				Dan	
The Manag	ger (Admin)				
	ments Pvt.Ltd.				
	Hotel Complex,				
	NH – 8, Samalk	a			
	of Shiv Murti'				
New Delhi -					
Subject:	Photocopy Tr	ipartite Sub	Lease Deed o	of Flat No.	Plot
	No.	in Deep Gan	ga Residentis	al Complex at s	FIOT
	SIDCUL, Har	idwar.	ga residenti	ar complex at s	ec-SA, HE,
Dear Sir,					
Received Ph	otocopy Tripartite	e Sub-Lease D	Deed in respec	et of Flat No.	
Plot No	in Deep	Ganga Reside	ential Comple	ex at Sector - 5	A, IIE, Sidcul.
Haridwar con	ntaining page nos	ex	ecuted on		
For & on beh	alf of				
Applicant					
(Name & Sig	nature)				
Address	:				
Phone No.					



		Date: 10-06-2016	
The Manager ICICL Bank Hanido as			•
Subject: Flat No. 313 Sec5A, IIE, Sie Lease Deed	Plot No. <u>3A</u> Deep Odcul, Haridwar – Execution of Re	Ganga Residential Complex at egistered Tripartite Sub	
Dear Sir / Madam,			
Mr./Ms./M/s Ashish the owner of executed on 3rd June	f the captioned flat has got his	W/o <u>Miranjah Singh</u> / her registered Sub Lease Deed	
		T.M., we are sending herewith the hal for your record & doing the	
Kindly acknowledge the re-	ceipt to the flat buyer under copy	to our office.	rod
Thanking you,		Osigina 10/01	6/10
Yours sincerely, For Delhi Apartments Pvt.	Ltd.	to our office. Original peed	10324
Authorized Signatory		* Branch Hall	-11
Encl: Registered Tripartite	Sub Lease Deed in original (The same of the sa	
Civil lines, tatembur, i	Whish Kuman Singh So OF or information. Kindly take the control of the matter for his/her/their	Nizanjan Singh , 76/259 up with above hoted banker/F.I. record please.	***************************************

Regional Manager State Industrial Dev. Crop. of U.A. Ltd

I.I.E., Haridwar



SUB-LEASE DEED

This Tripartite Sub-Lease Deed is made and executed on this day of in the year two thousand and sixteen (2016) and corresponding to Saka Samvat between State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL) a body corporate constituted under Indian Companies Act 1956 and having its registered office at SBI Building, Secretariat, Dehradun and Head Office at 2, New Cantt Road, Dehradun, Uttarakhand, herein after referred to as Lessor which expression shall unless the context does not so admit, include its successor and assigns on one part, (Pan No. AAHCS-7324-R) AND
M/s. Delhi Apartments Pvt. Ltd. through its Authorised representative Sh.
Ratnakar Batra, Manager Admin having its registered office at 6, Lajwanti Garden, Main Jail Road, New Delhi-110 046, hereinafter referred to as the Lessee, which expression shall unless the context does not so admit include its successors, administrators, representatives and permitted assigns on the Second Part, (Pan No. AAACD-0325-J) AND Sh. / Smt. / Kumari / M/s.
STO. / W/o. D/o Sh. Nivarjan Singh R/o. 76 259, Civil Ches Gatehpur Uif
Sh. / Smt. / Kumari / M/s.
S/o. / W/o. D/o R/o
hereinafter called the <u>Sub-Lessee</u> which expression unless the context does not so admit include his / her / their / its executors, administrators, representatives and permitted assigns.

For DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory



Online Public Data Entry Summary

UKPDE2016075108342

UKPDE2016075108342

DISTRICT NAME :हरिद्वार SRO :हरिद्वार

3-Jun-2016

Deed/Article Type

:Transfer Of Lease

Sub-Deed/Sub-Article

:Transfer Of Lease

Village/Location

:दीप गंगा अर्पार्टमेन्ट सिड़कुल क्षेत्र (अन्दर सीमा नगर पालिका परिषद शिवालिक नगर अन्तर्गत)

(श्रेणी - च)

Area

:69,96 वर्ग मीटर

Transaction Value: 1,714,581.00 Market Value: 0.00

o warker value .0.00

Registration Fees :25,000.00 Stamp Duty :118,800.00

Construction Value :591,162.00

Advance

:0.00

Lease Period :0.00

Avg. Rent

:0.00

onstruction value .551, 102.00

Khasra

Khatoni

Khewat

House/Flat

Land Value

:0.00

Page

:28

Words

:2,000

Deed Writer

/Advocate Name :SIDCUL

		20		0
व्यवसा	यक	नमाप	का	विवरण

क्र.स	निर्माण का प्रकार

रक्वा

आवासीय निर्माण का विवरण

क्रं सं निर्माण क्षेत्र 1 नगरीय क्षेत्र(भवन) निर्माण का प्रकार फ्लैटस निर्माण तल

ह्रास वर्ष

रक्वा

Third Floor

0

69.96

निबंधक शुल्क का विवरण

क्र सं

भुगतान की विधि

धनराशि

संदर्भ क्रमांक

1

गवाह

Cash

25,000.00

क्र सं भुगतान की विधि

पक्षकार का प्रकासकार का विवरण

धनराशि

संदर्भ क्रमांक

हस्ताक्षर

जारी दिनांक

स्टांप विक्रेता आईडी

e-Stamp

118,800.0

IN-UK0381854887763 1-Jun-2016

स्टाम्प शल्क का विवरण

पक्षकारों का विवरण

विक्रेता / प्र	थम ऋक्षिएच.आर नौटियाल (आर.एम) , - निवासी 🕡	5
	थम ऋक्षिएच.आर नौटियाल (आर.एम) , - निवासी क्षेत्रीय कार्यालय सिड़कुल, तहसील व ज़िला	7
	हरिद्वार।	
विक्रेता / प्र	थम प्रक्षिमै. दिल्ली अपार्टमेंटस द्वारा-रत्नाकर बन्ना पुत्र À	7
	श्री स्व. के.एन.बत्रा निवासी दीप गंगा अपार्टमेंट 🕂	الر
	काम्पलेक्स ,सेक्टर 5-ए सिडकुल, हरिद्वार।	1
क्रेता / द्विर्त	य पक्की आशीष कुमार सिह पुत्र श्री निरंजन सिह	B
	निवासी 76/259, सिविल लाईन्स, फतेहपुर, यू0पी	7
गवाह	श्री नन्दन सिह खोलिया पुत्र श्री किशन सिह	(A)
	खोलिया निवासी क्षेत्रीय कार्यालय सिङ्कुल,	لاح
	तहसील व जिला हरिद्वार।	

श्री बृजेश पाण्डे पुत्र श्री बी0डी0 पाण्डे निवासी

दीप गंगा अपार्टमेंट काम्पलेक्स ,सेक्टर 5-ए

सिडकुल, हरिद्वार।

OTHERS

AAHCS7324

PAN CARD : AAHCS7324R

R OTHERS AA

AAACD0325

PAN CARD: AAACD0325J

पहचान पत्र संख्या

HERS AWGPS690

PAN CARD:

. 9N

AWGPS6909N

मोबाइल नं

DL:

UK-072003006283

OTHERS

THERS

DL:

UK-082012008501:

Whereas the lessor is the sole owner of the Plot No. 3A, Sector-5A, IIE, SIDCUL, Haridwar. Whereas the lessor has allotted Plot No. 3A, Sector-5A, IIE, SIDCUL, Haridwar (UK) to the Lessee as per the terms of allotment letter No. 8718 dated 7th September, 2005 for the construction of Residential units (Flats) and development of drains, roads, parks, community facilities as per the terms of the lease deed. SIDCUL (Lessor) has executed a "Lease Deed" on 5th April, 2006 with the DAPL (Lessee) and presented the same for registration before the Sub Registrar, Haridwar. Herein Lease Deed executed on book no.1, Jihild 119 0 on pages 285,Sr. No. 3603/3604 vide AD book no. 1748 on pages 49 to 72 dated 05-04-2006.

Whereas the Lessee has constructed a set of buildings on plot referred to above comprising of residential units (flats) and after completion of the building can allot the flats in accordance with the completion drawing without subdividing / clubbing the demised premises to persons at mutually settled price.

AND WHEREAS under the said Lease Deed the Lessee can allot to allottee a dwelling unit in Plot No. 3A, Sector-5A, IIE, SIDCUL, Haridwar, including the undivided share of land, common areas and facilities appurtenant to the dwelling unit on such premium as decided by the Lessee and yearly Lease Rent of Rs. 15/per sq. mtr. as per Lease Agreement dated 05.04.2006.

AND WHEREAS the Lessee has made a request to the Lessor in writing that he has allotted the Flat No. 313 on Plot No. 3A Measuring 69.96 Sq. mtr. on Floor marked there as shown in the map enclosed herewith for allotment of a dwelling unit and on the faith of the statements and representations made by the allottee at various times, the Lessee has consented to deliver possession of the dwelling unit to the Sub Lessee after signing without subdividing / clubbing the demised premises & strictly as per completion drawing for purpose of Residence against the sub lease consideration of Rs. 17,14,581 (Rupees Sevendeen (as a four-leen for and that the Lessee will maintain and manage the common land, common area and facilities for a minimum period of Three Years and that the Sub Lessee will pay the annual Lease Rent in advance @ Rs. 15/- per sq. mtr. (covered/ super Area)

Regional Manager state Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar FOR DELHI ARABIMENTS PVT. LTD.

Director / Auth. Signatory

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per annum to SIDCUL, the Lessor upto 31 December, 2016 with effect from 1st January, 2009 in case of default in payment of advance lease rent, interest @ 18% compounded every half year and the overdue amount shall also be payable.

- That in consideration of amount of Rs. 17145811-1. (Rupees Seventeen (ac fourteen thousand five eight one only) which amount includes the cost of superstructure and the share of the land, paid by the sub lessee, the Lessee has agreed to sub-lease the Flat No. in Block No. A on the 3rd Floor in Plot No. 3A, Sector-5A, with sanitary, electrical and other fittings more particularly described in Schedule-I herein under written and for greater clarity has been delineated on the plan and therein colored red together with all rights, easements and appurtenances whatsoever to the said dwelling unit alongwith undivided share in common portions, passages and common facilities, less the institute building Community Centre subject to the covenants and conditions hereinafter contained. The sub lease is for unexpired portion of 90 years lease granted by Lessor which commenced on September 07, 2005 undivided title to the land proportionate to the amount paid by the sub lessee in relation to the total cost of the land to lessee.
- 2. To hold the said built up flat for the purpose of residence up to the balance period of 90 years, as per the lease deed, commencing from September, 07 / 2005.
- 3. The Sub-Lessee hereby undertakes to pay the lease rent at the rate of Rs. 15/sq. mtr. (covered area) directly to the Lessor every year in advance subject to the enhancement as per provisions of original lease deed in the month of January each year. Whereupon the Sub-lessee shall be liable to pay the lease rent in advance every year so enhanced.
- 4. The failure on the part of the sub-lessee to pay the above lease rent in time, an interest @ 18% per annum compounded every half yearly or such other rates as the Lessor may, in its absolute discretion, decide from time to time.

Regional Manager
State Industrial Dev. Crop. of U.A. Ltd
I.I.E., Haridwar

FOR DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory

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बही संख्या 1 रजिस्ट्रीकरण संख्या 4551 वर्ष 2016

Transfer Of Lease
Transfer Of Lease

नजराना रु0 : 1,714,581.00

औसत वार्षिक

किराया रु0: 0.00

रजिस्ट्रेशन शुल्क^{*} रु0 25.000.00 प्रतिलिपि शुल्क रु० 20.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 280.00

कुल योग रु0 25,300.00 शब्द लगभग 2,000

श्री आशीष कुमार सिंह पुत्र श्री निरंजन सिंह निवासी 76/259,सिविल लाईन्स, फतेहपुर, यू0पी ने आज दिनांक 03 Jun 2016 समय मध्य 3PM व 4PM को कार्यालय उपनिबन्धक हरिद्वार,द्वितीय मे प्रस्तुत किया।



आशीष कुमार सिह

उपनिबन्धक हरिद्वार,द्वितीय 03-Jun-2016

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री एच.आर नौटियाल (आर.एम) , - निवासी क्षेत्रीय कार्यालय सिड़कुल, तहसील व जिला हरिद्वार। \श्री मै. दिल्ली अपार्टमेंटस द्वारा-रत्नाकर बत्रा पुत्र श्री स्व. के.एन.बत्रा निवासी दीप गंगा अपार्टमेंट काम्पलेक्स ,सेक्टर 5-ए सिडकुल, हरिद्वार। \ ने नजराना मुबलिग रु0 1,714,581.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन द्वितीय पक्ष श्री आशीष कुमार सिह पुत्र श्री निरंजन सिह निवासी 76/259,सिविल लाईन्स, फतेहपुर, यू0पी \ ने भी स्वीकार किया ।

जिनकी पहचान श्री नन्दन सिंह खोलिया पुत्र श्री किशन सिंह खोलिया निवासी क्षेत्रीय कार्यालय सिंडकुल, तहसील व जिला हरिद्वार। तथा श्री बृजेश पाण्डे पुत्र श्री बी0डी0 पाण्डे निवासी दीप गंगा अपार्टमेंट काम्पलेक्स ,सेक्टर 5-ए सिंडकुल, हरिद्वार। ने की।

उपनिबन्धक हरिद्वार,द्वितीय 03-Jun-2016



This will, however, be without prejudice to right of the Lessor of re-entry and other legal recourse for any default on account of non-payment of lease rent as mentioned above and the interest thereupon.

- 5. That the sub-lessee shall in no case assign, relinquish, transfer even by way of change in constitution except when prior permission of the Lessor has been obtained. Such permission shall be granted subject to payment of all transfer charges prevailing at the time of deciding the transfer application.
- 6. The lessee and sub-lessee shall, severally and jointly, be responsible for maintenance of the building so constructed in workman like manner unto the satisfaction of the Lessor. The Lessee / sub lessee shall make such arrangement as are necessary for maintenance of the building and common services and if the building is not maintained properly SIDA or any officer authorized by him will have the power to get the maintenance done through the Authority and recover the amount so spent from the lessee / sub lessee. Every sub lessee shall be severally and jointly liable to pay maintenance amount so spent in proportion to floor space occupied by him. The decision of M.D. of lessor or his authorised representative shall be final and binding upon the lessee and sub lessee.
- 7. In case of default of payment of Sub lease rent, the dues can be recovered as arrears of land revenue from the sub lessee as the case may be and the same shall be subject to interest @ 18% per annum compounded half yearly alongwith recovery charges.
- 8. The Lessee and Sub-lessee shall individually and severally be bound by the building regulations and directions of the Lessor. The Sub-Lessee shall not do any act or action which are prejudicial to the general safety, structural stability of the building and hereby indemnify the Lessor and Lessee in respect of any act or acts which may violate the general building regulations and directions.
- 9. All taxes, charges, fees assessment of every description imposed by any statutory body in respect of the floor space of the building taken by the sub-lessee or occupier shall be paid by the sub-lessee or occupier as the case may be.
- 10. The Sub-lessee shall be bound by the general terms and conditions of allotment of flat and lease deed dated 05.04.2006 in respect of the Plot No.
 3A, Sector-5A, IIE, SIDCUL, Haridwar whereupon this building is constructed and the same shall be jointly and severally binding on the Sublessee.

Regional Manager
State Industrial Dev. Crop. of U.A. Ltd
I.I.E., Haridwar

FOR DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory

Dir

बही संख्या 1 रजिस्ट्रीकरण संख्या 4551 वर्ष 2016





एच.आर नौटियाल (आर.एम)





मै. दिल्ली अपार्टमेंटस द्वारा-रत्नाकर बत्रा





आशीष कुमार सिह





नन्दन सिह खोलिया





बृजेश पाण्डे



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये है।

रजिस्ट्रीकर्ता अधिकारी / उप-निबंधक, हरिद्वार,द्वितीय 03 Jun 2016

- 11. The lease deed enumerated above shall be deemed to form part of this Sublease.
- 12. The Lessee and Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in the said "Lease" executed between the Lessor and the Lessee and observe the same as applicable and relating to the dwelling unit given to him.
- 13. The cost of stamp duty and registration charges and other incidental expenses of the sub-lease deed shall be borne by the sub-lessee.
- 14. In case of any dispute regarding interpretation of this sub-lease, the decision of the Managing Director of SIDCUL or his authorized representative shall be final and binding on the Lessee and the Sub-lessee.
- 15. Any dispute arising out of this sub lease deed shall be subject to the territorial jurisdiction of the Civil Court of Haridwar or High Court of Judicature at Nainital.

SCHEDULE A

One or towards the North by

One or towards the South by

One or towards the East by

One or towards the West by

Rocal

One or towards the West by

Regional Manager State Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar

FOR DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory

Di

IN THE PRESENCE OF: I	N WITNESS WHEREOF of the parties hereto
have set their hand on the	day of June in the
year 2016 herein first written ab	
	FOR AND ON BEHALF OF LESSOR
1- Nandan Singh Kholiya	Name: H.R Nautiyal
S/o Sh. Kishan Singh Kholiya	Designation Resignate Manager
SIDCUL, Regional Office	Designation Regional Manager State Industrial Dev. Crop. of U.A. Ltd
IIE, Haridwar (U.K.)	. I.I.E., Haridwar
	FOR AND ON BEHALF OF LESSEE
N .	For DELHI APARTMENTS RVT. LTD.
h ~	Name : Ratnakar Batra
2- Brijesh Pandey	
S/o Sh. B.D. Pandey	Designation: Admin Head Director / Auth. Signatory
R/o Deep Ganga Apartment	FOR AND ON BEHALF OF SUBLESSEE
Complex, Sector-5A,	O I
SIDCUL, IIE, Haridwar	
	1. Name .3h. Ashish Kumar Singh. Father's / Husband's .3h. Nioanjan Styh
	Father's / Husband's Sh. Nivanian Shah
	Address .76/259 Civil lines Fatehpur U.P
	2. Name
	Father's / Husband's
	Address
	3. Name
	Father's / Husband's
ECONOMIC SERVICES IN THE SERVI	
	Address

Regional Manager state Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar

FOR DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory

Di.



INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.).

IN-UK03818548877638O

01-Jun-2016 04:47 PM

NONACC (SV)/ uk1203804/ HARIDWAR/ UK-HD

SUBIN-UKUK1203804074211151837940

ASHISH KUMAR SINGH

Article 35 Lease

FLAT NO-313 PLOT NO-3A DEEP GANGA COMPLEX SECTOR-5A

SIIDCUL HARIDWAR

17,14,581

(Seventeen Lakh Fourteen Thousand Five Hundred And Eighty One

only)

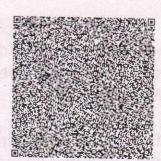
DELHI APARTMENTS PVT LTD

ASHISH KUMAR SINGH

ASHISH KUMAR SINGH

1,18,800

(One Lakh Eighteen Thousand Eight Hundred only)





----Please write or type below this line-

Sub - Lease Deed

Mr. Ashish Kumar Singh S/o Sh. Niranjan Singh Flat No.313, PLOT NO.3A, Deep Ganga Complex, Sector 5A, IIE SIDCUL Haridwar (UK)

Lessee

Regional Manager state Industrial Dev. Crop. of U.A. Ltd

1: Is Fatur black did war

FOR DELHI APAR MENTS PVT. LTD.

0003977387

Sub - Lease Deed

This Stamp Sheet of Rs.1,18,800 attached to the Sub-Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and M/s Delhi Apartments Pvt. Ltd. and Mr. Ashish Kumar Singh S/o Sh. Niranjan Singh for the balance 90 years at a rental of Rs.15/- per sqm per year Rs. 1049-00 with a premium of Rs.17,14,581.00 regarding Flat No.P3A-313(69.96sq.mtr.), in Sector 5A situated at Integrated Industrial Estate, BHEL, Ranipur, and Distt. Haridwar.

Lessor

Lessee

Sub-Lessee

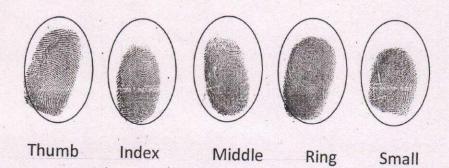
Regional Manager State Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar

FOR DELHI APARTMENTS PVT. LTD.

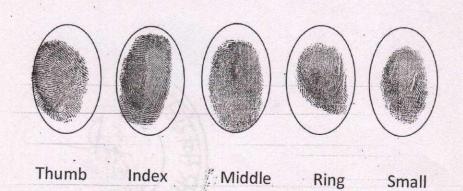
Director / Auth. Signatory

Sub-Lessee: Mr. Ashish Kumar Singh

Left Hand Finger Print



Right Hand Finger Print



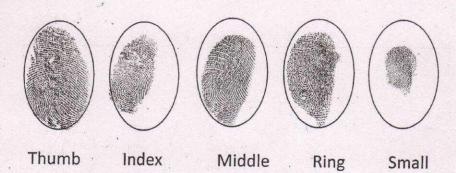
Regional Manager State Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar For DELHI APARTMENTS PVT. LTD.

Director | Auth. Signatory

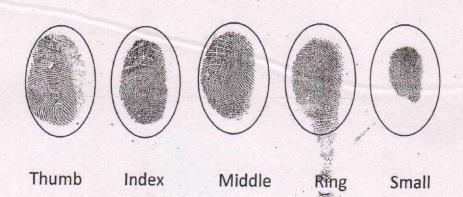
And

Lessee: Sh. Ratnakar Batra

Left Hand Finger Print



Right Hand Finger Print



Regional Manager State Industrial Dev. Crop. of U.A. Ltd I.I.E., Haridwar

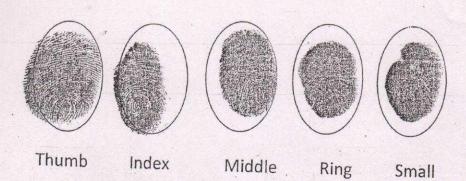
For DELHI APARTMENTS PVT. LTD.

Director / Auth. Signatory

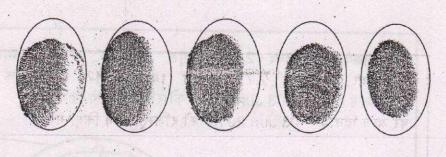
Jul.

Lessor: Mr. H.R Nautiyal

Left Hand Finger Print



Right Hand Finger Print



Thumb

. Index

Middle

Ring

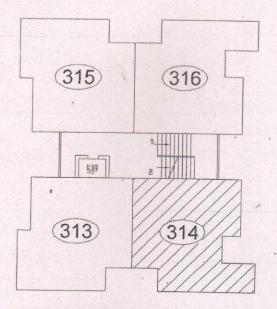
Small

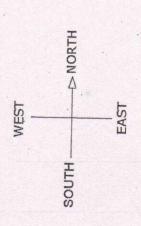
Regional Manager
Lite Industrial Dev. Crop. of U.A. Ltd
Lite., Haridwar

For DELHI ARARTMENTS PVT. LTD.

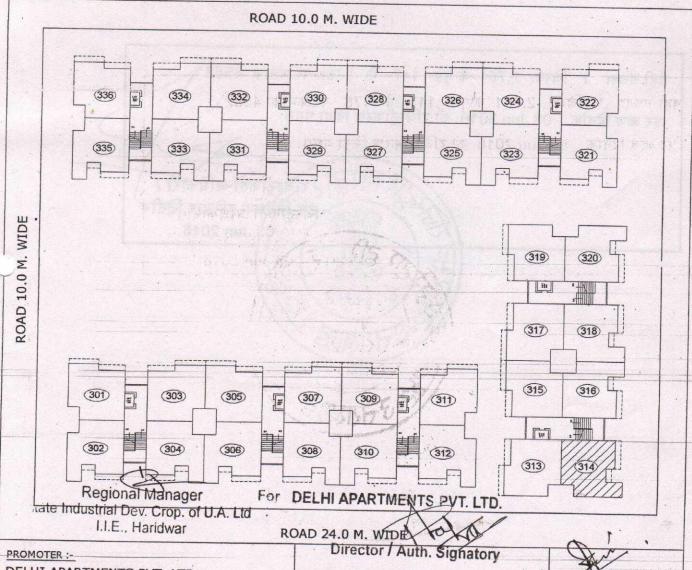
Director Auth. Signatory

Sur





FLAT NO.-314



DELHI APARTMENTS PVT. LTD.

DEEPGANGA HOUSE,A-60,MAHIPALPUR EXTENSION
NATIONAL HIGHWAY NO.- 8, NEW DELHI-110037.

DEEP GANGA COMPLEX
PLOT NO.-3, SECTOR 5-A , I.I. E , HARIDWAR.

BLOCK-A FIRST FLOOR PLAN