



Turning dreams into reality

204/18/1222/DEC 09-10

02-JUN-14

Cust ID : N93B/713/T1

KASHIF HASAN
R/O-6-D, SIDHARTHA EXT B HIG FLATS,
DELHI DELHI 110014

Ph :

Sub : No Dues Certificate for Apartment "GWDS/LINCOLN-C/905" in "GRAND OMAXE" situated at Sector-93B, Noida, U.P.

Dear Sir/Madam,

It is certified on this 02nd day of JUN-2014 that Omaxe Ltd. has received full and final payment from KASHIF HASAN S/W/D/C/o SHAHID ALI resident of 6-D, SIDHARTHA EXT B HIG FLATS, , DELHI, DELHI 110014.. In respect of Unit No "GWDS/LINCOLN-C/905" in "GRAND OMAXE" situated at Sector-93B, Noida, U.P.. The said KASHIF HASAN has/have no dues against the company and we have no objection if the said Apartment is registered in his/her/their favour.

The payments received as stated above are subject to encashment of cheques/drafts received.

Thanking You,

for Omaxe Buildhome Limited.

AUTHORISED SIGNATORY

CC : 1. Site Incharge
2. Legal Department

OMAXE BUILDHOME LIMITED

Regd. Office : 10, Local Shopping Centre, Kalkaji, New Delhi-110 019 (India)
Tel. : 91-11-41893100. 41896680-85. 41896766. Fax : 91-11-41896653. 41896655. 41896799

IMPORTANT NOTIFICATION

- 1) Please mention your Name, Property No., Client ID & Mobile No. etc. on back of each cheque **alongwith Signature of the Person who has issued the cheque.**
- 2) Any Payment through Third Party Account (other than Customer's Bank Account) shall only be received **alongwith a Declaration duly signed by such Third Party.** The same is available with other forms under "**Forms Section**" at <http://myhome.omaxe.com>.
- 3) Please note that final interest reconciliation will be done at the time of offer of Possession/ Endorsement/ Cancellation, as the case may be.
- 4) Please note that amount shown as received in the table herein overleaf is excluding the amount under realization, if any.
- 5) Service Tax, Cess etc. shall be payable to the Company as per applicable rate.
- 6) For any enquiry about Payment through direct transfer and other related queries, kindly send your Bank Statement evidencing payment made to the company, along with transaction ID and property information at payment@omaxe.com.
- 7) Documents required at the time of Booking , Endorsement, Registration , Refund and Cancellation are available at <http://myhome.omaxe.com>.

ANNOUNCEMENTS:

- 1) **Our Payment Counters are open on all days** (except National Holiday) from 9:30 AM to 7:00 PM at Head Office & all Regional Offices.
- 2) **Online Appointment scheduling services** has been started for our customers at all our offices. Appointment can be scheduled for general queries, endorsement & registration. To provide you faster service, kindly take an appointment before you visit our office. For more information please visit <http://onlineappointment.omaxe.com/>
- 3) **Privileged service for senior citizen customers** has been started, wherein dedicated team will be assigned to look after the concerns of the senior citizen customers. For more details please write to us at careplus@omaxe.com.
- 4) **Online Interactive customer portal service** has been launched in all our projects through which you can view the status of allotted unit, financial & personal details. You can also avail the services like updation of information with us, enquiry about the latest projects, scheduling an appointment etc. To access the Customer Portal, you may kindly follow the link: <http://myhome.omaxe.com>. The "**First Time User**" may kindly enter the **User ID, registered PAN No. and registered Email ID** on portal window & on successful matching of required fields with our records. Password to access the account shall be sent at registered Email Id. Please note that, in case the PAN or Email ID is not registered with the Company, then the same may be registered by mailing the details and other supporting documents at addresschange@omaxe.com.
- 5) **For updating your personal information & Contact details**, you are requested to provide us duly filled KYC (Know Your Customer) Form which is mandatory. The same is available with "**other forms**" under "**Forms Section**" at <http://myhome.omaxe.com>. Please email the duly filled KYC form to us along with self-attested copy of ID proof and other supporting documents (duly scanned) at addresschange@omaxe.com.
- 6) For any suggestion to improve the quality of Services, please fill the Feedback Form available at <http://www.omaxe.com/omaxecare>.



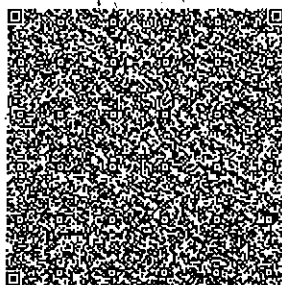
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00345052374702M
 Certificate Issued Date : 28-Apr-2014 11:41 AM
 Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100407597318491M
 Purchased by : KASHIF HASAN
 Description of Document : Article 23 Conveyance
 Property Description : FLAT NO-905, LINCOLN-C TOWER, GRAND OMAXE, PLOT NO-1,2 AND 3, SECTOR-93B, NOIDA
 Consideration Price (Rs.) : 86,00,000
 (Eighty Six Lakh only)
 First Party : NOIDA AND OMAXE BUILDHOME LIMITED
 Second Party : KASHIF HASAN
 Stamp Duty Paid By : KASHIF HASAN
 Stamp Duty Amount(Rs.) : 5,03,300
 (Five Lakh Three Thousand Three Hundred only)



Please write or type below this line

Purta

Kashif



0000044415





**SALE DEED FOR SUPERSTRUCTURE OF RESIDENTIAL UNIT AND
SUB-LEASE DEED FOR LAND**

Sale Consideration :	Rs. 7577307/-	Market Value :	Rs. 10064700/-
Stamp Duty :	Rs. 503300/-	Super Area :	177.54 Sq. Mtrs.
Floor :	Ninth	No. of Open Car Parking :	0
		No. of Covered Car Parking :	1

Facilities : Club, Swimming Pool, Gymnasium etc.

Rate increase 25 % for Facilities: Club, Swimming Pool, Gymnasium etc.

This Indenture is made and executed at NOIDA on this 13th day of June, 2014.

BETWEEN

New Okhla Industrial Development Authority, District. Gautam Budh Nagar, Uttar Pradesh, a Body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as The "**LESSOR**" / "**FIRST PARTY**" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

AND

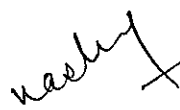
M/s Omaxe Buildhome Ltd., (PAN : AAAC08533D) formerly known as **M/s Omaxe Buildhome Pvt. Ltd.** a Company registered under the Companies Act 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi - 110019 through its authorized signatory **Shri Mr. Kapil Gupta S/o Shri. Ramesh Chand Gupta** duly authorized by the Board of Directors vide Resolution dated 01/10/2013 (hereinafter referred to as the "**LESSEE**" / "**SECOND PARTY**" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the Second Part;

AND

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(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME .LTD.


Authorised Signatory
Lessee/ Second Party


(Sub-Lessee/ Third Party)





MR. KASHIF HASAN S/O MR. SHAHID ALI resident of **6 D SIDDHARTHA EXTENSION , B HIG FLATS NEW DELHI 110014** (PAN : ACTPH7080C) (hereinafter referred to as the "SUB-LESSEE" / "THIRD PARTY" which expression shall unless contrary or repugnant to the context or meaning thereof shall include his/her heirs, executors, administrators, legal representatives, permitted assigns) of the Third Part;

WHEREAS by a Lease executed on the 29th Day of December, 2006 and registered in the office of the Sub-Registrar-II, Noida (hereinafter called the "LEASE") between the New Okhla Industrial Development Authority, a body corporate constituted under Section 3 of the U.P. Industrial Development Act 1976 (U.P Act No.6 of 1976) (hereinafter called the Lessor/First party) and the Lessee/Second Party, the Lessor has demised on leasehold basis Plot Nos. 01, 02 and 03, Sector 93-B, - : 2 :-Noida, District Gautam Budh Nagar, U.P. admeasuring 1,19,020.12 Sq. meters for 90 years commencing from 29/12/2006 yielding and paying lease rent on the terms and conditions contained in the said Lease. The land has been demised for the purposes of constructing residential units for the registrants of the Second Party on the terms and conditions, as specified in the said Lease Deed. The Lease Deed is registered with the Sub Registrar-II, Noida as Document No. 8947, Book No. 1, Zild No. 1516 Pages 603 to 636 on 29/12/2006.

The Second Party has constructed dwelling units on the terms and conditions laid down in the said Lease Deed and the complex is called "**Grand Omaxe**" (formerly known as "Grandwoods"). It has various types of dwelling units in it. The second party has obtained completion certificate from the competent authority for the project.

AND WHEREAS under the terms of said Lease Deed the Second Party can allot to its registrants a dwelling unit in Noida, including undivided share in land, common areas and facilities appurtenant to the dwelling units on such terms as decided by the Second Party.

AND WHEREAS the third party/sub-lessee had applied for allotment of a dwelling unit and on the faith of the statements and representations made by third party/sub-lessee at various stages, the Second Party has allotted and received consideration mentioned herein and delivered possession of the Dwelling unit bearing No. 905 on Ninth Floor in Tower LINCOLN Block- C of the aforesaid Complex to the third party/sub lessee with the consideration which has already been paid. The Third Party will also observe covenants, terms and conditions, as laid down in the previously mentioned lease between the First Party and the Second Party and on the terms and conditions hereunder.

Whereas the Third Party/Sub-Lessee has carried out the inspection of the Building plans of the said dwelling unit, and has satisfied himself/herself/themselves as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex.

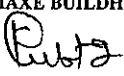
AND WHEREAS the final orders of Hon'ble Allahabad High Court, Allahabad to be passed in the W.P. No. 47832/2011 and 55956/2012 shall be binding on Lessee and Sub-Lessee.

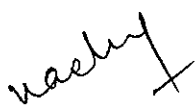
NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in consideration of the amount of **Rs. 7577307/- (Rupees SEVENTY FIVE LACKS SEVENTY SEVEN THOUSAND , THREE HUNDRED AND SEVEN ONLY only)** which includes the cost of superstructure and the share of land, paid by the Third Party to the Second Party

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(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Dist.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME..LTD.


Authorized Signatory
Lessee/ Second Party


(Sub-Lessee/ Third Party)



उप पट्टा विलेख

(90 वर्ष)

7,577,307.00 10,064,700.00 10,000.00 80 10,080.00 4,000

प्रतिफल

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ओरत वार्षिक किराया

फीस रजिस्ट्री

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श्री

काशिफ हसन

पुत्र श्री

शाहिद अली

व्यवसाय अन्य

निधार्मी ग्यार्थ 6डी सिद्धार्थ एक्स0 बी एचआईजी फ्लैटस न्यू दिल्ली

अस्थार्थ पता उयल

मे यह लेखपत्र इस कार्यालय में दिनांक 18/6/2014 समय 2:17PM

वजे निवन्धन हेतु पेश किया।



गतिप्राकरण अधिकारी के हस्ताक्षर

(एस0 सी0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

18/6/2014

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

पट्टा दाता

पट्टा गृहीता

श्री उमा शंकर

प्रतिनिधि नोएडा प्राधिकरण द्वारा एस0 सी0 गुप्ता

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी

श्री काशिफ हसन

पुत्र श्री शाहिद अली

पेशा अन्य

निवासी 6डी सिद्धार्थ एक्स0 बी एचआईजी फ्लैटस न्यू दिल्ली

श्री मे0 ओमेक्स बिल्डहोम लि0 द्वारा कपिल गुप्ता

पुत्र श्री रमेश चन्द गुप्ता

पेशा अन्य

निवासी 10 एल0एस0सी0कालका न्यू दिल्ली




receipt whereof the Second Party hereby acknowledges and the Third Party agreeing to observe and perform the terms and conditions herein mentioned, the Second Party hereby sell to the Third Party the superstructure of the Dwelling Unit Bearing No. 905 having Super Area 1911 sq.ft. (177.54 sq. mtrs.) on Ninth Floor in Tower LINCOLN Block-C with sanitary, electrical and other fittings, in the Group Housing Scheme "Grand Omaxe" situated at Plot No. 01, 02 and 03, Sector - 93-B, Noida and more particularly described in Schedule hereunder written, and plan annexed hereto.


The Second Party simultaneously does hereby also sub-leases unto the said third party for the un-expired period of 90 years lease granted by Lessor/First Party, which commenced on 29/12/2006, the undivided title to the Land proportionate to the area allotted to the Third Party in relation to the total area of the land.

1. The vacant and peaceful possession of the super structure of the dwelling unit has been given to the Third Party. The Lessor has received one time Lease Rent of the Plot from the Lessee and the Sub-Lessee is not to pay any Lease Rent to the Lessor during the un-expired portion of the said Lease.
2. The third party/sub-lessee without any rebate or deduction whatsoever shall pay any other taxes, charges, levies and impositions payable for the time being by the Second Party in relation to the land share of the Third Party.
3. The Third Party shall pay annual rents, taxes, charges, levies and impositions payable for the time being by the Second Party as occupier of the said dwelling unit as and when the same becomes due and payable and shall in addition thereto shall also pay all other liabilities charges for repairs, maintenance and replacement etc. as per Maintenance Agreement between the Third Party and nominee of the Second Party.
4. That for computation purpose, the super area means and includes the built up covered area of the flat plus proportionate areas under the corridors, passages, stair case, underground/overhead water tanks, munties, entrance lobbies, electric sub-station, pump house, shafts guard rooms, club and other common facilities, architectural features, lift wells, lift rooms, circulation area etc. The Sub-Lessee shall get exclusive possession of the built-up covered area of the flat and is being transferred the title of the same along with undivided, impartible, unidentified title to the portion of the Land in the Housing Complex in proportion to the super area of the Said Flat/Dwelling Unit to the total super area constructed in the Housing Complex through this Sub Lease Deed. The Sub-Lessee shall have no right interest, or title in the remaining part of the complex such as club facilities, parking spaces, roads, parks, overhead water tanks, underground water tanks, electric sub-station, open areas, entrance lobbies, munties, pump house, shafts, architectural features, lift wells, lift rooms, circulation area, guard rooms etc., except the right of ingress and egress in common areas, which shall remain the property of the Lessee/Second Party. The right of usage of the common facilities is subject to the covenants herein and up to date payments of all dues.
5. The Second Party and the Third Party shall, at all times duly perform and observe all the covenants and conditions which are contained in the said Lease executed between the Lessor and the Second Party and observe the same as applicable and relating to the land pertaining to the unit given to him/her/them.

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(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME..LTD.


Authorised Signatory
Lessee/ Second Party


(Sub-Lessee/ Third Party)

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री रोशन लाल

पुत्र श्री सुखराम

पेशा अन्य

निवासी सदरपुर पलवल हरियाणा

च श्री दीपक गर्ग

पुत्र श्री इतर चन्द

पेशा अन्य

निवासी मुकेश कालोनी बल्लभगढ़

ने की ।

पत्यक्षतः भद साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



गजिन्द्राकण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
उप-निबन्धक द्वितीय
नोएडा

18/6/2014




6. Any transfer, sale, assignment or otherwise parting with the said dwelling unit by the third party will attract payment of prevailing transfer charges in addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of the transfer charges will be final and binding.
7. The Sub-Lessee shall not mortgage the said dwelling unit for securing any loan at any stage except with the prior permission of the Lessor in writing, which shall be obtained, or given by the Lessor as per terms of the Lease.

Provided that in the event of the sale or foreclosure of the mortgaged or charged property the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account of the unearned increase in the value of the land as aforesaid and the amount of Lessor's share of the said unearned increase shall be first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the said land and the amount payable by the Third Party to the First Party shall be final and binding on all parties concerned.
8. Notwithstanding the restrictions, limitations and conditions mentioned herein above, the Third Party shall be entitled to create tenancy of the whole of the dwelling unit for the purposes of the private dwelling only.
9. Wherever the title of the Second/Third Party in the Said dwelling unit is transferred in any manner whatsoever the transferee shall be bound by all covenants and conditions contained herein or contained in the Lease between the First and the Second Party and he/she/they be answerable in all respects thereof in so far as the same may be applicable to effect and relate to the said dwelling unit.
10. In the event of death of the Third Party, the person on whom the title of the deceased devolves shall within three months of the devolution, give notice of such devolution to the Lessor and the Lessee.
11. The Third Party shall from time to time and at all times pay directly to the local govt./Local Authority or Noida, existing or to exist in future all rates, taxes charges and assessments of every description which are now or may at any time hereinafter during the continuance of this Deed be assessed, charged or imposed upon the dwelling unit hereby transferred or on the Third Party or his/her/their tenant/occupant in respect thereof.
12. The Second/Third Party shall in all respect comply with and be bound by the building, drainage, and other by laws of the Noida Authority or other Authority for the time being in force or to exist in future.
13. The Second Party/Third Party shall not without the sanction and permission in writing of the Lessor, erect any building, or make any alteration or subdivide or amalgamate such transferred/ Sub-Leased dwelling unit.
14. The Third Party will use the dwelling unit for residential purpose and for no other purposes.

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 (Authorised Signatory)
 New Okhla Industrial
 Development Authority
 Main Administrative Building
 Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME..LTD.


 Authorised Signatory
Lessee/ Second Party


(Sub-Lessee/ Third Party)

पट्टा दाता

Registration No.: 5727

Year : 2,014

Book No. : 1

0101 उमा शर्करा प्रतिनिधि नोएडा प्राधिकरण द्वारा एस0सी0गुप्ता

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0102 मै0 ओमेक्स बिल्डहोम लि0 द्वारा कपिल गुप्ता

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15. The Second/Third Party shall not in any manner whatsoever encroach upon the common land areas and facilities and services not handed over to him/her/them. All unauthorized encroachments made by the Second/Third Party shall be liable to be removed at his/her/their cost.
16. The Third Party/Sub-Lessee of Ground Floor dwelling unit in the Complex will be entitled to the use of the sit out area earmarked for such flats, for the limited purpose of keeping the same as green and open. No construction, temporary or permanent is permitted on such sit out areas. The right of user shall however be subject to provisions of the U.P. Apartment Ownership of Flats Act, 1975/ or any amended Act.
17. The Third Party/Sub-Lessee of Top Floor dwelling unit shall have the limited right of user of the terrace above the dwelling unit subject to other occupants/maintenance agency in the Building/Tower having right to use the terrace at reasonable time for maintenance/upkeep of water tanks, fixing of T.V. Antennas or any other purpose requiring use of the terrace. The terrace shall also be available to the occupants of the building/tower in times of emergencies like fire etc. No construction, temporary or permanent, is permitted upon the terrace or any part thereof. The right to user shall however be subject to provisions of the U.P. Ownership of Flats Act, 1975.
18. The Second Party/Third Party shall on the expiry of the lease of the land, peacefully hand over the said land unto the Lessor after removing the superstructure within the stipulated period. The land hereby sub leased shall always remain undivisible and unidentified. Similarly the Third Party shall have the right of usage of common areas and will not have any right of possession of the same.
19. The Second/Third Party shall insure the premises comprehensively either singly or collectively with other Allottees and keep the insurance current at all times.
20. The Second/Third Party and all other persons claiming under him/her/them shall ensure that the premises are kept in good shape and repairs and that no substantial material damages are caused to the premises or to the sanitary works therein.
21. Stamp duty, registration charges and other all incidental charges required for execution and registration of this Deed have been borne by the Third Party.
22. After this Deed is executed, no disputes or differences relating to the registration, booking and allotment and in all such matters as are instrumental to these and are likely to effect the mutual right, interest, privileges and claim of the Second/Third Party would be entertained. In the event of any dispute, still arising with regard to the terms and conditions of this deed the same shall be subject to the jurisdiction of Distt. Court, Gautam Budh Nagar, and the High Court of Judicature, Allahabad.
23. In case of any breach of the terms and conditions of this Deed by the Second Party/Third Party- the Lessor will have the right to re-enter the demised dwelling unit after determining the sub lease. On re-entry of the demised dwelling unit, if it is occupied by any structure build in an un-authorized manner, by the Second Party/Third Party, the Lessor will remove the same at

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(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME..LTD.

Rust
Authorised Signatory
Lessee/ Second Party

Washy
(Sub-Lessee/ Third Party)



पट्टा गृहीता

Registration No. : 5727

Year : 2,014

Book No. : 1

0201 काशिफ हसन

शाहिद अली

6डी सिद्धार्थ एकरा0 बी एचआईजी पलैटस न्यू दिल्ली


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the expenses and cost of the Second Party/Third Party. At the time of re-entry of the demised dwelling unit the Lessor may re-allot the same to any other person.



24. If the Third Party is found to have obtained the allotment, sub lease of the demised premises by any mis-representation /mis-statement or fraud this deed may be cancelled and the possession of the demised premises may be taken over by the Lessor and the Second Party/Third Party in such an event will not be entitled to claim any compensation in respect thereof.
25. All notices, orders and other documents required under the terms of the sub lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modification) Act 1974 (U.P. Act No. 30 of 1974).
26. All powers exercisable by the Lessor under the deed may be exercised by the Chairman/Chief Executive Officer of the Lessor. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this Deed.
Provided that the expression Chairman/Chief Executive Officer shall include the Chief Executive Officer for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chairman/Chief Executive Officer.
27. All clauses of the Lease Deed executed by Noida in favour of "M/s Omaxe Buildhome Pvt. Ltd." on 29/12/2013 shall be applicable to this Deed. In case of any repugnancies of any provision of the Lease Deed and this Deed the former shall prevail.
28. Authority/Lessor have the right to recover the dues, if any, from the Lessee/Sub Lessee or their successors as per rules, as per the rate of interest as per terms and conditions laid in the Lease-Deed/Allotment.
29. The Lessee/Sub-Lessee shall make such arrangement as are necessary for maintenance of the building and common services and if the building is not maintained properly the Chief Executive Officer or any officer authorized, by Chief Executive Officer, Noida will have the power to get the maintenance done through the 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/Regulations of U.P. Ownership of Flats Act. 1975/ The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act. 2010 (as amended from time to time) shall be applicable on the Lessee/Sub-Lessee. No objection on the amount spent for the maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, Noida in this regard shall be final.
30. Terms & Conditions of the brochure of scheme, allotment, building bylaws and amended from time to time shall be binding with Lessee/Sub Lessee.


(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

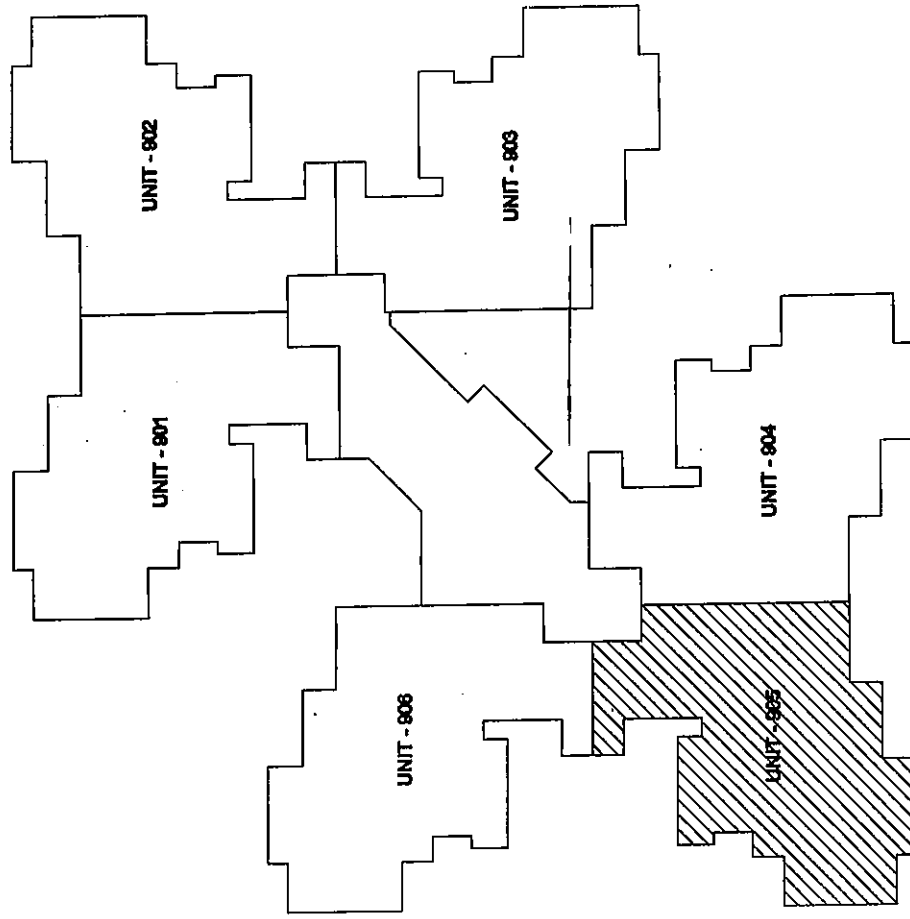
For OMAXE BUILDHOME..LTD.



Authorised Signatory
Lessee/ Second Party

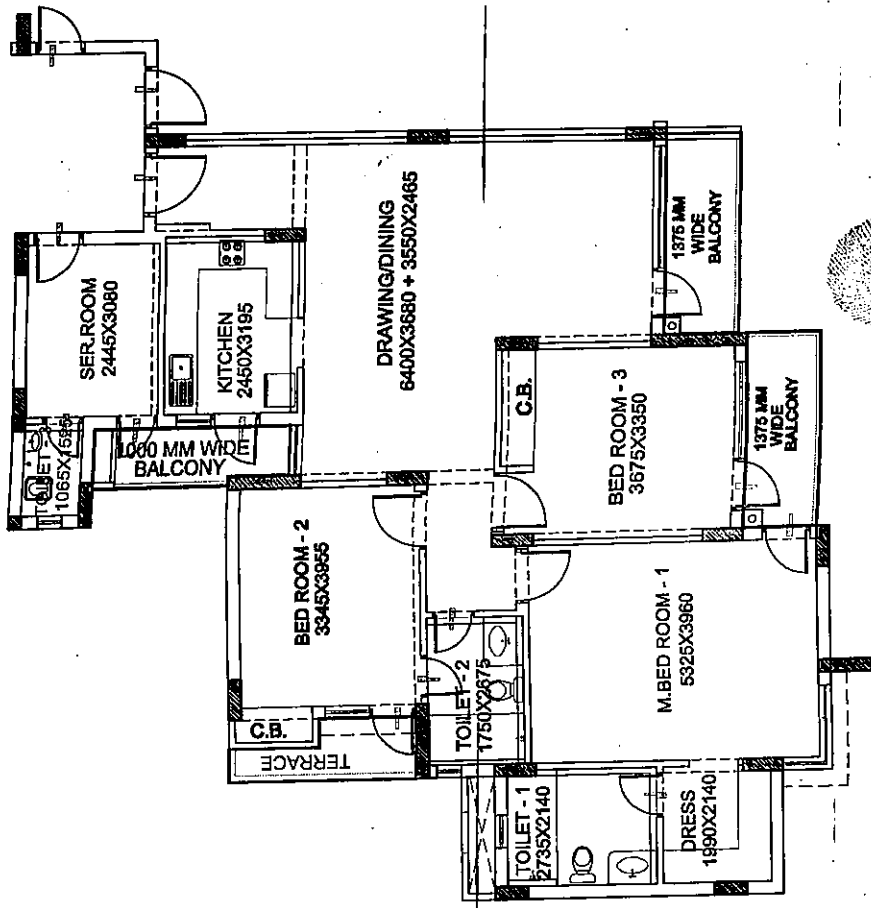


(Sub-Lessee/ Third Party)





Neelam

Architect
Rakesh Kumar Sharma
 Regd. Architect
 No. 91/18506



P. S. J.

TOWER:- LINCOLN, BLOCK - C

FLAT NO. :- 905

AREA :-

UNIT AREA

:- 138.80 Sq.mt. (1494 Sq.ft.)

SHARE OF COMMON AREA :-

38.74 Sq.mt. (417 Sq.ft.)

SUPER AREA

:- 177.54 Sq.mt. (1911 Sq.ft.)

**RESIDENTIAL APARTMENTS IN
 GRAND OMAXE ,NOIDA
 PART GROUP HOUSING SCHEME
 ON PLOT NO, G-I, GH-II, G-III,
 SECTOR 93-B, NOIDA**



SCHEDULE OF DWELLING UNIT

Dwelling Unit No. **905** on **Ninth Floor** in Tower **LINCOLN** Block- **C** in the Complex known as "**Grand Omaxe**" constructed upon Plot No. 01, 02 & 03, Sector 93-B Noida, District Gautam Budh Nagar (U.P.) having **Super Area of 1911 sq.ft. (177.54 sq. mtrs.)** comprising of **Drawing-cum-Dining, 3BHK + Ser Bed Rooms, Kitchen, Toilets, Balconies** together with proportionate undivided impartible interest in land on sub-lease basis, as per enclosed plan, and bounded as follows:

East:	}	As per Layout Plan attached
West:		
South:		
North:		

IN WITNESS WHEREOF, the parties have signed and executed this Deed on the day, month and year above written in the presence of: -

SIGNED AND DELIVERED BY

WITNESSES:

1. Mr. Roshan Lal
S/o Sh. Sukhram
R/o Vill.: Sadarpur, Palwal
(Haryana)

2. Deepak Garg S/o Harchand
R/o Mukesh Colony, Ballabgarh



(LESSOR)

FOR & ON BEHALF OF
(New Okhla Industrial Dev. Authority)



(LESSEE)


FOR & ON BEHALF OF
Omaxe Buildhome Ltd.


(SUB LESSEE/S)


(Authorised Signatory)
New Okhla Industrial
Development Authority
Main Administrative Building
Sector - 6, Noida-201301, Distt.: G. B. Nagar, U.P.
Lessor/ First Party

For OMAXE BUILDHOME..LTD.


Authorised Signatory
Lessee/ Second Party


(Sub-Lessee/ Third Party)

आज दिनांक 18/06/2014 को

वही सं 1 जिल्द सं 6100

पृष्ठ सं 321 से 338 पर क्रमांक 5727

रजिस्ट्रीकृत किया गया ।

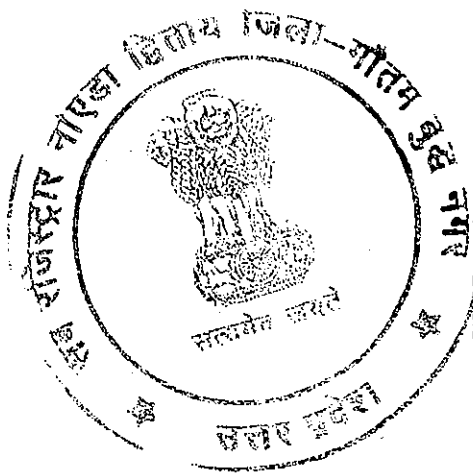
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

18/6/2014



POSSESSION CERTIFICATE

**HANDING OVER/ TAKING OVER
POSSESSION OF THE FLAT/ DWELLING
UNIT NO. 905 ON NINTH FLOOR IN
LINCOLN TOWER, BLOCK - C IN "GRAND
OMAXE", SITUATED ON PLOT NO. 01, 02 &
03 , SECTOR -93-B, NOIDA, U.P.**

We, **OMAXE BUILDHOME LTD.**, having our Registered Office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019, have handed over the physical possession of Flat/ Dwelling Unit No. 905 on the Ninth Floor of **LINCOLN Tower Block- C** having its Super Area of **177.54 Sq. Mtrs.(1911 Sq. Ft.)** in "**Grand Omaxe**", situated at Plot No. 01, 02 & 03, Sector – 93-B, Noida, U.P., to the buyer(s) **MR.KASHIF HASAN S/O MR. SHAHID ALI R/o 6 D SIDDHARTHA EXTENSION , B HIG FLATS NEW DELHI 110014**

WITNESS:

1.
OVER BY

POSSESSION HANDED

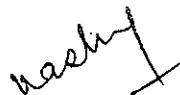
OMAXE BUILDHOME . LTD.



(AUTHORISED SIGNATORY)

2.

POSSESSION TAKEN OVER BY



BUYER(S)/ AUTHORISED REPRESENTATIVE



Turning dreams into reality

204/18/1222/DEC 09-10

02-JUN-14

Cust ID : N93B/713/T1

KASHIF HASAN
R/O-6-D, SIDHARTHA EXT B HIG FLATS,
DELHI DELHI 110014

Ph :

Sub : No Dues Certificate for Apartment "GWDS/LINCOLN-C/905" in "GRAND OMAXE" situated at Sector-93B, Noida, U.P.

Dear Sir/Madam,

It is certified on this 02nd day of JUN-2014 that Omaxe Ltd. has received full and final payment from KASHIF HASAN S/W/D/C/o SHAHID ALI resident of 6-D, SIDHARTHA EXT B HIG FLATS, , DELHI, DELHI 110014.. In respect of Unit No "GWDS/LINCOLN-C/905" in "GRAND OMAXE" situated at Sector-93B, Noida, U.P.. The said KASHIF HASAN has/have no dues against the company and we have no objection if the said Apartment is registered in his/her/their favour.

The payments received as stated above are subject to encashment of cheques/drafts received.

Thanking You,

for Omaxe Buildhome Limited.

AUTHORISED SIGNATORY

CC : 1. Site Incharge
2. Legal Department

OMAXE BUILDHOME LIMITED

Regd. Office : 10, Local Shopping Centre, Kalkaji, New Delhi-110 019 (India)
Tel. : 91-11-41893100, 41896680-85, 41896766, Fax : 91-11-41896653, 41896655, 41896799
Website : www.omaxe.com

IMPORTANT INFORMATION

- 1) Please mention your Name, Property No., Unit ID & Mobile No. etc. on back of each cheque alongwith **Signature of the Person who has issued the cheque.**
- 2) Any Payment through Third Party Account (other than Customer's Bank Account) shall only be received alongwith a Declaration duly signed by such Third Party. The same is available with other forms under "**Forms Section**" at <http://myhome.omaxe.com>.
- 3) Please note that final interest reconciliation will be done at the time of offer of Possession/ Endorsement/ Cancellation, as the case may be.
- 4) Please note that amount shown as received in the table herein overleaf is excluding the amount under realization, if any.
- 5) Service Tax, Cess etc. shall be payable to the Company as per applicable rate.
- 6) For any enquiry about Payment through direct transfer and other related queries, kindly send your Bank Statement evidencing payment made to the company, along with transaction ID and property information at payment@omaxe.com.
- 7) Documents required at the time of Booking, Endorsement, Registration, Refund and Cancellation are available at <http://myhome.omaxe.com>.

ANNOUNCEMENTS:

- 1) Our Payment Counters are open on all days (except National Holiday) from 9:50 AM to 7:00 PM at Head Office & all Regional Offices.
- 2) Online Appointment scheduling services has been started for our customers at all our offices. Appointment can be scheduled for general queries, endorsement & registration. To provide you faster service, kindly take an appointment before you visit our office. For more information please visit <http://onlineappointment.omaxe.com/>
- 3) **Privileged service for senior citizen customers** has been started, wherein dedicated team will be assigned to look after the concerns of the senior citizen customers. For more details please write to us at careplus@omaxe.com.
- 4) **Online Interactive customer portal service** has been launched in all our projects through which you can view the status of allotted unit, financial & personal details. You can also avail the services like updation of information with us, enquiry about the latest projects, scheduling an appointment etc. To access the Customer Portal, you may kindly follow the link: <http://myhome.omaxe.com>. The "First Time User" may kindly enter the **User ID, registered PAN No. and registered Email ID** on portal window & on successful matching of required fields with our records. Password to access the account shall be sent at registered Email Id. Please note that, in case the PAN or Email ID is not registered with the Company, then the same may be registered by mailing the details and other supporting documents at addresschange@omaxe.com.
- 5) **For updating your personal information & Contact details**, you are requested to provide us duly filled KYC (Know Your Customer) Form which is mandatory. The same is available with "**other forms**" under "**Forms Section**" at <http://myhome.omaxe.com>. Please email the duly filled KYC form to us along with self-attested copy of ID proof and other supporting documents (duly scanned) at addresschange@omaxe.com.
- 6) For any suggestion to improve the quality of Services, please fill the Feedback Form available at <http://www.omaxe.com/omaxecare>.