board shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Board's control, the Board is unable to make allotment or facilitate the Lessee to undertake the activities within one year, in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with interest which shall be calculated on the basis of saving account rate of interest.

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मुंबई/राज्य

For Grateck Builders India Pvt. Ltd.

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NAME OF ALLOTEE :- M/S PRATEEK REALTEORS INDIA PVT. LTD.

ONLY FOR REGISTRY

PLOT NO.
4/B S.-01

PLOT NO.
4/B S.-05

PLOT NO. 4/B S. 01



NORTH

75.00 M. WIDE ROAD

उप मापन आधुनिक
सूचना आयोग द्वारा
परीक्षण
वांछित

For Prateek Realtors India Pvt. Ltd.

Authorized Signature
SIGN. OF ALLOTEE

AREA - 57350.928 SQM.

(NOT TO SCALE)

CHKD. BY.

COUNTER SIGN

COUNTER SIGNATURE

D/M.

J.E.

A.E.

OFFICE OF THE EXECUTIVE ENGINEER C.D.-16 U.P AVAS
/AM VIKAS PARISHAD VASUNDHRA YOJNA GHAZIABAD

the Board 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 Board and Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Lucknow or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
6. The Lease Deed / allotment will be governed by the provisions of the* Rules and regulations of UPAVP or directions issued.
7. The Board 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 lease shall be liable to pay all taxes/charges levied from time to time by UPAVP or any other Board 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 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. The Lessee shall not be allowed to assign or charge the lease, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

- making payment at the prevailing rate.
13. In case the Board is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest, the rate, of which shall be saving account interest rate.

DETAIL OF PROPERTY

Boundaries of the Property

North: Plot No-4/B.S.-05
South: Ganga water Treatment Plant
East: 75.COM Wide Road
West: Plot No. 4/B S.-01

Bulk Sale Property No-4/B.S.-05

Area : 57350.828 Sqm

North : As Per

South : Site

East : Plan

West : Attached

Witness No-1

1 Signature
2 Name
3 Address

lessor on behalf of U.P. Avas
Evam Vikas Parishad

Witness No-2

1 Signature
2 Name
3 Address

(Deputy Housing Commissioner)
On Behalf of Housing Commissioner

Witness No-1

1 Signature
2 Name
3 Address

Lessee on behalf of Company

Witness No-2

1 Signature
2 Name
3 Address

NADEEM CHAUHAN

NADEEM CHAUHAN

448/13 SHASTRI NAGAR
MEERUT

For Prateek Realtors India Pvt. Ltd.

(Signature)

Authorised Signatory



विश उत्तर प्रदेश

BV 94689

शुद्धि पत्र

हम कि Uttar Pradesh Avas Evam Vikas Parishad (UPAVP), Constructed under Uttar Pradesh Avas Evam Vikas Parishad Act, 1965, Head Office is situated at 104, Mahatma Gandhi Marg, Lucknow, hereinafter referred to as the "Parishad" Its all work done through Housing Commissioner (hereinafter called the Lessor).

उप आवास एवं विकास
उप आवास एवं विकास परिषद
गांधी मार्ग

D.
Authorized Signatory



(2)

एवं M/s PRATEEK REALTORS INDIA PVT.LTD. a company within the meaning of companies Act, 1956, having its registered office at PRATEEK Pro-Menage A-42, Sector-67, Noida (U.P.), through Authorised signatory Shri Ratan Mittal S/o Late Sh.Jai Prakash Mittal R/o D-157, Sector-61, Noida Gautambudh Nagar (U.P.), duly authorized by the Board of Directors vide Resolution dated 01.2.14 hereinafter referred to as the "Lessee", which expression shall, unless it be repugnant to the context or meaning thereto, means and includes it's successors-in-interest and assigns, of the OTHER PART,

उप आदेश पर
उप आदेश पर
माजियावत

Specimen

(3)

विदित हो कि प्रथम पक्ष ने प्लॉट नं. 4/बी.एस.-05 क्षेत्रफल 57350.828 वर्ग मीटर स्थित सिद्धार्थ विहार, गाजियाबाद, की लीज डीड दिनांक 22-2-2014 ई. को द्वितीय पक्ष के पक्ष में निष्पादित की थी, जिसकी रजिस्टरी कार्यालय सब रजिस्टार-पंचम, गाजियाबाद में बही नं. 1 जिल्द 4191 के पृष्ठ 15/54 में नम्बर 1423 पर दिनांक

सिद्धार्थ विहार
2014
गाजियाबाद

Specimen

(4)

25-2-2014 ई. को दर्ज होकर हुई है। उपरोक्त लीज डीड में संलग्न मानचित्र में सहवन गलती से जो पैमायशी लिखा गया था जो इस प्रकार है कि पूर्वी भुजा 243.01 मीटर, पश्चिमी भुजा 375.98 मीटर, उत्तरी भुजा 175.81 वर्ग मीटर, दक्षिण

उप आदेश पर आधारित
2014 अ. नं. 100/2014
गौरीगढ़



भुजा 49.93 मीटर व दक्षिणी पूर्वी भुजा 177.84 मीटर है । अतः अब इस शुद्धि पत्र के साथ संलग्न मानचित्र में जो पैमाटशी लिखा गया है वह इस प्रकार है पूर्वी भुजा 232.22 मीटर पश्चिमी भुजा 375.49 मीटर, उत्तरी भुजा 175.81 मीटर, दक्षिणी भुजा

Handwritten signature

उपरोक्त आदेश पर
परिषद

Specimen Copy



62.52 मीटर, व दक्षिणी पूर्वी भुजा 179.16 मीटर है, जो सही है, क्षेत्रफल, सीमायें, स्थान, आदि सभी कुछ पूर्ववत् है, केवल पैमायश में शुद्धि की जा रही है, जिसका मानचित्र शुद्धि पत्र के साथ संलग्न है, शेष समस्त भाषा आदि यथावत् है। केवल

sw 1 -

D.

उप महासचिव
उप महासचिव, विभागाध्यक्ष
भारतीय न्याय

Specimen Copy

(7)

पैमायशी में संशोधन किया जा रहा है, जिसके लिये दोनों पक्ष पूर्ण रूप से राजामन्व है। भूखण्ड संख्या, क्षेत्रफल आदि सभी इबारत लीज डीड में सही अंकित है। इस शुद्धि पत्र को लीज डीड का अभिन्न भाग माना जावे। इस शुद्धि पत्र के परीकृत होने से स्टान्य देयता में कोई प्रभाव नहीं पड़ता है।

W

उपरोक्त पत्र पर
बिप्लव आचार्य
महोदय

D.



GHAZIABAD.

NAME OF ALLOTTEE :- M/S PRATEEK REALTORS INDIA PVT. LTD.

PLOT NO.
4/B.S.-01

ONLY FOR REGISTRY

PLOT NO.
4/B.S.-05

PLOT NO. 4/B.S.-04

375.49

62.52

175.81

179.16

232.22

75.00 M. WIDE ROAD

आवास आधुनिक
माल मूल विकास
योजना

NORTH

ALL DIMENSIONS ARE IN METER.

TOTAL AREA - 57350.83 SQM.

(NOT TO SCALE)

SIGN. OF ALLOTTEE

CHECKED BY -

COUNTER SIGN.

D/M.

J.E.

A.E.

OFFICE OF THE EXECUTIVE ENGINEER C.D.-16 U.P AVAS
AM VIKAS PARISHAD VASUNDHRA YOJNA, GHAZIABAD

(8)

अतः यह शुद्धि पत्र लिख दिया कि प्रमाण रहे और समय पर काम आवे ।

गवाह नं. 1

नवीन कुमार
810 सी गंगा वाली
नि 0 तहसील कच्छा 010 018

गवाह नं. 2

नेरेश कुमार 810 सी डाल-चन्द
नि 0 तहसील कच्छा 010 018

दिनांक : 13-3-2014 ई.

कम्पाउण्ड गाजियाबाद ।

टाईप किया : ए.के.सिंह



महेश्वरी अदीप गुप्ता एडवोकेट, चैम्बर नं. 14, तहसील

Prateek Realtors India Pvt. Ltd.

Authorised Signatory

लेख आवास आयुक्त
होमो आवास एवं विकास परिषद
गाजियाबाद

उप