

Demand Paid detail Property No. 3D-17M

Payment Plan	Demand Paid	Tds Deducted	Total
Booking	4500000.00	0.00	
Foundation	1838427.83	0.00	
Roof of 1st basement	246880.00	0.00	
Roof of 2nd basement	4060691.55	0.00	
Roof of 1st basement	4045523.00	40864.00	
Roof of Ground Floor	4135589.00	41774.00	
Roof of 1st Floor	8271178.00	83548.00	
Roof of 2st Floor			
Total	27098289.38	166186.00	

Purchase Consideration of shop No.3D17M		39613845
GST & Service Tax		14,34,117
		563229
Stamp Duty		2516000
One Time Lease Rent		3210050
Registration Charges		503090
Lawyer Fee		12500
	Total Payment	47852831
Less-Discout		400000
Net amount to be Captilise		47452831

Cheque No.	Date	Amount
630528	06-04-2013	4500000.00
630530	24-04-2013	6145999.38
766506	23-11-2023	4086387.00
283084	14-02-2015	4177363.00
283094	21-04-2015	8354726.00
342896	08-08-2018	4150435.00
102042	04-02-2019	4150435.00
285825	03-12-2019	5006458.00
286278	06-12-2019	639349.00
004213	03-08-2023	2516000.00
975138	23-08-2023	3210050.00
004705	14-09-2023	503090.00
		47440292.38
Lawyer Fee		12500.00
Total payment		47452792.38



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP92696395273166V

e-Stamp

Deepak Chawla ACC: UP1401399
 Sector 33, Noida Mob:- 981818467
 License No. 185, G.B. Nagar

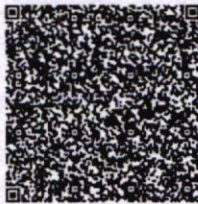
₹25,15,900

Certificate No. : IN-UP92696395273166V
 Certificate Issued Date : 21-Aug-2023 10:25 AM
 Account Reference : NEWIMPACC (SV)/ up14015604/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401560480907668856682V
 Purchased by : DHARAMPAL PREMCHAND LIMITED
 Description of Document : Article 35 Lease
 Property Description : COMMERCIAL UNIT NO. 3D-17M, BLOCK/PARCEL 3D, WAVE CITY CENTER, PLOT NO. CC-001, SECTOR-32, NOIDA
 Consideration Price (Rs.) :
 First Party : NOIDA AND WAVE MEGACITY CENTRE PRIVATE LIMITED
 Second Party : DHARAMPAL PREMCHAND LIMITED
 Stamp Duty Paid By : DHARAMPAL PREMCHAND LIMITED
 Stamp Duty Amount(Rs.) : 25,15,900
 (Twenty Five Lakh Fifteen Thousand Nine Hundred only)

सत्यमेव जयते

Sunny Chawla
 (Advocate)

Gautam Budh Nagar
 UP F 08492 / 13



₹25,15,900

₹25,15,900

IN-UP92696395273166V

Please write or type below this line

अमित कुमार पाण्डेय
 कनिष्ठ सहायक
 नौएडा

For Wave Megacity Centre Pvt. Ltd.



Authorised Signatory

For DHARAMPAL PREMCHAND LIMITED



Authorised Signatory

RID 0008724350

Statutory Alert:

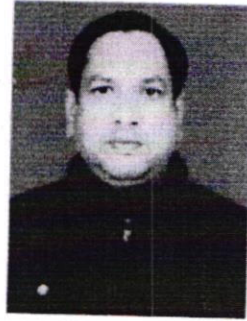
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DHARAMPAL PREMCHAND LIMITED DHARAMPAL PREMCHAND LIMITED DHARAMPAL PREMCHAND LIMITED DHARAMPAL PREMCHAND LIMITED DHARAMPAL PREMCHAND LIMITED

SUB-LEASE DEED



Lessor



Lessee



Sub-Lessee

Sunny Chawla
(Advocate)
Noida Budh Nagar
08492 / 13

Location	:	Commercial Unit No. 3D-17M, Block/Parcel 3D, Wave City Center, Plot No. CC-001, Sector-32, Noida (U.P.)
Super Area	:	Ground Floor: 951.67 Sq. Ft. (88.41 Sq. Mtrs.) First Floor: 951.67 Sq. Ft. (88.41 Sq. Mtrs.) Second Floor: 914.34 Sq. Ft. (84.94 Sq. Mtrs.) Commercial Store at terrace: 83.61 Sq. Ft. (7.77 Sq. Mtrs.) Total Super Area: 2901.29 Sq. Ft. (269.53 Sq. Mtrs.)
Actual Carpet Area :	:	Ground Floor: 732.79 Sq. Ft. (68.08 Sq. Mtrs.) First Floor: 707.53 Sq. Ft. (65.73 Sq. Mtrs.) Second Floor: 707.53 Sq. Ft. (65.73 Sq. Mtrs.) Commercial Store at terrace: 64.38 Sq. Ft. (5.98 Sq. Mtrs.) Total Carpet Area: 2212.23 Sq. Ft. (205.52 Sq. Mtrs.)
Minimum Assumed Carpet Area for the purpose of Calculation of the Stamp Duty (Super Area - 25% of Super Area):	:	713.75 Sq. Ft. (66.30 Sq. Mtrs.) on Ground Floor 713.75 Sq. Ft. (66.30 Sq. Mtrs.) on First Floor 685.75 Sq. Ft. (63.70 Sq. Mtrs.) on Second Floor 62.70 Sq. Ft. (5.82 Sq. Mtrs.) Commercial Store at Terrace
Stamp duty is paid on actual carpet area as in case it is more than the 75% of the Super Area		
Covered Area :	:	Ground Floor: 847.93 Sq. Ft. (78.78 Sq. Mtrs.) First Floor: 847.93 Sq. Ft. (78.78 Sq. Mtrs.) Second Floor: 814.67 Sq. Ft. (75.69 Sq. Mtrs.) Commercial Store at terrace: 83.61 Sq. Ft. (7.77 Sq. Mtrs.)

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

For Wave Megacity Centre Pvt. Ltd.

Bhuwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.

LESSEE

For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

		Total Covered Area: 2594.14 Sq. Ft. (241.02 Sq. Mtrs.)
Sale Consideration	:	Rs. 3,96,13,845/- <u>412 111 53</u>
Circle Rate Value of Individual Floors as per actual carpet area : Ground : Rs. 3,25,500/- x 85% = Rs. 2,76,675/- Per Sq. Mtr. First : Rs. 3,25,500/- x 75% = Rs. 2,44,125/- Per Sq. Mtr. Second : Rs. 3,25,500/- x 65% = Rs. 2,11,575/- Per Sq. Mtr. Third : Rs. 3,25,500/- x 55% = Rs. 1,79,025/- Per Sq. Mtr.	:	Ground Floor : Rs. 1,88,36,034/- First Floor : Rs. 1,61,87,318/- Second Floor : Rs. 1,39,06,825/- Commercial Store at Terrace: Rs. 10,70,570/-
Total Circle Rate value of the Property (Inclusive of 1 Covered Car Parking)	:	Rs. 5,03,01,000/-
Stamp Duty Payable	:	Rs. 25,15,900/-
Stamp Duty Paid on this Deed	:	Rs. 25,15,900/-

Circle Rates based on circle rate list effective from August 8 2019 (Page No. 33 Column No. 12 and Clause No. 2(A and B) on Page No. 66) and Clause No. 03 on page No. 68 for the Commercial Units situated in the Commercial Plots allotted by Noida Authority.

This **Tripartite Sub-Lease Deed** is made on this 01 day of Sept in the year **2023** between the **New Okhla Industrial Development Authority**, a body corporate, constituted under section 3 of U.P. Industrial Area Development Act of 1976 (U.P. Act 6 of 1976) ; hereinafter referred to as "Lessor", which expression shall, unless the context does not admit include its successor and assign of one part; through its duly authorized officer Mr. **Amit Kumar Pandey** (Employee Code No 3305) S/o Sh. **Arvind Kumar Pandey** Designated as **Asst.** of Noida Authority, Sector-06, Noida, Gautam Buddha Nagar, (U.P.) through his duly authorized Authenticated Power of Attorney Holder **Mr. Kamal Hasan** (Employee Code No. 3409) S/o Sh. **Asgar** appointed vide Authenticated Power of Attorney dated 15.11.2022 registered in the office of Sub Registrar I Noida as Document No. 5, Volume No. 6 Book No. 6 on pages from 99 to 112

AND

WAVE MEGACITY CENTRE PRIVATE LIMITED (PAN # AABCW1076G), a Company incorporated under the provisions of the Companies Act, 1956, having CIN: U45204DL2011PTC220488 and its registered office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049 represented by its Authorized Signatory **Mr. Bhuwan** S/o Sh. **Bishnu Datt Nailwal** R/o C-48,

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

For Wave Megacity Centre Pvt. Ltd.

Bhuwan
(Authorized Signatory)
for and on the behalf of Signatory
Wave Megacity Centre Pvt. Ltd.

LESSEE

For DHARAMPAL PREMCHAND LIMITED

Authorised Signatory
Varun Kumar Agrawal
Authorised Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

आवेदन सं०: 202300743059202

उप पट्टा विलेख

वही सं०: 1

रजिस्ट्रेशन सं०: 8267

वर्ष: 2023

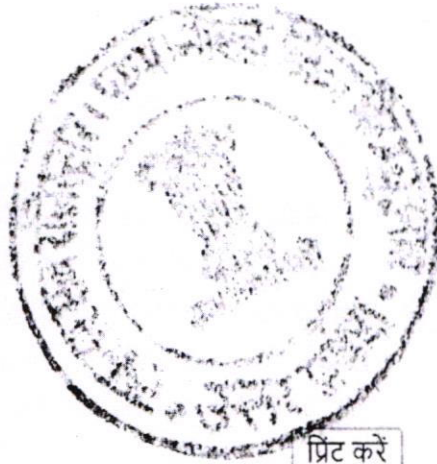
प्रतिफल- 50301000 स्टाम्प शुल्क- 2515900 बाजारी मूल्य - 0 पंजीकरण शुल्क - 503010 प्रतिलिपिकरण शुल्क - 80 योग : 503090

श्री धर्मपाल प्रेमचंद लिमिटेड द्वारा
वरुण कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री संजय अग्रवाल
व्यवसाय : अन्य
निवासी : स 140 गली नं०-14 वसुंधरा एन्क्लेव न्यू अशोक नगर
दिल्ली-110096



वरुण कुमार अग्रवाल
श्री. धर्मपाल प्रेमचंद लिमिटेड द्वारा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में
दिनांक 18/09/2023 एवं
03:36:13 PM बजे
निबंधन हेतु पेश किया।



प्रिंट करें

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी
उप निबंधक :सदर प्रथम
गौतम बुद्ध नगर
18/09/2023

विवेक शर्मा
निबंधक लिपिक
18/09/2023


New No. C-43, Gali No. 6, West Vinod Nagar, Patparganj, Delhi-110092 (AADHAR NO. XXXX XXXX 1936) authorized vide Board Resolution dated 15-May-2023 (hereinafter referred to as the 'Lessee'), and to admit the execution thereof, which expression shall unless the context does not so admit include his/her/its successors, administrators, representatives and permitted assigns of the second part.

AND

Dharampal Premchand Limited (PAN # AAACD1952B / CIN No. U74100DL1972PLC006062), a Company having its registered office situated at 4873, Chandni Chowk, Delhi-110006 through its Authorised Signatory **Mr. Varun Kumar Agrawal S/o Sh. Sanjay Agrawal R/o A-140, Gali No. 14, Vasundhara Enclave, New Ashok Nagar, Delhi-110096 (UID No. XXXX XXXX 6419 / Contact No. 8899639988)** authorized vide Resolution dated 27th Dec 2022; hereinafter called the "Sub-Lessee", which expression unless the context does not so admit include his/her/theirs/its executors, administrators, representatives, and permitted assigns.

WHEREAS the Lessor is the sole owner of Commercial Plot No. CC-001, Sector-25A & Sector 32, Noida admeasuring 6,18,952.75 Sq. Mtrs. situated in District Gautam Budh Nagar, hereinafter referred to as "**Allotted Premises**" fully described together with all easements upon the said plot.

AND WHEREAS the Lessor has allotted the "Allotted premises" to the Lessee on 11/03/2011 vide letter no. Noida/Commercial/2011/252 for Development of Commercial Complex for commercial activities such as shopping malls, showrooms, retail outlets, hotels, restaurants, office space, Serviced studio apartments, Residences, High Street Condominiums and such other commercial spaces it may deem fit and proper to achieve its commercial objectives as per the terms of allotment letter No. Noida/Commercial/2011/252 dated 11/03/2011 and whereas the Lessor has executed a Lease Deed on 02.09.2011 and presented for registration before the District Registrar, Gautam Budh Nagar (U.P.) on 03.09.2011 registered at Serial No. 2, in Book No. I Volume No. I on Pages No. 26 to 49, hereinafter referred to as "**Original Lease**", for a period of 90 years commencing from 02.09.2011. The Development of Commercial Complex was to be done in


For and on behalf of
New Okhla Industrial
Development Authority


LESSOR


For Wave Megacity Centre Pvt. Ltd.

Bhuwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.

LESSEE

For DHARAMPAL PREMCHAND LIMITED


Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

आवेदन सं०: 202300743059202

बही सं०: 1

रजिस्ट्रेशन सं०: 8267

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु
प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री नॉएडा प्राधिकरण द्वारा अमित कुमार
पाण्डेय के द्वारा कमल हसन, पुत्र श्री
असगर

निवासी: सेक्टर 6 नॉएडा

व्यवसाय: नौकरी

पट्टा दाता: 2



श्री वेव मेगासिटी सेंटर प्राइवेट लिमिटेड के
द्वारा भूवन, पुत्र श्री बिष्णु दत्त नैलवाल

निवासी: मेज्जनाइन फ्लोर, M-4, साउथ

एक्सटेंशन पार्ट-III, न्यू दिल्ली-110049

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री धर्मपाल प्रेमचंद लिमिटेड के द्वारा वरुण
कुमार अग्रवाल, पुत्र श्री संजय अग्रवाल

निवासी: एम 40 गली नं०-14 वसुंधरा

एक्स्टेंशन न्यू अशोक नगर दिल्ली-110096

व्यवसाय: अन्य

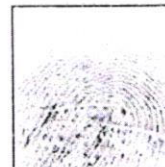


मे निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री दीपक चावला, पुत्र श्री एम पी चावला

निवासी: सी 443 सेक्टर 19 नॉएडा

व्यवसाय: अन्य



different phases within a period of 10 years as per the Building bye laws as formed by the Lessor.

And Whereas as per UP Govt. vide The G.O. No- 5085/77-4-16-142N/08 Dated 15th Dec 2016 notified, Project Settlement Policy wherein the partial surrender of land allotted was permitted.

And Whereas the Lessee had applied under the PSP and was accorded approval vide letter no- Noida/Commercial/2017/533 dated 13 June 2017. Wherein the land admeasuring 4,54,131.62 was surrendered and land admeasuring 1,64,821.13 Sq. Mtr. was approved and allotted under PSP 2016. Out of land admeasuring 1,64,821.13 Sq. Mtr. , 1,08,421.13 Sq. Mtr. area was cancelled vide letter No.259 dated 11.2.2022 due to nonpayment and possession taken by Noida. Against the cancellation order and demand raised by Noida, which the Lessee has challenged, and is pending for competent adjudication as of now. Now only 56,400 Sq. Mtr land is in possession of Lessee.

And Whereas the Lessor has further confirmed that the said unit is part of fully paid up land premium admeasuring 56,400 Sq. Mtrs. vide letter no- Noida/Commercial/2017/613 dated 30 June 2017 pursuant to the said PSP 2016 on area which include the said parcel.

AND Whereas the Lessee was permitted sale of built up units on the said plot.

AND Whereas the Lessee has constructed a building on part of the Land known as Block/Parcel 3D and 3F comprising of High Street Shop Condominiums and part of Block/Parcel 2B comprising of Residential Apartments and Independent Retail Shops etc. within boundary of apartment complex.

AND Whereas after Occupancy Certificate of the project the Lessee can sub lease it in part or in full in accordance with the completion drawing without sub-dividing the demised premises to the person/persons at the mutually settled price.

AND WHEREAS the Lessee has made a request in writing to the Lessor that he has sold the **Commercial Unit No. 3D-17M Comprising of Super Area of 88.41 Sq. Mtrs. and Covered Area of 78.78 Sq. Mtrs. on Ground floor, Super Area of 88.41**

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

For Wave Megacity Centre Pvt. Ltd.
Bhurwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.
LESSEE

For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

पहचानकर्ता : 2

श्री हिमांशु कश्यप . पुत्र श्री नरेंद्र कश्यप

निवासी: माकन न० एफ. 5 सेक्टर 56
नॉएडा

व्यवसाय: अन्य

Himanshu



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

18/09/2023

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान
अंगूठे नियमानुसार लिए गए हैं ।
टिप्पणी : पट्टा दाता द्वारा प्रतिफल की
धनराशी बैंकिंग माध्यम से प्राप्त कर
निष्पादन स्वीकार किया गया ।

विवेक शर्मा

निबंधक लिपिक गौतम बुद्ध नगर

18/09/2023

प्रिंट करें



Sq. Mtrs. and Covered Area of 78.78 Sq. Mtrs. on First floor, Super Area of 84.94 Sq. Mtrs. and Covered Area of 75.69 Sq. Mtrs. on second floor and Super Area of 7.77 Sq. Mtrs. and Covered Area of 7.77 Sq. Mtrs. Commercial Store at Terrace, hereinafter referred to as "COMMERCIAL UNIT" / "UNIT", without having any ownership/usage right of the said unit's terrace/roof, in Block/Parcel 3D of Wave City Center, situated at Plot No. CC-001, Sector-32, Noida strictly as per completion drawing for purpose of commercial complex against the sale consideration of Rs. 3,96,13,845/- (Rupees Three Crore Ninety Six Lakh Thirteen Thousand Eight Hundred Forty Five only).

WHEREAS on receiving a written request from the Lessee to the above effect and upon receiving the consideration of Rs. 3,96,13,845/- (Rupees Three Crore Ninety Six Lakh Thirteen Thousand Eight Hundred Forty Five only) by the Lessee, the Lessor hereby agrees to grant the sub-lease of the commercial unit in favour of the Sub-Lessee on the terms and conditions enumerated below:-

That in consideration of the amount of Rs. 3,96,13,845/- (Rupees Three Crore Ninety Six Lakh Thirteen Thousand Eight Hundred Forty Five only) paid by the Sub-Lessee to the Lessee, the Lessee has sold Commercial Unit No. 3D-17M Comprising of Ground, First, Second and Commercial Store at Terrace having total covered area of 241.02 Sq. Mtr. in Block/Parcel 3D of Wave City Center, situated at Plot No. CC-001, Sector-32, Noida AND bounded below:-

On the North by:	As per site
On the South by:	As per site
On the East by:	As per site
On the West by:	As per site

The Commercial unit is part of the commercial project namely **Wave City Center** constructed by the Lessee on the demised **Plot No. CC-001, Sector-32, Noida** Distt Gautam Budh Nagar, Uttar Pradesh. The Lessee and the Sub Lessee have satisfied themselves about the correctness of the area, workmanship, quality, fixture and fittings and the Lessor holds no responsibility for the same.

To hold the said Commercial built up space for establishing and running an office/shop upto balance period of 90 years commencing from 02.09.2011.

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

For Wave Megacity Centre Pvt. Ltd.
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.

LESSEE

For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

1. The Sub-Lessee hereby undertakes to pay the lease rent at the rate of Rs. 612/- per sq mt on the covered area of the commercial space per annum directly to the Lessor every year in advance subject to enhancement as per provision of original Lease Deed. The above lease rent shall be revised after a period of every ten years from the execution of the original Lease Deed or from the date of allotment as may be applicable referred to above subject to the condition that it will not exceed 50% of the lease rent payable at the time of such enhancement. Whereupon the Sub-Lessee shall be liable to pay the lease rent in advance every year so enhanced. The Sub-Lessee has option to pay One Time Lease Rent raised by the Lessor, in respect of the Commercial unit.
2. That the Sub Lessee has also paid the proportionate Transfer Charges for their respective Unit to the Lessor directly.
3. That the Lessee/ future Sub Lessees, shall however, continue to pay the proportionate lease rent for the unsold portion of the project till it is subleased to the third parties.
4. That the Sub-lessee shall in no case assign, relinquish, transfer even by way of change in constitution except prior permission of the Lessor. Such permission shall be granted subject to payment of transfer, charges prevailing at the time of deciding the transfer application.
5. The Lessee and Sub-lessee shall, severally and jointly, be responsible for maintenance of the said Commercial Unit so constructed in workman like manner unto the satisfaction of the Lessor. The Lessor may, if not satisfied by maintenance of the said Commercial Unit, maintain through its agency and amount so spent on such maintenance may be recovered from the Lessee and Sub-lessee. Every Sub-Lessee shall be severally and jointly liable to pay the maintenance amount so spent in proportion to floor space occupied by him/them. The decision of the Chief Executive Officer of the Lessor regarding the quantum of maintenance and the amount spent shall be final and binding upon the Lessee and Sub-lessee.
6. The Lessee and Sub-Lessee individually and severally shall be bound by the

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR



For Wave Megacity Centre Pvt. Ltd.
Bhuwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.
LESSEE

Page | 6

For DHARAMPAL PREMNAND LIMITED



Varun Kumar Agrawal
Authorised Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

Authorised Signatory

building regulations and directions of the Lessor. The Sub-Lessee shall not do any act or action which are prejudice 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.

7. All taxes, charges, fees assessment of every description imposed by any Statutory body in respect of the said Commercial unit purchased by the Sub-lessee or occupier shall be paid by the Sub-Lessee or Occupier, as the case may be.
8. The Sub-lessee shall abide by the provisions of U.P. Industrial Area Development Act, 1976 amended from time to time.
9. That the usable rights of dependent one Covered car parking space anywhere in the basements for the Sub-Lessee is made available inside the Complex/Project and the Sub-Lessee agrees that car parking shall always be treated as integral part of the above said Commercial unit and the same shall not have any independent legal entity detached from the said allotted unit. The Sub-Lessee has been explained that the said dependent car parking shall be used by the Sub-Lessee as per terms and conditions of the Maintenance Agreement executed between the parties separately with the nominated maintenance agency.
10. The Sub Lessee shall be entitled to display its corporate name, Shop Name Boards and logos only as per norms and guidelines of Maintenance Agency.
11. The Sub-lessee shall be bound by the general terms and conditions of allotment, original lease deed in respect of the **Plot No. CC-001, Sector-32, Noida** whereupon this project namely **Wave City Center** is constructed and the same shall be jointly and severally binding on the Sub-lessee.
12. The original Lease Deed enumerated above shall deem to form part of this Sub-Lease.
13. In case of any dispute regarding interpretation of this Sub-lease, the opinion of the Chief Executive Officer of the Lessor shall be final and

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

For Wave Megacity Centre Pvt. Ltd.
Bhuwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.
LESSEE

For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

SUB-LESSEE

binding on the Lessee and the Sub-lessee.

14. Any dispute arising out of this Deed shall be subject to the territorial jurisdiction of the Civil Court, Gautam Budh Nagar or High Court of Judicature at Allahabad.
15. The sub lessee is required to make the Commercial Unit functional within one year from the date of execution of sub lease. In case of failure to do so, penalty as per prevailing rules shall be charged.

For and on behalf of
New Okhla Industrial
Development Authority

LESSOR

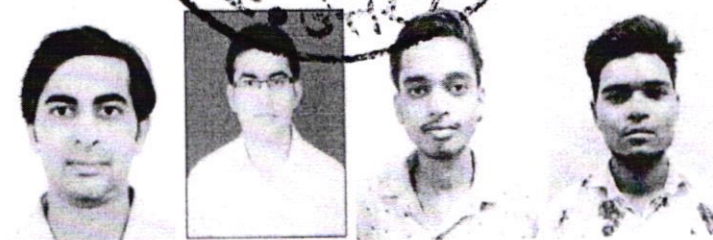
For Wave Megacity Centre Pvt. Ltd.
Bhuvan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.

LESSEE

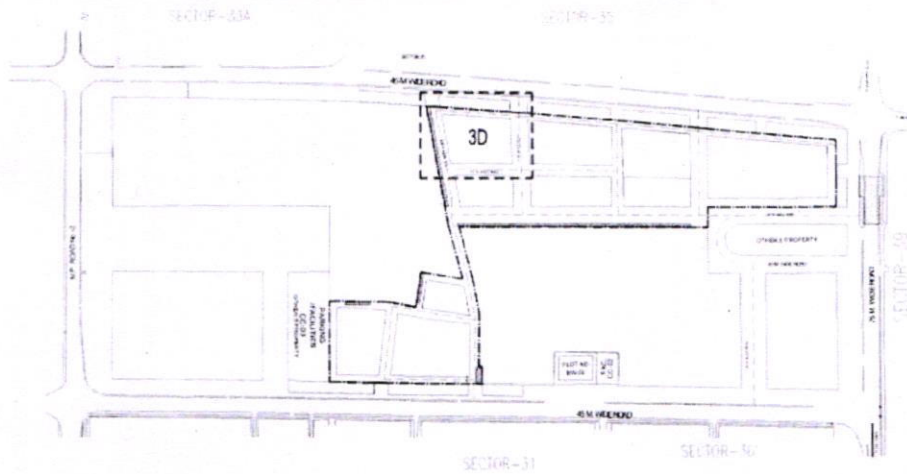
For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
Varun Kumar Agrawal
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

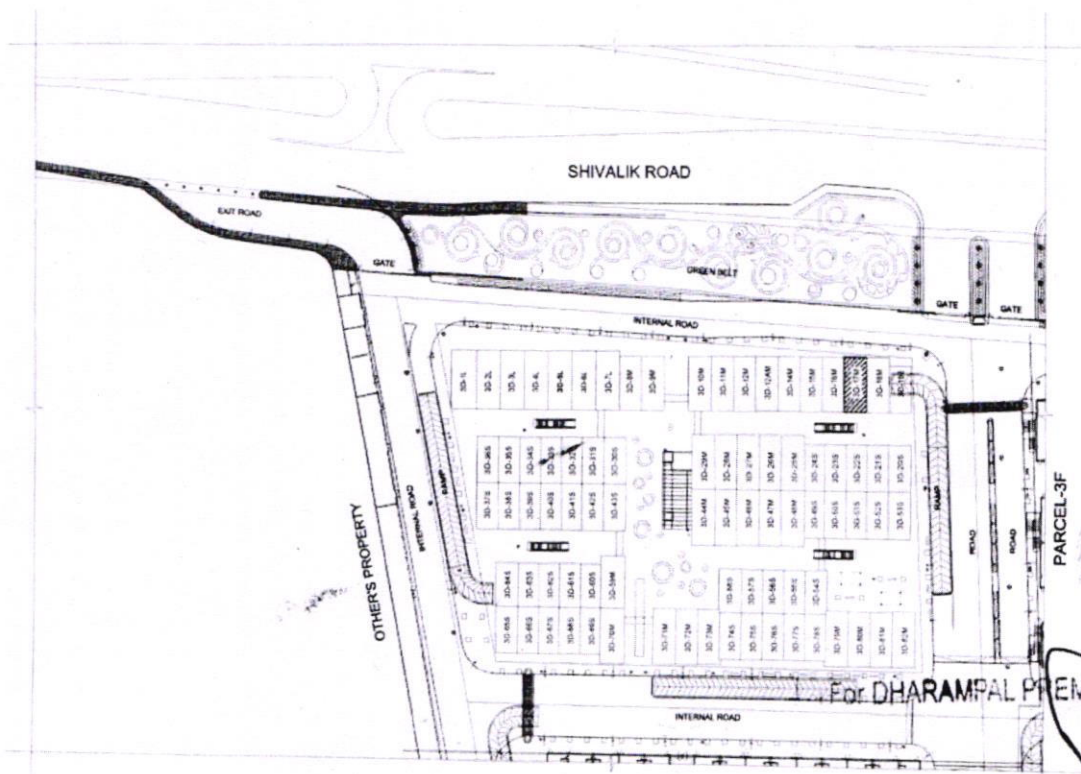
SUB-LESSEE



PROJECT NAME - WAVE MEGACITY CENTRE PVT LTD (WAVE CITY CENTER)
FLOOR PLAN FOR 3D-17M
HSSC, PARCEL 3D



01 LOCATION PLAN



For DHARAMPAL PREMCHAND LIMITED

Authorised Signatory

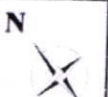
For Wave Megacity Centre Pvt. Ltd.

[Signature]

Authorised Signatory

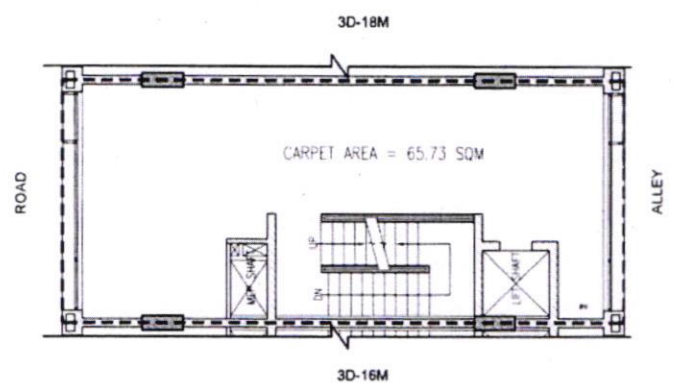
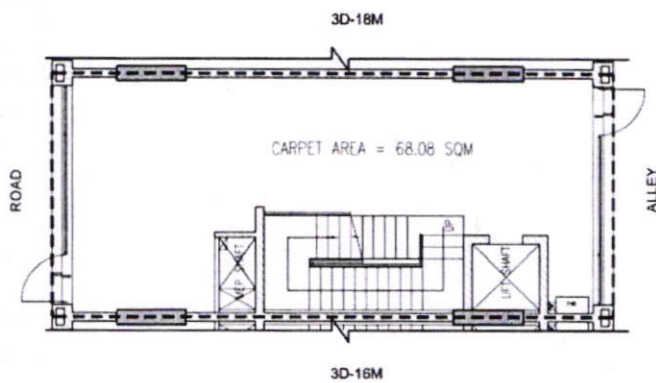
Authorised Signatory

02 SITE PLAN

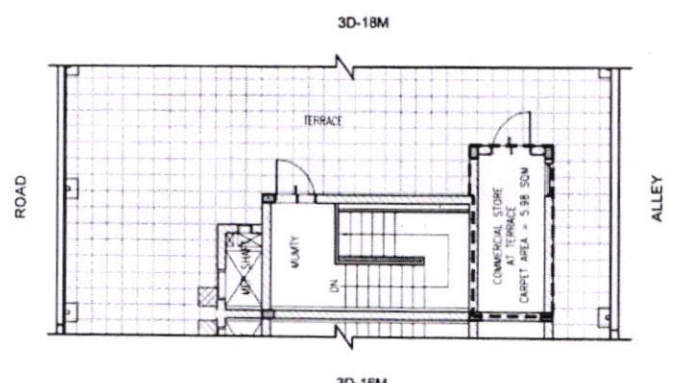
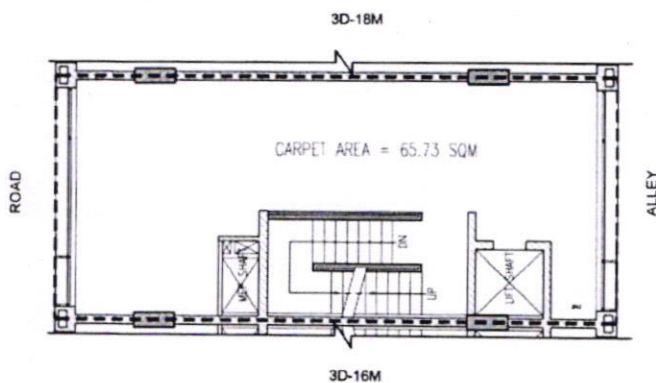


PROJECT NAME - WAVE MEGACITY CENTRE PVT LTD (WAVE CITY CENTER)
FLOOR PLAN FOR 3D-17M
HSSC, PARCEL 3D

✓					✓		
GROUND FLOOR PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	TERRACE FLOOR PLAN	GROUND FLOOR PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	TERRACE FLOOR PLAN



		✓					✓
GROUND FLOOR PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	TERRACE FLOOR PLAN	GROUND FLOOR PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	TERRACE FLOOR PLAN



For DHARAMPAL PRECHAND LIMITED

Authorised Signatory

S.No.	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1.	Carpets Area	205.52	2212.23
2.	Super Area	269.54	2901.28

For Wave Megacity Centre Pvt. Ltd.


Authorised Signatory

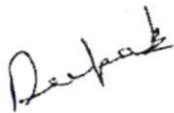






IN WITNESS WHEREOF THE PARTIES HERTO HAVE SIGNED THIS INDENTURE AT NOIDA,
ON THE DAY, MONTH AND THE YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF THE
FOLLOWING WITNESSES.

In the presence of :


1. Sunny Chawla
S/o Sh. M.P. Chawla
R/o C-443, Sector 19, Noida
Voter Id No. ZYH2750982



2. Deepak Chawla
S/o Sh. M.P. Chawla
R/o C-443, Sector 19, Noida
Voter Id No. ZYH2754810


3. Nitin Pal
S/o Sh. Rajveer Singh
R/o A-75 New Ashok Nagar
Vasundhara Enclave Delhi
UID No. 8856 8797 2684


4. Himanshu Kashyap
S/o Sh. Narender Kashyap
R/o House No. F-5, Sector-56, Noida
(U.P.)-201301
UID No. XXXX XXXX 0167



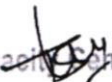
www.samreddhi.com
Ph No. 98181 86101


For and on behalf of
New Okhla Industrial
Development Authority

LESSOR





For Wave Megacity Centre Pvt. Ltd.

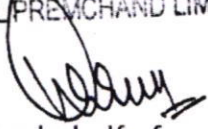

Bhuwan
(Authorized Signatory)
for and on the behalf of
Wave Megacity Centre Pvt. Ltd.

LESSEE

अमित कुमार चौधरी
कनिष्ठ सहायक
नौएडा 01/09/2023
For & on behalf of
Lessor

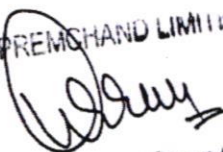
For Wave Megacity Centre Pvt. Ltd.



Authorized Signatory
For & on behalf of
Lessee
For DHARAMPAL PREMCHAND LIMITED


For & on behalf of
Authorized Signatory
Sub-Lessee



For DHARAMPAL PREMCHAND LIMITED



Authorized Signatory
Authorized Signatory
for and on the behalf of
Dharampal Premchand Limited

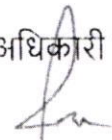


SUB-LESSEE

आवेदन सं०: 202300743059202

बही संख्या 1 जिल्द संख्या 12201 के पृष्ठ 313 से
336 तक क्रमांक 8267 पर दिनांक 18/09/2023 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दीपक गुप्ता प्रभारी
उप निबंधक : सदर प्रथम
गौतम बुद्ध नगर
18/09/2023



WAVE City Center

RECEIPT

Applicant: DHARAMPAL PREMCHAND Ltd

Receipt No: 130001051

Address:

A 34 & 35 Sector 60

Receipt Date: 26.12.2019

Project Name: WMCC Sec 32

Unit No: 3D/17M Shop G+2

Noida 201301

at HSSC

State Name: Uttar Pradesh India

Block 2 Block 3D

State Code: 09

Registration No: FR1300703370

GSTIN: 09AAACD1952B1Z4

Customer Id: 1000685

Contact no.: 9810023521

Sales Order No: 20001004

Co Applicants:

GSTIN: 09AABCW1076G1ZB

Fund Type: SELF FUNDED

Received with thanks a sum of Rs 6,458.07 (Rupees SIX THOUSAND FOUR HUNDRED FIFTY EIGHT and SEVEN Paise Only) as per details provided below

Mode of Payment	Instrument No	Date	Bank Name	Amount
FORM 16B	XFDPMNA	14.12.2019	TDS	6,458.07

Charge Type/Milestone	SAC Code	Amount	Tax	Total Amount
EEC10801547				
On Offer of Possession	995461			6,458.07
TOTAL				6,458.07

For Wave Megacity Centre Pvt. Ltd.

(Authorized Signatory)

CUSTOMER COPY

10.01.2020 17:33:33

Note:

1. The Applicant shall be liable /responsible for any Payment made by him/her/them from any third party account and/or any rights created there from and the company shall have no liability in this regard.
2. This Receipt does not confirm Booking/Allotment of the Unit/Space/Property which would be subject to availability and execution of necessary legal document in respect thereof.
3. Please keep this document in safe custody and in case the same is lost/misplaced, please immediately inform the company with request letter, copy of FIR & Affidavit.
4. This Receipt is subject to realization of instrument/Cheque.
5. Tax payable under Reverse charges : No

For more details please contact at Toll Free No. 1800-102-9284

*In future for any query related to your booking, please contact us with reference to your customer ID (mandatory for future communication)

Wave Megacity Centre Pvt. Ltd.
CIN No. U45204DL2011PTC220488

Site Office
Plot No. 01, Block CC-1,
Sector 32,
Noida - 201301 (U.P.)
India

T +91-120-2500008/2500014
www.wavecitycenter.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91-120-4180500
F +91-120-4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

WAVE City Center

RECEIPT

Applicant: DHARAMPAL PREMCHAND Ltd.

Receipt No: 130000963

Address:

A 34 & 35 Sector 60

Receipt Date: 09.12.2019

Project Name: WMCC Sec 32

Unit No: 3D/17M Shop G+2

Noida 201301

at HSSC

State Name: Uttar Pradesh India

Block 2 Block 3D

State Code: 09

Registration No: FR1300703370

GSTIN: 09AAACD1952B1Z4

Customer Id: 1000685

Contact no.: 9810023521

Sales Order No: 20001004

Co Applicants:

GSTIN: 09AABCW1076G1ZB

Fund Type: SELF FUNDED

Received with thanks a sum of Rs 639,349.00 (Rupees SIX LAKH THIRTY NINE THOUSAND THREE HUNDRED FORTY NINE Only) as per details provided below

Mode of Payment	Instrument No	Date	Bank Name	Amount
CHEQUE	286278	06.12.2019	SBI BANK	639,349.00

Charge Type/Milestone	SAC Code	Amount	Tax	Total Amount
BSP10801547_P				
Demand Difference of increased area	995414			639,349.00
TOTAL				639,349.00

For Wave Megacity Centre Pvt. Ltd.



(Authorized Signatory)

CUSTOMER COPY

26.12.2019 15:35:35

Note:

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4. This Receipt is subject to realization of instrument/Cheque.
5. Tax payable under Reverse charges : No

For more details please contact at Toll Free No. 1800-102-9284

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Wave Megacity Centre Pvt. Ltd.
CIN No. U45204DL2011PTC220488

Site Office
Plot No. 01, Block CC-1,
Sector 32,
Noida - 201301 (U.P.)
India

T +91-120-2500008/2500014
www.wavecitycenter.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91-120-4180500
F +91-120-4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

WAVE City Center

RECEIPT

Applicant: DHARAMPAL PREMCHAND Ltd.
Address:

A 34 & 35 Sector 60

Noida 201301

State Name: Uttar Pradesh India

State Code: 09

GSTIN: 09AAACD1952B1Z4

Contact no.: 9810023521

Co Applicants:

Receipt No: 130001052

Receipt Date: 26.12.2019

Project Name: WMCC Sec 32

Unit No: 3D/17M Shop G+2

at HSSC

Block 2 Block 3D

Registration No: FR1300703370

Customer Id: 1000685

Sales Order No: 20001004

GSTIN: 09AABCW1076G1ZB

Fund Type: SELF FUNDED

Received with thanks a sum of Rs 50,000.00 (Rupees FIFTY THOUSAND Only) as per details provided below

Mode of Payment	Instrument No	Date	Bank Name	Amount
FORM 16B	XFDPB EA	14.12.2019	TDS	50,000.00

Charge Type/Milestone	SAC Code	Amount	Tax	Total Amount
BSP10801547_P				
Demand Difference of increased area	995414			50,000.00
TOTAL				50,000.00

For Wave Megacity Centre Pvt. Ltd.

(Authorized Signatory)

CUSTOMER COPY

10.01.2020 17:33:33

Note:

1. The Applicant shall be liable /responsible for any Payment made by him/her/them from any third party account and/or any rights created inere from and the company shall have no liability in this regard.
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3. Please keep this document in safe custody and in case the same is lost/misplaced, please immediately inform the company with request letter, copy of FIR & Affidavit.
4. This Receipt is subject to realization of instrument/Cheque.
5. Tax payable under Reverse charges : No

For more details please contact at Toll Free No. 1800-102-9284

*In future for any query related to your booking, please contact us with reference to your customer ID (mandatory for future communication)

Wave Megacity Centre Pvt. Ltd.
CIN No. U45204DL2011PTC220488

Site Office
Plot No. 01, Block CC-1,
Sector 32,
Noida - 201301 (U.P.)
India

T +91-120-2500008/2500014
www.wavecitycenter.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91-120-4180500
F +91-120-4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

WAVE City Center

RECEIPT

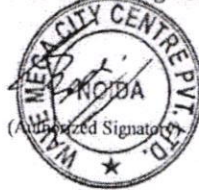
Applicant:	DHARAMPAL PREMCHAND Ltd.	Receipt No:	130000962
Address:	A 34 & 35 Sector 60	Receipt Date:	09.12.2019
	Noida 201301	Project Name:	WMCC Sec 32
State Name:	Uttar Pradesh India	Unit No:	3D/17M Shop G+2
State Code:	09		at HSSC
GSTIN:	09AAACD1952B1Z4	Registration No:	FR1300703370
Contact no.:	9810023521	Customer Id:	1000685
Co Applicants:		Sales Order No:	20001004
		GSTIN:	09AABCW1076G1ZB
		Fund Type	SELF FUNDED

Received with thanks a sum of Rs 4,950,000.00 (Rupees FORTY NINE LAKH FIFTY THOUSAND Only) as per details provided below

Mode of Payment	Instrument No	Date	Bank Name	Amount
CHEQUE	285825	03.12.2019	SBI BANK	4,950,000.00

Charge Type/Milestone	SAC Code	Amount	Tax	Total Amount
BSP10801547				
At the time of offer of possession	995414			1,973,912.62
EEC10801547				
On Offer of Possession	995461			526,147.03
LSR10801547				
At the time of offer of possession	999799			1,329,940.30
STT10801547				
On Offer of Possession	995411			1,120,000.05
TOTAL				4,950,000.00

For Wave Megacity Centre Pvt. Ltd.



CUSTOMER COPY

26.12.2019 15:35:35

Wave Megacity Centre Pvt. Ltd.
CIN No. U45204DL2011PTC220488

Site Office
Plot No. 01, Block CC-1,
Sector 32,
Noida - 201301 (U.P.)
India

T +91-120-2500008/ 2500014
www.wavecitycenter.in

Corporate Office
C-1, Sector - 3,
Noida - 201301 (U.P.)
India

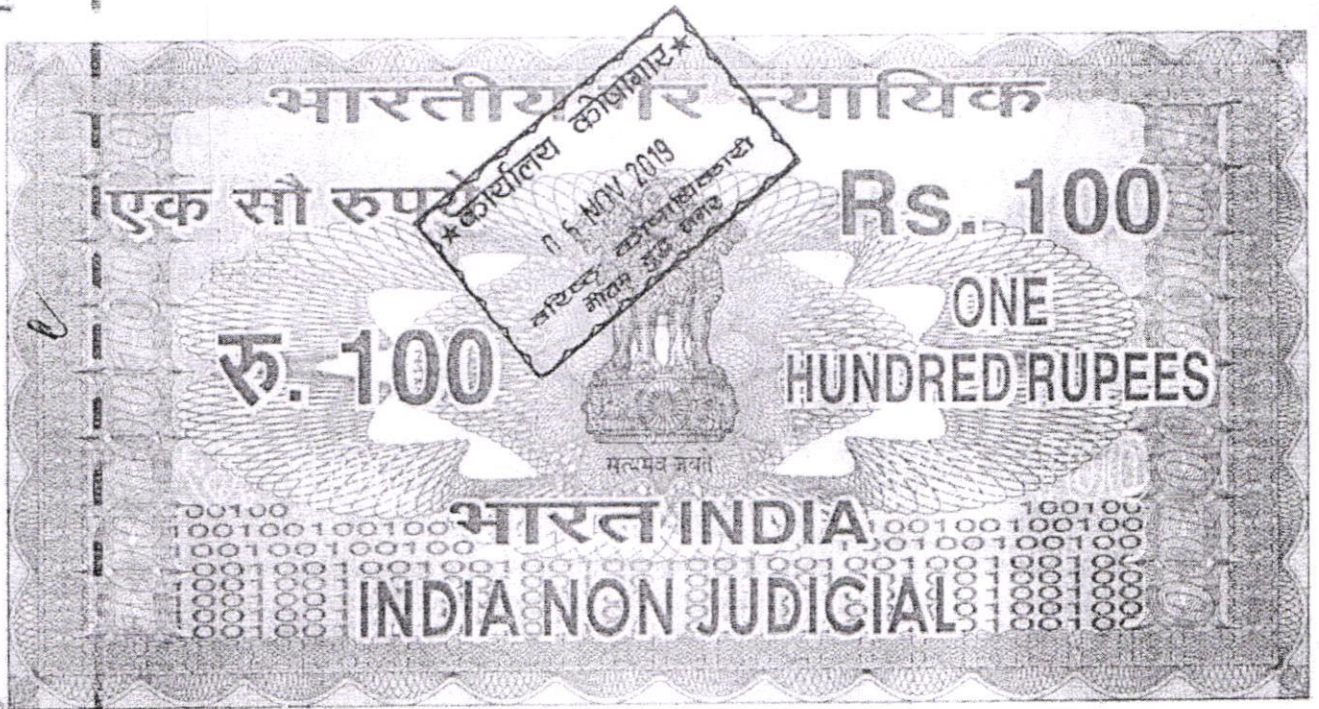
T +91-120-4180500
F +91-120-4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India.

Note:

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3. Please keep this document in safe custody and in case the same is lost/misplaced, please immediately inform the company with request letter, copy of FIR & Affidavit.
4. This Receipt is subject to realization of instrument/Cheque.
5. Tax payable under Reverse charges : No

For more details please contact at Toll Free No. 1800-102-9284



उत्तर प्रदेश UTTAR PRADESH

FF 037628

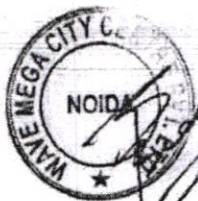
ADDENDUM CUM FULL AND FINAL SETTLEMENT AGREEMENT FOR POSSESSION

POSSESSION SETTLEMENT- AGREEMENT dated _____ is made and executed at Noida on this 9th day of DEC, 2019 by and between:

M/S WAVE MEGA CITY CENTRE PRIVATE LIMITED, a company organized, incorporated, registered and existing under the Companies Act, 1956, having its registered office at M-4, Mezzanine Floor, South Extension, Part-II, New Delhi-110049 and site office at Wave City Center, Sector-32, Noida Uttar Pradesh-201301 hereinafter referred to as the "COMPANY" (which term shall include its successors in business, representatives and permitted assigns etc.) of the FIRST PART.

AND

- (i) **M/s Dharampal Premchand Ltd.**, Corporate Office- A -34 & 35, Sector 60, Noida-201301.



Page 1 of 3 For DHARAMPAL PREMCHAND LTD.

[Signature]

DIRECTOR

("Allottee(s)"), of the OTHER PART

The Company and the Allottee may also be collectively referred to as "Parties" and individually as a "Party", as the context may require.

A. WHEREAS the Allottee had Signed Application form dated 06-April-2013 with the Company for the purchase of unit bearing No. 3D-17M admeasuring 2691.00 sq. ft. tentatively and now final Super Area (G+2+Commercial Space at 3rd Floor) 2901.28 Sq. ft. (herein after referred to as the "said Unit") in the Company's project viz. "3D HSSC" located at Sector 32 Noida, U.P., as per the terms and conditions provided therein.

B. AND WHEREAS, Company has offered possession fit out possession the possession after receiving occupation certificate from competent authority and accordingly issued possession/ full & final demand of aforesaid unit.

C. And Whereas, both the parties agreed that notwithstanding anything contain/ not contained towards penalty on delay compensation in Allottee Arrangement/ Agreement executed earlier and now, in good gesture with mutual understanding arrived at full and final settlement with following advantage in lieu of penalty/ compensation -

- Power back up as per Allottee Arrangement 15KW, additional power back up 19 KW free of cost.
- Lump sum Rs.4, 00,000/- against delay in possession.
- Commercial Space at terrace having saleable Area 83.61 Sq. Ft. of Rs. 10,00,000 (Ten Lakhs) shall be provided free of cost.
- Now, having adjusted compensatory amount, duly agreed between the parties for final possession, outstanding dues Rs 56, 45, 807/- to be paid towards full & Final Settlement.

D. Now Allottee(s) agreed upon not to raise any claim dues/compensation in any court of law and first party (Company) also have no rights to raise any demand/dues against said unit except sinking fund and other statutory dues which would be charged on yearly basis.

E. Further Allottee(s) undertake to pay ~~12 MONTHLY~~ ^{MONTHLY} Maintenance charges ~~for ADVANTAGE~~ ^{Every month} to DHARAMPAL PREMCHAND LTD. Interest Free Maintenance Security (IFMS) thereof to maintenance agency on total area 2901.28 Sq.Ft. As per the Maintenance Agreement which shall be executed separately by Allottee(s) and nominated agency. DIRECTOR

F. Further Allottee(s) also undertake that on receiving of No Dues Certificate (NDC), Allottee(s) shall also get the sub lease deed registered within 90 days from NDC date or start of operation of commercial business whichever is earlier. Allottee(s) shall also pay the requisite stamp duty and incidental registration charges with legal expenses thereon.



One Month advance
Charge to provide
10/1/2020

G. This agreement has been done on mutual negotiation and both the party be and hereby undertake not to disclose this settlement information to any third person.

IN WITNESS WHEREOF this POSSESSION SETTLEMENT- AGREEMENT has been executed on the date and place first above written.

(Authorized Signatory)



Name - M/s Dharampal Premchand Ltd.

Address - A -34 & 35, Sector 60, Noida-201301.

Allottee(s)

For DHARAMPAL PREMCHAND LTD.

A handwritten signature in black ink, likely belonging to the Director of Dharampal Premchand Ltd.

DIRECTOR

WITNESS:

1. Balthy Babu s/o Shri
mangal Prasad
- 2.

Sunny Chawla

[Advocate]

Invoice



Date: 16.10.2023

Invoice No. 021

Client's Name and Address:-

DHARAMPAL PREMCHAND LTD

A-34/35, Sector-60, Noida

GST No. : 09AAACD1952B1Z4

Particulars	Amount
Professional fee for Consultation and Registration of Sub Lease Deed for Property No. 3D-17M, Wave City Center, Sector 32, Noida.	Rs. 12,500/-

Rupees Twelve Thousand Five Hundred only

Rs. 12,500/-

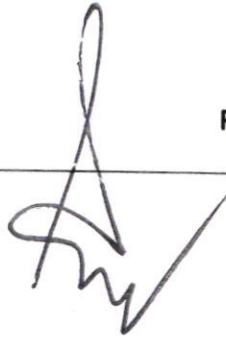
FOR NEFT


Beneficiary Name : Sunny Chawla

A/c No. : 2817101102293

Bank: Canara Bank Sector 6, Noida

IFSC: CNRB0002817




Sunny Chawla
(Advocate)
Gautam Budh Nagar
UP F 08492 / 13
Sunny Chawla
PAN # AQSPC6208J

Office: Kiosk No. 7, DTC, Sector - 32, NOIDA, Gautam Budh Nagar (U.P.)

Residence: 443, Block C Sector - 19, NOIDA, Gautam Budh Nagar (U.P.)

Samreddhi Documentation

Phone: 98181 86101

Website: www.samreddhi.com

Email: samreddhi@yahoo.com

Valid For: DD/Cash/Fund Transfer

HDFC BANK

Date: 24-अगस्त-2023

Allottee Copy

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

GST No.: 09AAALN0120A1ZV

Registration Id: 90141147

Challan No.: 800385710

Account No.: NOHW40ADUQ

Property Type: Commercial

IFSC Code: HDFC0004989

S.No	Account Head	Amount
1	ONE TIME LEASE RENT	22,12,600
2	TRANSFER	8,21,500
3	LEASE RENT	1,47,600
4	INTEREST ON LEASE RENT	18,250
5	DOCUMENTATION CHARGES	100
6	PROCESSING CHARGES	10,000
Total:		3,210,050

Property Location: Sector-32, Block-CC, Plot/Flat No-01/3D-17M

Applicant: DHARAMPAL PREMCHAND LIMITED

GST No.: 09AAACD1952B1Z4

PAN No.: AAACD1952B

E-mail: varun.agrawal@baba.in

Mobile No: 8899639988

Address: 3D-17M, Block/Parcel 3D, Wave City Center, Plot No. CC-001, Sector-32, Noida

In Words: Thirty Two Lakh Ten Thousand Fifty

Please find enclosed herewith Draft/Pay order No./Cash 975138 Dated 23-08-2023 for Rs. 32,10,050/- Drawn On YES BANK against above mentioned account head the payment of property Allotted / Lease / Sublease / Rent or any charges to me by NOIDA Authority.

Authorised Signatory **HDFC BANK LTD.**
24-29, Sector-18, Noida

Depositor Signature

24 AUG 2023		Details of Notes						
2000*	500*	200*	100*	50*	20*	10*	5*	Total
RECEIVED								

Note:

(1) Payment alone will not accrue any right to allottee

(2) Notwithstanding any request of the allottee the payment, made by the allottee shall be first adjusted towards the interest due, if any, and the balance shall be adjusted towards the annual leaserent and the installment respectively

(3) Allottee will pay GST by Reverse Charge Mechanism against Property. Authority's GST No: 09AAALN0120A1ZV

(4) Currently Authority is not accepting Payment through IMPS/UPI. Allottee are requested to use the same payment methods printed in their challan

Annexure A

Customer's Name		DHARAMPAL PREMLAL AND Ltd						Date 05/Dec/19			
Customer ID		1000685									
Unit No.		3D-17M									
Old Area (A)		2691.00	New Area (B)	2817.67	TF Area (C)	83.61	Total Area (B+C)		2901.28		
Increased Area		126.67									
Loan/Bank											
		Sale Consideration		Net Demanded					Current Demand		
S.No.	Particulars	Rate	Net Amount	Basic	ST/GST	Total	Received	Outstanding	Basic	ST/GST	Total
A	Basic Sales Consideration										
A1	Basic Cost-BSP	13,175	35,453.925	33,681.228	1,417.431	4270 35,098.659			1,772,697	106,362	69 1,879,058
A2	Increased area Rate-BSP	13,175.00	1,668,841						1,668,841	100,130	67 1,768,972
A3	Car Parking Charges-CAR	450,000	450,000	450,000	16,686	77087 466,686					
A	Total Basic Charges		37,572,766	34,131,228	1,434,117	35,565,345			3,441,538	206,492	3,648,030
B	Additional Charges										
B1	Club Membership Charges										
B2	Lease Rent Charges-LSR	400	1,127,067						1,127,067	202,872	1,329,939
B3	PLC Charges										
B4	Electricity network Charges	25,000	25,000						25,000	4,500	29,500
B5	EEC (External Electrification Charges) (Per Sq. Ft.)	174	490,274						490,274	88,249	578,523
B6	Sinking Fund Charges for first year	21	59,171						59,171		59,171
B7	FTTH Charges-Data & Voice Charges	25	70,442						70,442	12,680	83,121
B8	FFC (Fire Fighting Charges) (Per Sq. Ft.)	80	247,955						247,955	44,632	292,587
B10	Commercial Space at terrace										
B11	Water & Sewage Connection Charges	7.50	21,133						21,133	3,804	24,936
B12	Gas Connection Charges										
B13	Modification Charges										
B14	PDC										
B15	Power Backup Charges										
B16	Rain Water Harvesting Charges										
B17	Conversion Charges										
B	Total of Additional Charges		2,041,041						2,041,041	356,737	2,397,778
	Sub Total of (A+B)		39,613,807	34,131,228	1,434,117	35,565,345	35,565,346	(1)	5,482,579	563,229	6,045,808
D1	Total A+B (Net outstanding+Current Demand)										6,045,807
D2	Discount against settlement										400,000
D3	Mummy Area Sq.ft		266.50								
	Net payable										5,645,807

Note: Cheque to be drawn in favour of "Wave Megacity Center Pvt. Ltd."

Interest free Maintenance Security Deposit - 06 months advance and one year maintenance security advance to be paid at the time of maintenance agreement

Maintenance Charges and advance will be de in maintenance Agreement

Monthly Water & Sewage usage Charges as ps. actual

Less - On account paid 50,00,000/-

Less - TDS @ 1%
payable = 6,45,807
645807
payable = 6,39,349/-