

1-8402/2011



उत्तर प्रदेश UTTAR PRADESH

Learn. Deed

15AA 173259

Stamp Duty Paid in Cash Certificate in favour of  
B-49, Sec-67, Noida

M/s Belgravia Projects Pvt. Ltd.

No. 10001 Dated 31/03/11 Passed under  
section 10-A of the Stamp Act. It is certified that  
an amount of Rs. 1,90,00,000/-

Rs. One crore ninety Lacs only

(In words Rs. 1,90,00,000/-)  
has been Paid in Cash as stamp Duty in Respect  
of this instrument in the State Bank of India  
Treasury/Sub Treasury of Noida  
by Challan No. N/300/6 Dated 31/03/11  
a Copy of Which is annexed herewith.

Date 31/3/2011

Signature

Officer-in-Charge  
Treasury  
Gautam Budh Nagar

प्रबन्धक निस्तरा  
ग्रेटर नोएडा प्राधिकरण

For BELGRAVIA PROJECTS PVT LTD

Signature  
Director/Auth. Signatory



## LEASE DEED

This Lease Deed made on 10<sup>TH</sup> day of **MAY, 2011** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s. BELGRAVIA PROJECTS PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at **1497, First Floor, Bhardwaj Bhawan, Bhishm Pitamah Marg, New Delhi-110003** through its Director Mr. Ashutosh Gupta S/o Mr. Om Prakash Gupta R/o B-301, Stellar King Court, F-32, Sector-50, Noida, U.P. duly authorized by its Board of Directors vide Resolution dated 28-03-2011 (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 Residential Flats and/or Residential Plots (in case of plotted development) 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 CONSORTIUM CONSISTING OF -

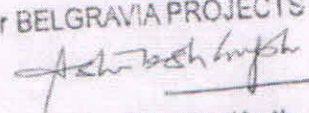
1. **M/s. RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED- LEAD MEMBER**
2. **M/s. BELGRAVIA PROJECTS PRIVATE LIMITED- RELEVANT MEMBER**
3. **M/s. ATS INFRASTRUCTURE LIMITED- RELEVANT MEMBER**

the plot NO. GH-04, SECTOR-16, GREATER NOIDA, area 60445.17 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-04/2011/287 dated 14.01.2011 and Allotment Letter No.PROP/BRS-04/2011/332 dated 04-02-2011 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/bid document of the said Scheme (Scheme Code BRS-04/2010). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED	47.50%	LEAD MEMBER
2.	BELGRAVIA PROJECTS PRIVATE LIMITED	47.50%	RELEVANT MEMBER

  
प्रबन्धक निदेश  
ग्रेटर नोएडा प्राधिकरण

LESSOR

For BELGRAVIA PROJECTS PVT LTD  
  
Director/Auth. Signatory

LESSEE



3.	ATS INFRASTRUCTURE LIMITED	5%	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. Radhey Krishna Technobuild 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-04A,	Sector-16	18445.17	RADHEY KRISHNA TECHNOBUILD PRIVATE LIMITED	Lead Member
2.	GH-04B,	Sector-16	30000.00	BELGRAVIA PROJECTS PRIVATE LIMITED	Relevant Member
3.	GH-04C	Sector-16	12000.00	M/S STRATEGIC DEVELOPERS PVT.LTD. (FORMERLY KNOWN AS RADHEY KRISHNA PROP BUILD PRIVATE LIMITED) (SPC)	SPC

Whereas the said registered consortium has given an undertaking dated 10.05.2011 (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.

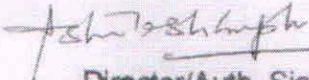
Whereas the lessor approved vide letter No. Prop/BRS-4/2010/472 dated 04.04.2011 the aforesaid sub-division and name and status of **M/s BELGRAVIA PROJECTS PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided **Plot No. GH-04B, Sector-16, Greater Noida measuring 30000 square metre** is being leased through this lease deed.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s BELGRAVIA PROJECTS PRIVATE LIMITED (Lessee)** having its registered office at **1497, First Floor, Bhardwaj Bhawan, Bhishm Pitamah Marg, New Delhi-110003** shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-04B, Sector-16, Greater Noida and lessee shall continue to hold atleast 26% of its shareholding till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority).

  
प्रबन्धक शिल्प  
ग्रेटर नोएडा प्राधिकरण

LESSOR

For BELGRAVIA PROJECTS PVT LTD

  
Director/Auth. Signatory

LESSEE



आज दिनांक 12/05/2011 को

वही सं. 1 जिल्द सं. 8523

पृष्ठ सं. 1 से 88 पर क्रमांक 8402

रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राजबहादुर सिंह)

उपनिबन्धक सदर

गौतमबुद्धनगर

12/5/2011





# GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

## POSSESSION CERTIFICATE

Letter No. Prop/BRS/2011/556  
Date 12-05-2011

Plot Code .....  
Allotment No. Prop/BRS-04/2011/332  
Plot No. GH-04B  
Block No. ....  
Sector Sector-16

Lessee / Allottee's Name M/s. Belgravia  
& Address Projects Pvt. Ltd.  
1497 First Floor Bhardwaj  
Bhawan, Bhishm Pitamah  
Marg, New Delhi-110003

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East .....			
South-West .....			
South-East .....			
North-West .....			

Site plan of the plot is enclosed herewith.

GH-04B

I/We have taken over possession of the plot No. .... Block No. .... Sector 16 on 12-5-11

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

*Prabhu*  
प्रबन्धक निम्नलिखित  
ग्रेटर नोएडा प्राधिकरण

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

For BELGRAVIA PROJECTS PVT LTD  
*Prabhu*  
Director/Authorized Signatory  
Signature of the lessee

Copy to

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

*Prabhu*  
प्रबन्धक निम्नलिखित  
ग्रेटर नोएडा प्राधिकरण

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