

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL86513987075561V
Certificate Issued Date	: 05-Apr-2023 05:11 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-SHCIL44208880774198V
Purchased by	: BEST VIEW INFRACON LIMITED
Description of Document	: Article 35(vi) Lease with security upto 100 years
Property Description	: 3683 SQM. PD AREA AT MALVIYA NAGAR METRO STATION, DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DELHI METRO RAIL CORPORATION LIMITED
Second Party	: BEST VIEW INFRACON LIMITED
Stamp Duty Paid By	: BEST VIEW INFRACON LIMITED
Stamp Duty Amount(Rs.)	: 1,36,90,947 (One Crore Thirty Six Lakh Ninety Thousand Nine Hundred And Forty Seven only)



RECEIVED
e-Stamp LOCKED
e-Stamp



Please write or type below this line



BIDARSHI CHAKMA
Adn- 48463466351
PAN A4A80355A



THE SEAL

PAAAG DIMRI
 N - 7282 8000 9693
 0006650678
 PNN - AADCB9755B

For Best View Infracon Limited

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com' or using e-ShCIL Mobile App of Stock Holding Corporation of India Ltd.
Any discrepancy in the details of this Certificate will be available on the website / Mobile App of Stock Holding Corporation of India Ltd.
2. The onus of checking the legitimacy lies on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Authorized Signatory

DATE OF PRESENTATION 10th April, 2023

3rd (THIRD) SUPPLEMENTARY AGREEMENT



[Signature]
For Post View Infracon Limited
Authorised Signatory



सत्यमेव जयते

Malviya Nagar (Plot), Third (3rd) Supplementary Agreement

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL70173094735474V
Certificate Issued Date	: 01-Mar-2023 12:44 PM
Account Reference	: IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77700312596647156592V
Purchased by	: BEST VIEW INFRACON LIMITED
Description of Document	: Article 35(i) Lease- Rent deed upto 1 year
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DELHI METRO RAIL CORPORATION LIMITED
Second Party	: BEST VIEW INFRACON LIMITED
Stamp Duty Paid By	: BEST VIEW INFRACON LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

3rd (THIRD) SUPPLEMENTARY AGREEMENT

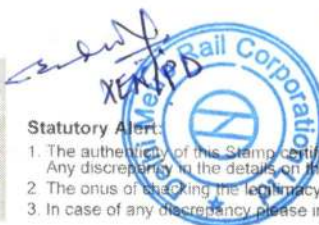
This Agreement is executed on this 3rd day of March, 2023 at New Delhi- 110001.

BY AND BETWEEN

The Delhi Metro Rail Corporation Limited, a Company incorporated under the Companies Act, 1956, having its registered office at Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001, India (hereinafter referred to as

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified by the user of the e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the e-Stamp Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the e-Stamp certificate.
3. In case of any discrepancy please inform the Competent Authority.



03/03/23
B.R. PASRIJA
Executive Director/PD
Delhi Metro Rail Corpn. Ltd.
Barakhamba Road, New Delhi-110001

For Best View Infracon Limited
Director/Authorised Signatory
Page 1 of 5

"DMRC/Lessor)", which expression shall unless it be repugnant to the subject or context thereof, include its successors and permitted assigns) of the **FIRST PART**;

AND

M/s. Best View Infracon Limited (a special purpose company of M/s Eldeco Infrastructure & Properties Limited), a company incorporated under the provisions of the Companies Act, 1956 and an existing company under the companies Act-2013, bearing CIN U70109DL2008PLC185337 AND having its registered office at 201-212, Splendor Forum, 2nd Floor, Jasola District Centre, New delhi-110025 (hereinafter referred to as the "**Lessee**", which expression shall unless it be repugnant to the subject or context thereof, include its successors and permitted assigns) of the **SECON DPART**.

Each of which shall be herein referred to as a "Party" and jointly as "Parties".

WHEREAS:

- A. DMRC vide Letter of Acceptance dated 13.02.2017, awarded Contract CPD-26R, Property Development (hereunder referred to as "**Project**") at Integrated Plot admeasuring 12219 SQM at Malviya Nagar, MRTS Station, New Delhi (hereunder referred to as "**Leased Space(s)**") to M/s Eldeco Infrastructure & Properties Ltd. for the lease period of 50 (Fifty) years till 28.06.2067 including 3 years (till 28.06.2020) rent free moratorium period from the commencement date.
- B. The Lease Agreement for the Leased Space(s) was signed between DMRC and M/s Eldeco Infrastructure & Projects Ltd. on 29.06.2017 and the same was duly registered vide Regn. No.1860.
- C. 1st Supplementary Lease Agreement was executed between DMRC, M/s Eldeco Infrastructure & Projects Limited and SPC on 27.03.2018 and the same was duly registered vide Regn. No.659. Lessee has paid upfront amount of Rs. 50 Cr. plus GST and Security Deposit to DMRC.
- D. Lessee thereafter requested for extension of Moratorium Period and Lease Period on account of COVID-19 pandemic and various reasons and accordingly 2nd Supplementary Agreement was executed between DMRC and M/s Best View Infracon Limited on 15.12.2022 for extension of Moratorium Period upto 27.11.2021 and Lease Period upto 03.07.2068 on account of COVID-19 pandemic and various reasons.



16/SDM/HK/CO/2023
Certified full stamp Duty Rs. 2400/-
Transfer Duty of Rs. 2400/-
Total Rs. 4800/-
has been paid vide T. Challan Dt. 24/12/22
B.R. PASRIJA
Executive Director/PD
Delhi Metro Rail Corpn. Ltd.
25, Ashok Road, New Delhi-110001
For Best View Infracon Limited
Director/Authorised Signatory
Collector of Stamp
Hauz Khas, N. Delhi

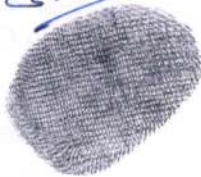
Amir



AA



Amir



Amir



B. R. PASARIA

Executive Director
Metro Rail Corp.
Shop Road, New Delhi-11000



- E. Thereafter, further extended the Moratorium Period upto 16.04.2022 & Lease Period upto 08.05.2069 vide letter dated 31.12.2021 & 22.11.2022 on account of COVID-19 pandemic, construction activities banned by NGT, Hon'ble Supreme Court etc.

Now it is agreed by and between the Parties as follows:-

1. That this 3rd Supplementary Agreement shall be read as a part and parcel of Lease Agreement dated 29.06.2017, 1st Supplementary Agreement dated 27.03.2018 and 2nd Supplementary Agreement dated 15.12.2020.
2. The entry/exit of PD plot of 12219 Sqm (Project) is from the another plot of 3683 Sqm. This 3683 Sqm plot has been allotted to DMRC by DDA on permanent basis vide letter of allotment dated 02.08.2022.
3. On the request of Lessee vide letters/emails dated 06.05.2020, 20.05.2020, 04.11.2022 etc., DMRC vide letters dated 12.08.2022 & 28.11.2022 allotted the additional land/FAR of 3683 SQM to Lessee and further permit the Lessee to utilize additional FAR of this plot of 3683 SQM on the existing allotted plot of 12219 Sqm.
4. The stamp duty on the 3rd Supplementary Agreement chargeable shall be borne by the Lessee.
5. DMRC allotted the additional land/FAR of 3683 SQM to Lessee on the following terms and conditions:-
 - (i) That, the additional land having area of 3683 sqm fall in the **No Construction Zone** due to underground metro station, so Lessee shall use only FAR of additional land plot as per MPD on Project, subject to the approval from DMRC & concerned statutory authorities.
 - (ii) That the Lessee shall have to pay following payments for the additional land/FAR of 3683 sqm within 30 days from 28.11.2022:-
 - a. Additional Upfront of Rs. 19,48,08,169/- plus GST, which Lessee has paid on 09.12.2022.



B.R. PASRIJA
Executive Director/PD
Delhi Metro Rail Corpn. Ltd.
25, Ashok Road, New Delhi-110001



For Best View Infracon Limited
Director/Authorised Signatory

Deed Related Detail

Deed Name LEASE

LEASE UPTO 100 YEARS

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Malviya Nagar

Building Type

Place (Segment) Malviya Nagar

Property Type Commercial

Property Address House No.:3683 SQM PD AREA AT MALVIYA NAGAR METRO STATION ND, Road

Area of Property No. 3,683.00 Sq. Meter 0.00 0.00

Money Related Detail

Consideration Amount 8,845,338.00 Rupees

Stamp Duty Paid 13,690,947.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of LEASE

LEASE UPTO 100 YEARS

Presented by: Sh/Smt.

S/o, W/o

R/o

DELHI METRO RAIL CORPORATION

SUNITISADHAN CHAKMA

839 POCKET 2 LOKNAYAK PURAM WD

in the office of the Sub Registrar, Delhi this 10/04/2023 3:59:57PM day Monday between the hours of

Registrar/Sub Registrar

SR V A Hauz Khas

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

DELHI METRO RAIL CORPORATION LIMITED TH BIDARSHI CHAKMA

and Shri / Ms.

BEST VIEW INFRACON LIMITED TH PARAG DIMRI

Who is/are identified by Shri/Smt/Km. LAKHI RAM SHARMA S/o W/o D/o ANT RAM SHARMA R/o 10 DESAU DEHRADUN UK

and Shri/Smt./Km ROHIT SINGH S/o W/o D/o BANWARI SINGH R/o 4/202 DAKSHIPURI ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 10/04/2023 16:48:30

Registrar/Sub Registrar

SR V A Hauz Khas

Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

- b. Additional Security Deposit of Rs 1,12,43,462/- (Equivalent to one year lease fee). The Security Deposit shall be escalated on rolling basis in terms of clause of agreement dated: 29.06.2017.
- (iii) That the recurring payment (as per Lease Agreement dated 29.06.2017) for additional land/FAR of 3683 SQM shall be charged after 1 year 6 months from the date of approval by DMRC i.e. 28.11.2022 or operation of upper floor of the Project (of additional FAR), whichever is earlier.
- (iv) That the Lessee has to submit the copy of approval of revised drawings of additional FAR immediately after getting approval from statutory authority.
- (v) That the allotment shall be co-terminus with the Lease Agreement dated 29.06.2017 and Supplementary Agreements dated 27.03.2018 and 15.12.2020.
- (vi) That the DMRC commuters parking shall not be hampered and shall remain with DMRC parking contract with separate entry and boundaries. The DMRC commuters parking shall be operated by DMRC as being done presently.
- (vii) That over the additional land of 3683 SQM there exist underground Malviya Nagar metro station & related operational services i.e. Entry/Exit structure, shaft, commuter parking, sulabh (Toilet) etc., hence, Lessee is allowed to do modification/ alteration only on the additional land with prior approval of DMRC and ensuring that existing operation activities shall not be hampered in anyway.
- (viii) That the Leased Space and additional land of 3683 SQM shall be developed, maintained and upkept by Lessee at its own cost. DMRC parking contractor will maintain & operate parking as being done.
- (ix) That the Lessee has to provide space for commuter parking i.e 1223 sqm where presently parking is operational.




B.R. PASRIJA
Executive Director/PD
Delhi Metro Rail Corpn. Ltd.
25, Ashok Road, New Delhi-110001




For Best View Infracon Limited
Director/Authorised Signatory

- (x) That the escalation, Taxes & all other terms and conditions of Lease Agreement dated 29.06.2017, 1st Supplementary Agreement dated 27.03.2018 and 2nd Supplementary Agreement dated 15.12.2020 shall be applicable to additional land/FAR of 3683 SQM also.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED TO BE EXECUTED AND DELIVERED THIS 3rd SUPPLEMENTARY AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN SIGNED, SEALED AND DELIVERED.

For and on behalf of

DMRC

Authorized Signatory

03/03/23
B.R. PASRIJA
Executive Director/PD
Delhi Metro Rail Corpn. Ltd.
25, Ashok Road, New Delhi-110001


For and on behalf of

M/s Best View Infracon Ltd.

Authorized Signatory

For Best View Infracon Limited
Director/Authorized Signatory

In Presence of:-

1. Bidanshi Chakma  *XEN/PD*

2. Lakhi Ram Sharma *[ASE/PD]*
S/o Ant Ram Sharma
Add: 10 Degou, Behradon
Uttarakhand - 248165
ADH: 530876270003

1. Amrit Kumar *[Signature]*

2. Upesh Sharma *[Signature]*

Name: Rohit Singh
S/o Banwari Singh
Ad: 4/20 Sakshi Puram, New Delhi
110068
Adhaar No: 487234372918
Rohit



Reg. No.

4763

Reg. Year

2023-2024

Book No.

1



Ist Party



IInd Party



Witness

Ist Party

DELHI METRO RAIL CORPORATION LIMITD TH BIDARSHI CHAKMA

IInd Party

BEST VIEW INFRACON LIMITD TH PARAG DIMRI

Witness

LAKHI RAM SHARMA, ROHIT SINGH

Certificate (Section 60)

Registration No.4,763 in Book No.1 Vol No 5,436

on page 87 to 93 on this date

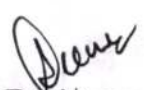
12/06/2023 8:19:32PM

day Monday

and left thumb impressions has/have been taken in my presence.



Date 12/06/2023 20:34:07


Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi



2397295804763

Revenue Department NCT of Delhi



NIC-DSU



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1772920950438
Issue Date 05-APR-2023 17:52
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL86513987075561V
Purchased By BEST VIEW INFRACON LIMITED
Registration Fees Paid By BEST VIEW INFRACON LIMITED
Property Description 3683 SQM. PD AREA AT MALVIYA NAGAR METRO STATION,
DELHI
Purpose Article 35(vi) Lease with security upto 100 years

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

