

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
169, Chitvan Estate, Sector Gamma,
Greater Noida – 201306 (U.P.)

No. : Prop /BRS-74/2011/ 476
Dated : 04 April, 2011

To

M/s. JSS Buildcon Private Limited
395, Gali No.32D, Moardund Badarpur,
New Delhi-110044

Sub: Execution of Lease Deed for Builders Residential/Group Housing sub divided Plot No.GH-02C, Sector-01, Greater Noida.

Sir,

Please refer to your lead member's letter dated 24-03-2011 requesting to sub-divide the aforesaid allotted plot in favour of consortium in the following manner:-

| Sl. No. | Name of consortium members | Sub divided area (in sq.m.) | Approved Sub- divided plot no. |
|---------|---|--------------------------------|-----------------------------------|
| 1. | M/s. Shubhkamna Buildtech Private Limited (Lead Member) | 33538 | GH-02A, Sector-01 |
| 2. | M/s. Rudra Buildwell Projects Private Limited (SPC of M/s. Shubhkamna Buildtech Pvt. Ltd.- Lead member & Supertech Estate Pvt. Ltd., Surya Marchants Ltd.- Relevant Members) | 33538 | GH-02B, Sector-01 |
| 3. | M/s. JSS Buildcon Private Limited- Relevant Member | 14724 | GH-02C. Sector-01 |

As per clause C-8(e) of the brochure, permission to sub-divide the plot, as above, is granted. You are now required to pay the balance installments (proportionately) of sub-divided plot No.GH-02C, Sector-01, Greater Noida as per **Annexure-A**. and you are also required to submit undertaking as per **Annexure-B** duly signed by all the relevant and lead members.

The following formalities are also required to be completed for execution of lease deed -

| | | |
|----|---|-------------------------|
| 1. | Sub divided area as per allotted area | 14724.00 Sq.m. |
| 2. | Area (as per lease plan) | 14724.00 Sq.m. |
| 3. | Rate of allotment | Rs. 11575/- per sq.mtr. |
| 4. | Total premium | Rs. 170430300.00 |
| 5. | Lease Rent if paid one time (11%) | Rs. 18747333.00 |
| 6. | Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phasewise) | Rs. 1704303.00 |

.....2/-

V.K. Gopalachandran

Aradhana

7. Stamp duty payable 5% of total premium+
one time Lease Rent Rs. 9458900.00*
(*stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)
8. 05 Attested photographs of the authorized signatory of the allottee company/ SPC
attested by Gazetted Officer or nationalized Bank.
9. Two attested signature of the authorized signatory of the allottee company duly
attested by a Gazetted Officer or nationalized Bank.
10. Resolution of the Company/SPC authorizing the person to sign the lease deed on
behalf of the company and take possession of the allotted plot.
11. Official seal/stamp.
12. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
13. Documentation Charges Rs.500/-
14. Two witnesses required at the time of execution and registration of lease deed.
15. Consortium Agreement by and between all the relevant/ lead members duly
registered with Sub-Registrar.

You are requested to get the lease deed executed within two months, after completion of above formalities, from the date of issuance of this letter.

Encl.- As above.

Yours faithfully,

Aradhana
04/4/11

Manager (Property- Builders)

V.K. Dhabeshwar