



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. PROP/BRS/2016/711

Date 20-05-2016

Plot Code
Allotment No. PROP/BRS-01/2014-15/1587
Plot No. GH-04B
Block No.
Sector 12

Lessee / Allottee's Name
& Address M/S. GRAND REALTECH
LTD, SRS Tower, 721, 722, 723,
7th Floor Near Metro Station
Mewla Maharajpur G.T. Road
Faridabad.

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

30000 Sq.mtr.

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. GH-04B Block No. Sector 12 on 20-05-16

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

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

Signature of the lessee

Copy to

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

For Grand Realtech Limited

Authorised Signatory

ANAND SHARMA
B. Arch (Hons), M.C.A.
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

10

ANAND SHARMA
B. Arch (Hons), M.C.A.
CHANDIGARH

P 10911



सत्यमेव जयते

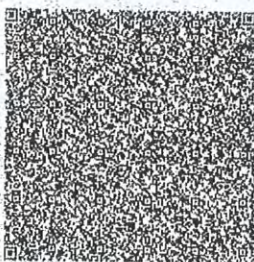
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP019393561737870
Certificate Issued Date : 28-Apr-2016 03:28 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL01023164002055300
Purchased by : GRAND REALTECH LIMITED
Description of Document : Article 35 Lease
Property Description : PLOT NO. GH-04B, SECTOR-12, GREATER NOIDA,
Consideration Price (Rs.) : 70,95,00,000
(Seventy Crore Ninety Five Lakh only)
First Party : G N I D A
Second Party : GRAND REALTECH LIMITED
Stamp Duty Paid By : GRAND REALTECH LIMITED
Stamp Duty Amount(Rs.) : 4,41,25,000
(Four Crore Forty One Lakh Twenty Five Thousand only)



Please write or type below this line
Mob.-9810449222
Mob.-9810449222

For Grand Realtech Limited

For GRAND REALTECH LTD

ANAND SHARMA

VO 0001412193

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.
2. The onus of checking the legitimacy is on the users of the Certificate.
3. In case of any discrepancy please inform the Competent Authority.

1/2

88,249,950.00 पट्टा विलेख (90 वर्ष) 20,000.00 120 20,120.00 44

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

मै0 ग्रान्ड रियलटेक लि0 द्वारा गुरविन्द्र सैनी

पुत्र श्री मोहन सिंह सैनी

व्यवसाय

निवासी स्थायी एसआरएस टावर 730-732 नियर मैट्रो स्टेशन मेवला महाराजपुर फरी
अस्थायी पता एसआरएस टावर 730-732 नियर मैट्रो स्टेशन मेवला महाराजपुर फरी
ने यह लेखपत्र इस कार्यालय में दिनांक 29/4/2016 समय 4:24PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(वी0के0 सिंह, प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

29/4/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री संजीव कुमार शर्मा
प्रतिनिधि ग्रे0नौ0ओ0वि0प्र0द्वारा स्नेहबता
(प्र0स0)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

मै0 ग्रान्ड रियलटेक लि0 द्वारा गुरविन्द्र सैनी
पुत्र श्री मोहन सिंह सैनी
पेशा
निवासी एसआरएस टावर 730-732 नियर मैट्रो
स्टेशन मेवला महाराजपुर फरीवाबाद

ने निष्पादन स्वीकार किया।

जिनकी महकम संदीप मिश्रा (VC-TVN0944991)

पेशा शिव प्रसाद मिश्रा

पेशा

निवासी ए-4/202 सै0-4 रोहिणी दिल्ली

व प्रवीन कुमार (अधिवक्ता)-9810449222

पेशा बवालत

निवासी ग्रेटर नोएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(वी0के0 सिंह, प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

For Grand Realtech Limited

Authorised Signatory

LEASE DEED

This Lease Deed made on 28th day of April, 2016 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, 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. GRAND REALTECH LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at SRS Tower, 721,722,727, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad through its Authorised Signatory Mr. Gurvinder Saini S/o. Mr. Mohan Singh Saini R/o. H-352, Vikaspuri, New Delhi duly authorized by its Board of Directors vide Resolution dated 26.04.2016 (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 / allotted to the CONSORTIUM CONSISTING OF –

- GRAND REALTECH LIMITED- LEAD MEMBER
- SRS REAL ESTATE LIMITED- RELEVANT MEMBER

the Plot No. GH-04, SECTOR-12, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROP/BRS-01/2014-15/1437, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1587, dated 07.08.2014 and 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-01/2014-15). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	GRAND REALTECH LIMITED	74%	Lead Member
2.	SRS REAL ESTATE LIMITED	26%	Relevant Member

SHARMA
Arch (Hons), M.C.A.
CA/95/18738, ANA/A-12796

For Grand Realtech Limited
[Signature]
Authorised Signatory

For GRAND REALTECH LTD.
[Signature]
Director/Authorised Signatory

[Signature]
Manager (Builders)
LESSOR
Greater Noida Indl. Dev. Authority

LESSEE 1

88,249,950.00

प्रदा विवेक

(90 वर्ष)

प्रतिकूल मालियत औसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पुढी की संख्या

20,000.00

120 20,120.00

44

श्री 0 गान्ध विमानिक लि0 द्वारा गुरविन्द सेनी

पुत्र श्री मोहन सिंह सेनी

अवसराय

निवासी स्थानी एसआरएस टावर 730-732 निचर सैदी स्टेशन भोवला महाराजपुर फटी एसआरएस टावर 730-732 निचर सैदी स्टेशन भोवला महाराजपुर फटी

बोले निबन्धन हेतु पेश किया।

ने यह लेखपत्र इस कार्यालय में दिनांक 29/4/2016 समय 4:24PM

रिजिस्ट्रार ऑफिस की कोर्टाक्षर

(वी0 के0 सिंह, प्रभासी)

उपनिबन्धक सदर

गौतमगुप्तनगर

29/4/2016

प्रदा दाला

निबन्धन लेखपत्र बाद पुनर्ने व समझने मजमून व प्राप्ति धनराशि रु. प्रलेखनसार उक्त

प्रदा गौरीला

श्री 0 गान्ध विमानिक लि0 द्वारा गुरविन्द सेनी

पुत्र श्री मोहन सिंह सेनी

निवासी एसआरएस टावर 730-732 निचर सैदी

स्टेशन भोवला महाराजपुर फटीवाला

पुत्र/पत्नी श्री प्रभासी श्री

(प्रदा)

प्रतिनिधि श्री 0 गौरीला 0 प्रदा रजिस्ट्रार

श्री संचीव कुमार शर्मा

प्रदा

रजिस्ट्रार (VC-1/VN0941981)

विवाद प्रसारित किया

निवासी ए-4/202 सै-4 रोहिणी विहारी

प्रदीप कुमार (अविवाही) 9810449222

प्रभासी प्रदा

निवासी प्रदा नौएडा

ने की।

प्रदासतः यह साक्षियों के निशान अंगुठे निबन्धनसार लिखे गये हैं।

रिजिस्ट्रार ऑफिस की कोर्टाक्षर

(वी0 के0 सिंह, प्रभासी)

उपनिबन्धक सदर

गौतमगुप्तनगर

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 has approached to the Lessor in accordance with the clause C-8(e) 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-12	30000	M/s. Lotus SRS Buildtech Pvt. Ltd. (SPC of SRS Real Estate Ltd & Grand Realtech Ltd.)	SPC
2.	GH-04B, Sector-12	30000	M/s. Grand Realtech Ltd.	Relevant Member

Whereas the said consortium has given an undertaking dated 28.04.2016 (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 the aforesaid sub-division and name and status of **M/s. Grand Realtech 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-12, Greater Noida measuring 30000 square metre vide letter dated 26.04.2016.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. Grand Realtech Limited (Lessee)** having its registered office at SRS Tower, 721,722,727, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-04B, Sector-12, Greater Noida. Accordingly, lease deed in favour of **M/s. Grand Realtech Limited (lessee)** for Builders Residential / Large Group Housing Sub Divided Plot No.GH-04B, Sector-12, Greater Noida measuring 30000 square metre is being executed through this lease deed.

The lead member of the consortium shall have to retain at least 26% of the share holding 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 30000 sq.m.) is **Rs. 70,95,00,000.00** (Rupees Seventy Crore, Ninety Five Lac only) out of which 20% amount **Rs. 14,19,00,000.00** have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 80% premium i.e. **Rs. 56,76,00,000.00** (Rupees Fifty Six Crore, Seventy Six Lac only) of the plot

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

Sole Manager (Builders)
Greater Noida Indl. Dev. Authority
LESSOR

LESSEE 2

पट्टा दाता

Registration No.: 10911

Year: 2,016

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेटर नोएडा नौकरी

ग्रेटर नोएडा

नौकरी



along with interest @ 12% p.a. shall be payable in 16 half yearly installments in the following manner :-

<u>Head</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	05.05.2015	35475000.00	34056000.00	69531000.00	532125000.00
Instalment No.2	05.11.2015	35475000.00	31927500.00	67402500.00	496650000.00
Instalment No.3	05.05.2016	35475000.00	29799000.00	65274000.00	461175000.00
Instalment No.4	05.11.2016	35475000.00	27670500.00	63145500.00	425700000.00
Instalment No.5	05.05.2017	35475000.00	25542000.00	61017000.00	390225000.00
Instalment No.6	05.11.2017	35475000.00	23413500.00	58888500.00	354750000.00
Instalment No.7	05.05.2018	35475000.00	21285000.00	56760000.00	319275000.00
Instalment No.8	05.11.2018	35475000.00	19156500.00	54631500.00	283800000.00
Instalment No.9	05.05.2019	35475000.00	17028000.00	52503000.00	248325000.00
Instalment No.10	05.11.2019	35475000.00	14899500.00	50374500.00	212850000.00
Instalment No.11	05.05.2020	35475000.00	12771000.00	48246000.00	177375000.00
Instalment No.12	05.11.2020	35475000.00	10642500.00	46117500.00	141900000.00
Instalment No.13	05.05.2021	35475000.00	8514000.00	43989000.00	106425000.00
Instalment No.14	05.11.2021	35475000.00	6385500.00	41860500.00	70950000.00
Instalment No.15	05.05.2022	35475000.00	4257000.00	39732000.00	35475000.00
Instalment No.16	05.11.2022	35475000.00	2128500.00	37603500.00	0.00

In case of default in depositing the installments or any payment, interest @ 15% 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.

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AHA/A-12796

For Grand Realtech Limited

[Signature]
Authorised Signatory

[Signature]

[Signature]
LESSOR
Manager (Builders)
Greater Noida Indl. Dev. Authority

LESSEE

3

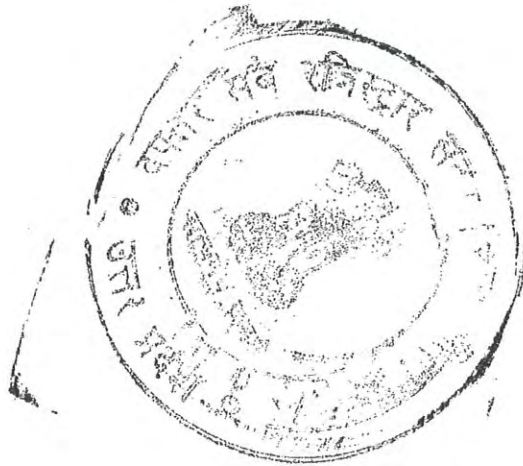
पट्टा गृहीता

Registration No. : 10911

Year : 2,016

Book No. : 1

0201 मै0 ग्रान्ड रियलटेक लि0द्वारा गुरविन्द्र सेनी
मोहन सिंह सेनी
एसआरएस टावर 730-732 नियर मेट्रो स्टेशन मेवला महाराजपुर प



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.

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 @ 15% 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 instalment 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-04B, SECTOR-12, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **30000 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 commencing from **28th day of April, 2016** 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.

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIA/A-12796

Manager (Builders)
LESSOR
Greater Noida Indl. Dev. Authority

For Grand Realtech Limited
Authorised Signatory

For GRAND REALTECH LTD.
Director/Authorised Signatory

LESSEE 4

गवाह

Registration No.: 10911

Year : 2016

Book No. : 1

W1 संदीप मिश्रा (VC-TVN0944991)

शिव प्रसाद मिश्रा

ए-4/202 से0-4 रोहिणी दिल्ली



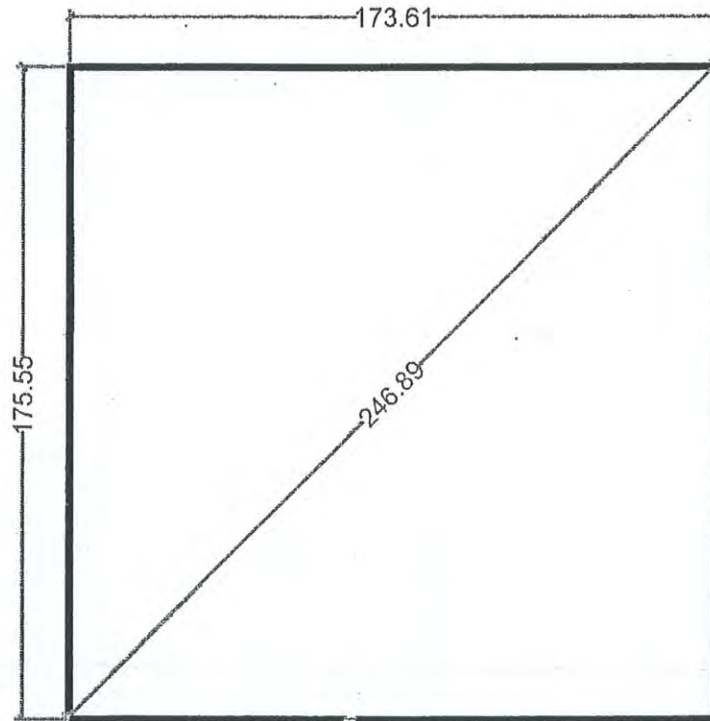
W2 प्रवीन कुमार (अधिवक्ता) 9810449222

ग्रेटर नोएडा

वकालत



PLOT NO:- GH-4B



PLOT NO.-GH-3B & GH-3C

24 MT. WIDE ROAD

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12786

24 MT. WIDE ROAD

TOTAL AREA = 30000.00 SQM.

For Grand Realtech Limited

Authorised Signatory

Director/Authorised Signatory

SIGN-

SIGN-

POSSESSION TAKEN OVER

POSSESSION HANDED OVER



LEASE PLAN FOR

PROJ. DEPTT.

ASS. MANAGER

MANAGER

SR. MANAGER

PLOT NO-GH-4B

LAND DEPTT.

LEKHPAL

N. TEHSILDAR

TEHSILDAR

OF SECTOR-12

LAW DEPTT.

ASS. MANAGER

MANAGER

GREATER NOIDA

PLNG. DEPTT.

SR. DRAFTSMAN

SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

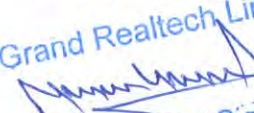


AMRANG CHANDRA
J. S. Choudhary
Director of Agriculture
Amranga, Assam

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. 70,95,000/- 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 @15% 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 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 @ 15% 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

For Grand Realtech Limited

Authorised Signatory
LESSOR/Manager (Builders)
Greater Noida Indl. Dev. Authority
ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIMA-12796

For GRAND REALTECH LTD.

Director/Authorised Signatory

LESSEE 5



AMRITA CHAND
B. K. CHAND
CAROLINE CHAND

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 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 phasewise on payment of full premium (with interest upto 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

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

LESSOR
Manager (Builders)
Greater Noida Ind. Dev. Auth.

ANAND SHARMA
B. Arch (Hons), M.D.A.
CA/95/18738, AIIA/A-12796

LESSEE 6



ANAND SHARMA
B. A. (HONORARY) M. A.
CAROLINE STREET, ALIA-13208

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 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 tranfer 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 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

For Grand Realtech Limited

For GRAND REALTECH LTD.

Authorised Signatory

Director/Authorised Signatory

LESSOR
Greater Noida Incl. Dev. Authority

SHARMA
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CA/95/18/98, AWA-12796

LESSEE

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CAUTION: THIS AREA IS NOT TO BE USED FOR ANY OTHER PURPOSE.
B. A. S. (HON.) M.C.A.
A.C.M. (HON.) M.C.A.

accordingly issued from the building cell of the Authority within a period of three years from the date of execution of lease deed.

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.
3. 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.
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.

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

LESSOR Manager (Builders)
Greater Noida Indl. Dev. Authority

AND SHARMA
B. Arch (Hons) M.C.A.
CA/95/18738, AIIA/A-12796

LESSEE 8



AMRANSH CHAKRA
B. Arch (Hons), M.C.A.
CA/18/1787, ALMA-12780

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 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.

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

LESSOR Manager (Builders)
Greater Noida Ind. Dev. Auth.

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AITA/A-12796

LESSEE

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AMRAN SHARMA
C. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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 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.
 - 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.

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

LESSOR Manager (Builders)
Greater Noida Indl. Dev. Auth.

CA/95/18738, AIIA/A-12796

LESSEE 10



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 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

For Grand Realtech Limited

Authorized Signatory

For GRAND REALTECH LTD.

Director Authorized Signatory

LESSOR  Manager (Building)
Gurgaon, Haryana

(Hons), M.C.A.
CA/95/18738, AIIA/A-12796

LESSEE 11



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
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.

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

Reddy
Manager (Builders)
Greater Noida Indl. Dev. Authority

ANAND SHARMA
B. Arch (Hons) M.C.A.
CA/95/18738, AIIA/A-12796

LESSEE 12



ANAND SHARMA
B. Arch (Hons), M.O.A.
C/1581838, AHMEDABAD-380015

Annexure - 2



उत्तर प्रदेश UTTAR PRADESH

CZ 031249

UNDERTAKING

This undertaking is signed and executed at Greater Noida on the 28th day of April, 2016 by

1. **M/s Grand Realtech Limited** a company formed and existing under the provisions of Companies Act, 1956, having its registered office at SRS Tower, 721,722,727, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad - 121003 (hereinafter referred to as the Lead Member of the consortium) through Shri Sandeep Mishra S/o Shri S P Mishra R/o House no. 202, pocket A-4, Sector 4, Rohini, delhi Authorised Signatory of the Lead Member.
2. **M/s. SRS Real Estate Limited**, a company formed and existing under the provisions of Companies Act, 1956, having its registered office at SRS Multiplex City Centre, Sector 12, Faridabad (Haryana) (hereinafter referred to as the Relevant Member of the consortium) through Shri Gurvinder Singh Saini S/o Shri Mohan Singh Saini R/o H-352, Vikaspuri, New Delhi - 110001, being the Authorised signatory of the Relevant Member.

For LOTUS SRS BUILDTech PVT. LTD.

Director/Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD For SRS REAL ESTATE LIMITED

Director/Authorised Signatory

Director/Authorised Signatory

ANAND SHARMA
B. Arch (Hons), M.C.A.
CAI/9518738, AIIA/A-12796



3. **M/s Lotus SRS Buildtech Private Limited** a company formed and existing under the provisions of Companies Act, 1956, having its registered office at 203, 2nd Floor, Mercantile House, 15, K.G. Marg, New Delhi - 110001 (hereinafter referred to as the relevant Member of the consortium) through Shri Gurvinder Singh Saini S/o Shri Mohan Singh Saini R/o H-352, Vikaspuri, New Delhi - 110001 being Director of the SPC of Consortium.

WHEREAS in response to the invitation for bid in the BRS-01/2014-15 scheme of the Large Group Housing/Builders residential Plots Scheme floated by the Greater Noida Industrial Development Authority herein referred as "GNIDA", through Consortium submitted bid for allotment of Plot No. GH-04, Sector-12, Greater Noida, Area 60000 square Meter and agreed to abide by all the terms and conditions as mentioned in the brochure of the scheme.

AND WHEREAS the GNIDA vide Allotment No. PROP/BRS/2014-15/587 dated 07/08/2014 allotted Plot No. GH-04, Sector-12, Greater Noida Area of 60,000 in favour of Consortium.

AND WHEREAS upon being called to have lease deed of the allotted plot executed in the name of the Consortium, the lead member and the relevant member agreed amongst themselves that as permissible under clause C-8 of the brochure of the scheme the Lease Deed of an area 30000 square meter (GH-04B) be executed in favour of M/s. Grand Realtech Limited - Lead Member, a separate lease deed of an area of 30000 square meter (GH-04A) be executed in favour of M/s. Lotus SRS Buildtech Private Limited- SPC of the Consortium and a request letter dated 11.03.2016 was addressed to GNIDA in this regard.

AND WHEREAS A request of the lead member and the relevant member as contained in the said letter dated 16.03.2016 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 26.04.2016 including submission of an Undertaking.

Now therefore this undertaking witnesses as under:-

1. That we, the lead member and the relevant member do hereby agree that, notwithstanding the execution of Lease Deed of an area of 30000 square meters (GH-04B) in favour of M/s. Grand Realtech Limited - Lead Member and a separate lease deed of an area of 30000 square meters (GH-04A) be executed in favour of M/s. Lotus SRS Buildtech Private Limited- SPC of the Consortium, we shall be jointly and severally liable for the due compliance of all terms and conditions of the lease deed including but not limited to the payment of consideration for the area mentioned in the lease deeds and any breach of the aforesaid, by one of us, shall constitute breach also by the other and thereby empower the GNIDA to take action against us.

For LOTUS SRS BUILDTECH PVT. LTD.

Director/Authorised Signatory

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD

Director/Authorised Signatory

For GRAND REALTECH LTD

Director/Authorised Signatory

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AHA/A-12796

For SRS REAL ESTATE LIMITED

Director/Authorised Signatory



2. That each of us jointly and severally agree that this undertaking shall form part of Lease Deed to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deed to be executed.
3. That any breach of the conditions set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated 26/04/2016 withdrawn in case Lease Deed has been executed, then GNIDA shall be entitled to take action against us, including determination of the said lease deeds.
4. That, in terms of clause 8(a) of the scheme, we undertake that the lead member company shall retain at least 26% of the share/shareholding/rights in the Consortium as per MOA till the completion certificate of at least one phase or 40% construction of total FAR of the project is obtained from GNIDA.
5. That each of the signatory on behalf of Lead Member and Relevant Member has been duly authorized by their respective Board of Directors to submit this Undertaking. A Copy of the Board Resolution in favour of each of the signatory is being annexed as Annexure 'A' 'B' 'C' to this Undertaking and the same shall be deemed to be part of this Undertaking.
6. That this Undertaking has been given by us voluntarily and without any threat, corrosion or duress of any kind whatsoever.

IN WITNESSES WHEREOF each of the executants have appended their signatures in the presence of each other's on the date first mentioned above.

For Grand RealTech Limited

Lead Member

For GRAND REALTECH LTD.

(Authorized Signatory)

Director/Authorized Signatory

For Lotus SRS Buildtech Private Limited

SPC of Consortium

For LOTUS SRS BUILDTECH PVT. LTD.

(Director)
Director/Authorized Signatory

For SRS Real Estate Limited
Relevant Member

FOR SRS REAL ESTATE LIMITED

(Authorized Signatory)
Director/Authorized Signatory

For Grand Realtech Limited
Authorized Signatory

B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12796

Witnesses:

1) Surbhi Agarwal
3rd Floor, Cot 31,
West Patel Nagar
ND- 110008

2) Nira Jain
(NIRA JAIN)
I-614 JAL VAYU TOWERS
Sector - 56
Gurgaon

For GRAND REALTECH LTD.
Director/Authorized Signatory



1. ...
A.O.N. (2010/11)
...
...

GRAND REALTECH LIMITED

Off: SRS Tower, 721, 722, 727, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad - 121003

CIN: U70102HR2013PLC048894 E-mail id: grandrealtech@yahoo.com T: 0129-4323100

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF GRAND REALTECH LIMITED ON MONDAY, 24TH FEBRUARY, 2016 AT 12:30 P. M. AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO SH. SANDEEP MISHRA

RESOLVED THAT in continuation to the resolution passed in the meeting of board of directors dated 16/06/2014, the consent of the board of directors are be and is hereby accorded for changing the lead member and shareholding of the Company in the SPC in terms of the Clause 2.3 and 3.2 of the Memorandum of Agreement dated 20/06/2014 executed with M/s SRS Real Estate Limited for allotment of plots at Greater Noida District Gautam Budh Nagar in the group housing scheme announced by Greater Noida Industrial Development Authority.

FURTHER RESOLVED THAT the Company now intends to become and remain the Lead member of the Memorandum of Agreement/project, with the share holding of 74% in the SPC by acquiring/purchasing the remaining shareholding from M/s SRS Real Estate Limited.

FURTHER RESOLVED THAT the consent of the board of directors are be and is hereby also accorded for the registration of the plot in the following manner:-

S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
Plot No. - GH-04, Sector- 12			
1.	Grand Realtech Limited	(Proposed Lead Member)	7.5 acres (30,000 sq. mtr)
2.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	7.5 acres (30,000 sq. mtr)
Plot No. - GH-03, Sector- 12			
S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
1.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	5 acres (20,000 sq. mtr)
2.	Blessings Homz Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)
3.	Sublime Realtech Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)

FURTHER RESOLVED THAT the consent has also been accorded for entering into tri-partite agreement with respective parties for each plot for discussing and establishing arrangement in respect of payment made to Greater Noida Industrial development authority towards land premium and accordingly furnish NOC in respect of these payments to Greater Noida Industrial development authority.

For Grand Realtech Limited

 Authorised Signatory

For GRAND REALTECH LTD.


 Director/Authorised Signatory


 B Arch (Hons), M.C.A.
 CA/95/18738, AIIA/A-12798



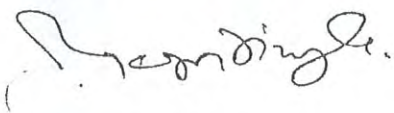
GRAND REALTECH LIMITED

Off: SRS Tower, 721, 722, 727, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad
-121003

CIN: U70102HR2013PLC048894 E-mail id: grandrealtech@yahoo.com T: 0129-4323100

FURTHER RESOLVED THAT Sh. Sandeep Mishra, Authorized Signatory of the Company be and is hereby authorized to present and submit under his signatures the said supplementary MOA; consent for making such alteration, tri-partite agreement, NOC and to represent the company in consortium meeting and to complete all the formalities with regard said agreement and registration thereof.

Certified True Copy
For Grand Realtech Ltd.



(Rajesh Singla)
Director

For GRAND REALTECH LTD

For Grand Realtech Limited

Authorized Signatory


Director/Authorised Signatory


ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12796



AMRATA
A.D.M. (P)
20/11/2019

Ann-B

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SRS REAL ESTATE LIMITED HELD ON MONDAY, 24TH FEBRUARY, 2016 AT 11:30 A. M. AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO SH. GURVINDER SINGH SAINI

RESOLVED THAT in continuation to the resolution passed in the meeting of board of directors dated 16/06/2014 and 19/06/2014, the consent of the board of directors are be and is hereby accorded for changing the lead member and shareholding of the Company in the SPC(s) in terms of the Clause 2.3 and 3.2 of the Memorandum of Agreement dated 20/06/2014 executed with M/s Grand Realtech Limited for allotment of plot at Greater Noida District Gautam Budh Nagar in the group housing scheme announced by Greater Noida Industrial Development Authority.

FURTHER RESOLVED THAT the Company now intends to become and remain the relevant member of the Memorandum of Agreement, with the share holding of 26% in the SPC by transferring the remaining shareholding in favour of M/s Grand Realtech Limited and making it Lead Member of the project.

FURTHER RESOLVED THAT the consent of the board of directors are be and is hereby also accorded for the registration of the plot in the following manner:-

S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
Plot No. – GH-04, Sector- 12			
1.	Grand Realtech Limited	(Proposed Lead Member)	7.5 acres (30,000 sq. mtr)
2.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	7.5 acres (30,000 sq. mtr)
Plot No. – GH-03, Sector- 12			
S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
1.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	5 acres (20,000 sq. mtr)
2.	Blessings Homz Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)
3.	Sublime Realtech Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)

FURTHER RESOLVED THAT the consent has also been accorded for entering into tri-partite agreement with respective parties for each plot for discussing and establishing arrangement in respect of payment made to Greater Noida Industrial development authority towards land premium and accordingly furnish NOC in respect of these payments to Greater Noida Industrial development authority.

FURTHER RESOLVED THAT Sh. Gurvinder Singh Saini, Authorised Signatory of the For GRAND REALTECH LTD

SRS REAL ESTATE LIMITED
(Wholly Owned by SRS Real Infrastructure Ltd.)

Marketing Office: SRS Tower, 124-126, 1st Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121003 T 0129-4323100 F 0129-4323195
Regd./Corporate Office: SRS Tower, 730-732, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121003 T 0129-4323100 F 0129-4323195
Delhi Office: 202, 27 New Delhi House, Barakhamba Road, Connaught Place, New Delhi - 110001 T 011-41571258-60 F 011-41571269

W www.srsparivar.com E realestate@srsparivar.com CIN U45201HR2005PLC041051

JEWELLS | CINEMAS | RETAIL | HOSPITALITY | REAL ESTATE | FINANCIAL SERVICES | HEALTHCARE

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95118738, AIIA/A-12798



ANAND SHARMA
B. Arch (Hons), M.A.
Department of Sanskrit
University of Delhi

any be and is hereby severally authorized to present and submit under his signatures the supplementary MOA, consent for making such alteration, tri-partite agreement, NOC and to present the company in consortium meeting and to complete all the formalities with regard said agreement and registration thereof.

**Certified True Copy
For SRS Real Estate Limited**

Nanak Chand Tayal

**Nanak Chand Tayal
Whole Time Director
DIN: 00013681
Address: H. No 202, Sector-9, Faridabad**

For Grand Realtech Limited
[Signature]
Authorised Signatory

For GRAND REALTECH LTD.
[Signature]
Director/Authorised Signatory

[Signature]
**ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/16738, AIA/A-1279C**

SRS REAL ESTATE LIMITED

(Wholly Owned by SRS Real Infrastructure Ltd.)

Marketing Office: SRS Tower, 124-126, 1st Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi)-121003 T 0129-6101111-112
Regd./Corporate Office: SRS Tower, 730-732, 7th Floor, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi)-121003 T 0129-4323100 F 0129-4323195
Delhi Office: 202, 27 New Delhi House, Barakhamba Road, Connaught Place, New Delhi - 110001 T 011-41571258-60 F 011-41571269

W www.srsparivar.com E realestate@srsparivar.com CIN U45201HR2005PLC041051

JEWELLERS | CINEMAS | RETAIL | HOSPITALITY | REAL ESTATE | FINANCIAL SERVICES | HEALTHCARE



LOTUS SRS BUILDTECH PVT. LTD.

Registered Office: 203, 2nd Floor, Mercantile House, 15, K.G. Marg, New Delhi -110001
CIN: U70102DL2014PTC272203 E-mail id: Lotusrsbuildtech@srsparivar.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF LOTUS SRS BUILDTECH PRIVATE LIMITED HELD ON MONDAY, 8TH FEBRUARY, 2016 AT 2:30 P. M. AT THE REGISTERED OFFICE OF THE COMPANY

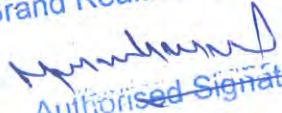
AUTHORITY TO SH. GURVINDER SINGH SAINI

RESOLVED THAT the consent of the board of directors are be and is hereby accorded to act/perform as Special purpose company (SPC) and shareholding of the Company in terms of the Clause 2.3 and 3.2 of the Memorandum of Agreement dated 20/06/2014 and supplementary memorandum of agreement dated 27/02/2016 executed between M/s SRS Real Estate Limited and M/s Grand Realtech Limited for allotment of plot at Greater Noida District Gautam Budh Nagar in the group housing scheme announced by Greater Noida Industrial Development Authority.

FURTHER RESOLVED THAT the consent of the board of directors are be and is hereby also accorded for the registration of the plot in the following manner:-

S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
Plot No. – GH-04, Sector- 12			
1.	Grand Realtech Limited	(Proposed Lead Member)	7.5 acres (30,000 sq. mtr)
2.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	7.5 acres (30,000 sq. mtr)
Plot No. – GH-03, Sector- 12			
S.No.	Name of the Company	Lead Member/Relevant Member/SPC	Area
1.	Lotus SRS Buildtech Pvt. Ltd.	SPC already submitted & approved	5 acres (20,000 sq. mtr)
2.	Blessings Homz Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)
3.	Sublime Realtech Private Limited	(Proposed SPC)	5 acres (20,000 sq. mtr)

FURTHER RESOLVED THAT the consent has also been accorded for entering into tri-partite agreement with respective parties for each plot for discussing and establishing arrangement in respect of payment made to Greater Noida Industrial development authority towards land premium and accordingly furnish NOC in respect of these payments to Greater Noida Industrial development authority.

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.


Director/Authorised Signatory

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12796



ANAND SHARMA
B.A. (Hons), M.C.A.
C/188/1738, ANAND-15200

LOTUS SRS BUILDTECH PVT. LTD.

Regd Off: 203, 2nd Floor, Mercantile House, 15, K.G.Marg, New Delhi -110001

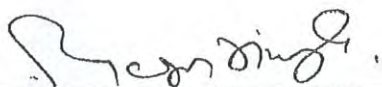
CIN: U70102DL2014PTC272203

E-mail id: Lotussrsbuildtech@srsparivar.com

FURTHER RESOLVED THAT Sh. Gurvinder Singh Saini, Director of the Company be and is hereby authorized to present and submit under his signatures the consent for making such alteration, tri-partite agreement, NOC and to represent the company in consortium meeting and to complete all the formalities with regard said agreement and registration thereof and to do anything that may be incidental or supplemental thereto.

Certified True Copy

For Lotus SRS Buildtech Pvt. Ltd.



(Rajesh Singla)

Designation : Director

DIN : 00009745

Address : H.No.207, Sector-9

Faridabad-121006

For Grand Realtech Limited

Authorised Signatory

For GRAND REALTECH LTD.

Director/Authorised Signatory


ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12796



RECEIVED
10/10/2011
10/10/2011

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.
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]
 D. Sandeep Mishra
 2/10-A-7/202, Sec-7
 Rohini, Delhi

2-7 *[Signature]*

Praveen Kumar
 Advocate
 Gautam Budh Nagar
 Mob.-9810449222

For Grand Realtech Limited
[Signature]
 Authorised Signatory

[Signature]
 For and on behalf of LESSOR

For GRAND REALTECH LTD.

[Signature]
 Director/Authorised Signatory
 For and on behalf of LESSEE

[Signature]
ANAND SHARMA
 B. Arch (Hons), M.C.A.
 CA/95/18738, AIIA/A-12796

For GRAND REALTECH LTD.
[Signature]
 Director/Authorised Signatory

[Signature]
 Manager (Builders)
 LESSOR Greater Noida Indl. Dev. Authority

आज दिनांक 29/04/2016 को

बही सं. 1 जिल्द सं. 20345

पृष्ठ सं. 131 से 174 पर क्रमांक 10911

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(वी०के० सिंह, प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

29/4/2016



For Grand Realtech Limited
Authorized Signatory