

(25)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP08038008751116S
Certificate Issued Date : 20-Jul-2020 02:30 PM
Account Reference : NONACC (SV)/ up14006804/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400680409968176477985S
Purchased by : RAJIV GUPTA AND MANJU GUPTA
Description of Document : Article 35 Lease
Property Description : FLAT NO. J-103, TYPE -II, FIRST FLOOR, IRWO PALM COURT
RAIL VIHAR, SECTOR ALPHA-01, GREATER NOIDA
Consideration Price (Rs.) :
First Party : GNIDA AND IRWO
Second Party : RAJIV GUPTA AND MANJU GUPTA
Stamp Duty Paid By : RAJIV GUPTA AND MANJU GUPTA
Stamp Duty Amount(Rs.) : 1,43,500
(One Lakh Forty Three Thousand Five Hundred only)



-----Please write or type below this line-----

[Handwritten signatures and stamps]

INS 0001858004

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.ahsestamp.gov.in. Any discrepancy in the details on this Certificate and as available on the website reported to the Government.
2. The mode of checking the legitimacy is on the terms of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



TRIPARTITE SUB-LEASE DEED

Gamma - 02, Greater
Mob :- 9818155739, 981113

Flat No:-J-103 Unit:- Type 2
Sale Consideration :- Rs. 6,82,000/-
Market Value :- 28,70,000/-
Stamp Duty :- 1,43,500/-
Covered Car Parking No. :- Nil

Floor:- FIRST FLOOR
Super Area:-78.890 Sqm
Unit Area:-70.933 Sqm.
Common Area:-7.957 Sqm.
Open Car Parking:- 86

Calculation of Stamp Duty is done as Per Rate List on
Page No.-134 Serial No.-1, Column No.-02.
V-Code allotted in Software :-0001.
Facilities:- 2% Stamp Duty extra for each facility.

Security Guard :- No
Community Centre :- Yes
Lift :- Yes

This indenture made on this 23 Day of July 2020 between Greater Noida Industrial Development Authority, a body corporate constituted under Sec.3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No.6 of 1976) hereinafter called the "Lessor" / First Party which expression shall unless the context does not so admit include its successors and assignee on the **First Part**.

AND

INDIAN RAILWAY WELFARE ORGANISATION, registered under the Societies Registration Act XXI of 1860 having Registration No. S-20399 on dated 25 September, 1989 at Delhi having its registered office at Railway Offices Complex, Shivaji Bridge, Behind Shankar Market, New Delhi-110001 through its authorized representative (Authorised Signatory) Shri SANJEEV SHARMA S/O. KAILASH NATH SHARMA Project Manager (Land) R/o. N-174, Sector-12, NOIDA DISTT. GAUTAM BUDDH NAGAR (U.P), (hereinafter called the "lessee" / Second Party) which expression shall unless the context requires a different of another meaning include its successors and assignees of the **Second Part**.

AND

MR. RAJIV GUPTA (PAN NO. AFFFFG5415D, AADHAR NO. 6127 3336 4872, MOB NO.9818410090) S/O. SHRI J. P. GUPTA AND SMT. MANJU GUPTA (PAN NO. BGIPG7380H, AADHAR NO. 8055 4338 2122, MOB NO. 9818410090) W/O. SHRI RAJIV GUPTA BOTH R/O- C-95, SECTOR-26, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P)- 201301, (hereinafter called the "Sub-Lessee" Third Party) and the first name of these is called the "Allottee" which expression shall unless inconsistent with the context or meaning include his/her heirs executors, administrators, legal representatives and permitted assignees of the **Third Part**. Original Member of registered Housing Society (IRWO), 'The Lessee'/Second Party, Membership No. IRWO/GR.Noida/ALT/000277/2.

For & on behalf of
Lessor

For & on behalf of
Lessee

For & on behalf of
Sub Lessee



WHEREAS BY A LEASE EXECUTED ON **10.07.1999** and registered in the office of the Sub-Registrar, Greater Noida Industrial Development Authority (hereinafter called 'The Lease') a copy of which excluding the plan has been given to the Third Party the receipt of which is acknowledged by them, between the Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter called the Lessor or the First Party) and the Lessee **INDIAN RAILWAY WELFARE ORGANISATION (IRWO)** has demised on lease basis for 90 years commencing from **10.07.1999** the following plot of land in GNIDA situated at plot no. GH-9, Pocket-D, Sector-Alpha-I, Greater Noida, Distt. Gautam Budh Nagar contained by **20230 Sqm** be the same, a little more, or less and bounded

ON THE NORTH EAST	:	60 Mtr Wide Road
ON THE SOUTH EAST	:	18 Mtr Wide Road
ON THE NORTH WEST	:	Plot No. GH-10
ON THE SOUTH WEST	:	12 Mtr Wide Road


The Lease Deed is registered with the Sub-Registrar, Gautam Budh Nagar vide Book No.01, Jild No.-183, on page No.-303/340, Document No. 4408 & Musanna No.-4409, dated 10-07-1999.


The Lessee/Second Party has developed the above plot and constructed flat/dwelling units on the terms and conditions laid down in the said Lease Deed and the Complex is called **IRWO PALM COURT (RAIL VIHAR) AT GH-09, POCKET-D, SECTOR-ALPHA-I, GREATER NOIDA, GAUTAM BUDH NAGAR (U.P.)**. It has various types of flat/dwelling units in it.


AND WHEREAS under the said lease deed the lessee can allot to its registrants a flat/dwelling unit in Greater Noida, including the undivided share of land, common area and facilities appurtenant to the flat/dwelling unit on such premium as decided by the Lessee and one time lease rent as fixed by Greater Noida Industrial Development Authority, the Lessor.

AND WHEREAS the allottee has applied to **INDIAN RAILWAY WELFARE ORGANISATION (IRWO)**, the second party, for allotment of a flat/dwelling unit and on the faith of the statements and representations made by the allottee at various times, the second party has delivered possession of the flat/dwelling unit to the allottee with the condition that the Allottee will become a member of the registered Welfare Maintenance Society called **IRWO PALM COURT FLATS OWNERS ASSOCIATION (RAIL VIHAR), GREATER NOIDA**, having its Office at **COMMUNITY CENTRE, PLOT NO. GH-09, POCKET-D, SECTOR-ALPHA-I, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)** and that the Society will maintain, manage and administer the complex, the common land, common area and facilities.

AND THAT **INDIAN RAILWAY WELFARE ORGANISATION (IRWO)**, the Lessee/Second Party, has paid to GNIDA one time lease money in respect of the land which GNIDA, the first party acknowledges. The Third Party, Allottee shall not be liable to pay yearly ground/lease rent. The Allottee will also observe covenants, terms and conditions as laid down hereunder.


For & on behalf of
Lessor


For & on behalf of
Lessee


For & on behalf of
Sub Lessee

उप पट्टा विलेख

वही सं०: 1

रजिस्ट्रेशन सं०: 13185

वर्ष: 2020

प्रतिफल- 2870000 स्टाम्प शुल्क- 143500 बाजारी मूल्य- 0 पंजीकरण शुल्क- 28700 प्रतिलिपिकरण शुल्क- 120 योग: 28820

श्री राजीव गुप्ता,
पुत्र श्री जे० पी० गुप्ता
व्यवसाय अन्य
निवासी सी-95, सेक्टर-26, नोएडा, जिला-गौतमबुद्ध नगर



से यह लेखपत्र इस कार्यालय में दिनांक 28/07/2020 एच 11:10:57 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

अनुपम कुमार माहेश्वरी (प्रभारी)
उप निबंधक सदर सेक्टर नोएडा
गौतम बुद्ध नगर
28/07/2020

निबंधक लिपिका



Both the Second Party & Third Party have carried out inspection of the building plans of the said plot dwelling unit and have satisfied themselves as to the soundness of construction thereof and the conditions and descriptions of all fixtures and fittings installed and/or provided therein and also the common amenities, facilities and passages pertaining to the said flat/dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities with in the said complex i.e. **IRWO PALM COURT (RAIL VIHAR) PLOT NO. GH-09, POCKET-D, SECTOR-ALPHA-I, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)**.

The Lessee hereby declares that the Allottee solemnly affirms:


- I. That the Allottee **MR. RAJIV GUPTA S/O. SHRI J. P. GUPTA AND SMT. MANJU GUPTA W/O. SHRI RAJIV GUPTA BOTH R/O.- C-95, SECTOR-26, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P)-201301**, is bonafide member of Lessee since (date of application) has paid the cost of superstructure and share of land to the Lessee.


II. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-


That in consideration of the amount of **Rs.-6,82,000/- (Rupees Six Lakh Eighty Two Thousand Only)** which include the cost of superstructure and the share of the land, paid by the third party to the second party, receipt whereof the second party, hereby acknowledge and the third party agreeing to observe and perform the terms and conditions herein mentioned, The second party doeth hereby handover to the third party the flat/dwelling unit **Numbered-J-103, Type-2, on First Floor, IRWO Palm Court (Rail Vihar) at Plot No.-GH-09, Pocket-D, Sector-Alpha-I, Greater Noida, Distt. G. B. Nagar (U.P.) along with Open Car Parking No.-86**, more particularly described in Schedule-I here in after written and for greater clearness has been delineated and shown in the attached plan together with all rights, easements and appurtenances whatsoever to the said flat/dwelling Unit along with undivided share in common portions, passages and common facilities, subject to the covenants and conditions herein contained.

The second party do hereby also sub-lease unto the said third party, for unexpired portion of 90 years lease granted by GNIDA, which commenced on **10.07.1999** on undivided title to the land proportionate to the amount paid by the third party in relation to the total cost of the land.

1. The vacant and peaceful possession of Superstructure of the flat/dwelling units has been given to the third party.
2. The Authority reserves the right to all mine and minerals, coals, washing goods, earth, oils, quarries, in, over, or under the said Land and full right and power at the time to do acts and things which may be necessary or expedient for the enjoying the same without providing or leaving any vertical support for the surface of the said Land or for any building for the time being standing thereon provided always the Authority shall make reasonable compensation to Allottee for all damages directly ascertained by the exercise of such rights. To decide the amount of the reasonable compensation, the decision of the Authority will be final and binding on the Allottee.


For & on behalf of
Lessor


For & on behalf of
Lessee


For & on behalf of
Sub Lessee

बही सं०: 1

रजिस्ट्रेशन सं०: 13185

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

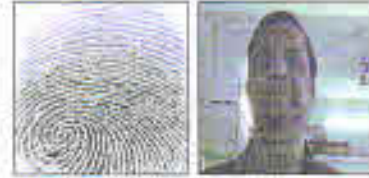
श्री गेटर नॉएडा औद्योगिक विकास प्राधिकरण द्वारा वसी खान के द्वारा संजीव कुमार शर्मा, पुत्र श्री राम शरण शर्मा निवासी: गेटर नॉएडा औद्योगिक विकास प्राधिकरण गेटर नॉएडा जिला-गौतमबुद्ध नगर
व्यवसाय: नौकरी
पट्टा दाता: 2



श्री इंडियन रेलवे वेलफेयर आर्गनाइजेशन के द्वारा संजीव शर्मा, पुत्र श्री कैलाश नाथ शर्मा
निवासी: एल-174, सेक्टर-12, नॉएडा जिला-गौतमबुद्ध नगर
व्यवसाय: नौकरी
पट्टा गृहीता: 1



श्री राजीव गुप्ता, पुत्र श्री जे० पी० गुप्ता
निवासी: सी-95, सेक्टर-26, नॉएडा, जिला-गौतमबुद्ध नगर
व्यवसाय: अन्य
पट्टा गृहीता: 2



श्रीमती मंजू गुप्ता, पत्नी श्री राजीव गुप्ता
निवासी: सी-95, सेक्टर-26, नॉएडा जिला-गौतमबुद्ध नगर
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया जिला-गौतमबुद्ध नगर
पहचानकता: 1

श्री जितेन्द्र भाटी, पुत्र श्री हेम चंद
निवासी: जी-846, सेक्टर-गौतमबुद्ध गेटर नॉएडा
व्यवसाय: अन्य
पहचानकता: 2





3. The Allottee shall be entitled to sub-let the whole or any part of the said flat/dwelling unit, leased to him for purposes of private dwelling unit only on a tenancy from month to month.
4. The third party shall pay (if required) every year in advance, unto the lessor the yearly lease rent fixed now and determined from time to time by the lessor without any rebate or deductions whatsoever and shall pay any other taxes, charges, levies and imposition payable for the time being by the second party in relation to the land share of the third party. Lessee has deposited lump sum one time lease rent.
5. The third party shall pay annual rent, taxes, charges, levies and imposition payable for the time being by the second Party as occupier of the said flat/dwelling unit as and when the same becomes due and payable and shall, in addition, thereto also pay all other liabilities, charges, repairs, maintenance and replacement etc.
6. The Second and Third party shall, at all times duly perform and observe all the covenants and conditions which are contained in the said "The Lease" executed between the Lessor/ First Party and the Lessee/second party and observe the same as applicable and relating to the land pertaining to the unit given to him.
7. The Third Party shall not sell, transfer, assign or otherwise part with the possession of the whole or part of the flat/dwelling unit to anyone except with the previous consent in writing of the Lessor/Lessee which the Lessor/Lessee shall be entitled to refuse in his absolute discretion.



Provided that in the event of the consent being given, the Lessor/First Party may impose such terms and conditions and may permit transfer on payment of prevailing transfer charges, in addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of transfer charge will be final and binding provided further that the Lessor shall have the preemptive right to purchase the property after deducting the amount payable to the Lessor on account of transfer charges less depreciation.

8. The Allottee shall not mortgage the flat/dwelling unit for the purpose of securing any loan at any stage except, with the prior permission of the lessee (second party) in writing, which shall be obtained or given by the Lessor as per the 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 the unearned increase in the value of the land as aforesaid, and the amount of the Lessor's share of the unearned increase shall be the 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 parties concerned.


For & on behalf of
Lessor


For & on behalf of
Lessee

 
For & on behalf of
Sub Lessee

श्री मोहित शर्मा, पुत्र श्री एस आर शर्मा

निवासी: जी-846, सेक्टर-02, गेट नॉएडा

व्यवसाय: अन्य



रजिस्ट्रार अधिकारी के हस्ताक्षर



अध्यास कुमार माहेश्वरी (प्रभारी)

उप निबंधक : सदर गेट नॉएडा


गौतम बुद्ध नगर


ने की। प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी



निबंधक लिपिक



9. Wherever the title of the third party in the flat/dwelling unit is transferred in any manner whatsoever, the transfer shall be bound by all covenants and conditions contained herein or contained in the said "The Lease" and he be answerable in all respects therefore in so far as the same may be applicable to effect and relate to the flat/dwelling unit.
10. In the event of the 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.
11. The third party shall from time to time and at all times pay directly to the local Government/Central Government/Local Authorities of GNIDA existing or to exit in future all rates, taxes charge and assessment of every description which are now or may any time hereafter during the continuance of this deed be assessed, charged or imposed upon the flat/dwelling unit hereby transferred or on the landlord or tenant in respect thereof.
12. The Second/Third Party shall in all respects comply with and be bound by the building, drainage and other bye-laws of the GNIDA or any other competent Authority for the time being in force or to exit in future.
13. The Second Party at his own expense will take permission for sewerage, electricity, and water connection from the concerned department of the Authority or from any Competent Authority in this regard and provide the same of the third Party's flat/dwelling unit. The second/third party shall keep the demised flat/dwelling unit.
 - a. At all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor and
 - b. The available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
14. That the Allottee shall not be entitled to claim partition of his/her undivided share in the land as aforesaid, and the same shall always remain undivided and impartible and unidentified.
15. The Allottee undertakes to put to use flat/dwelling unit for residential use only. In case of defaults, a penalty of Rs.-2,500/- per day may be imposed upon the defaulter by the Authority. Use of the flat/dwelling unit other than residential will render Allottee liable for cancellation and the Allottee will be paid no compensation thereof.
16. The Second/Third party 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 the U.P. Industrial Area Development Act 1976 and rules made therein.
17. In case of non-compliance of terms and conditions and directions of Authority, the authority shall have the right to impose such penalty as the Chief Executive Officer may consider just or expedient.



For & on behalf of
Lessor



For & on behalf of
Lessee



 
For & on behalf of
Sub Lessee



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 - b. The available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
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For & on behalf of
Lessor



For & on behalf of
Lessee

 
For & on behalf of
Sub Lessee


18. If the maintenance work of any area is not found satisfactory as per the authority guidelines, the required maintenance work will be carried out by the authority and the expenses incurred in carrying out such works will be borne by the second/third party collectively or in parts. The decision of the authority will be final as to the expenses incurred in the maintenance work.
19. The second/third party shall maintain all services in good order and good shape for a minimum period of one year or the extended period as may be necessitated after the date of completion of internal development works at its own cost and thereafter develop a system by which the long term maintenance of the area, services, building shall be ensured to the satisfaction of the authority.
20. The Third party shall not without the sanction or permission in writing of the Lessor erect any building or make any alteration or sub-divide or amalgamate such transferred leased flat/dwelling unit.
21. The Third Party (Allottee) shall abide by the terms/conditions laid down by the Second Party (Lessee) in addition to the terms/conditions laid down by the Lessor from time to time.
22. The Second/Third Party shall not in any manner whatsoever encroach upon the common lands, areas and facilities and services not handed over to them. All unauthorized encroachment made by the Second/Third party shall be liable to be removed at their cost.
23. The Second /Third party shall on the determination of the sub-lease of the land, peacefully yield up the said land unto the Lessor after removing the super structure within stipulated period from the land.
24. The third party has become a member of the **IRWO PALM COURT FLATS OWNERS ASSOCIATION (RAIL VIHAR), SECTOR-ALPHA-I, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)**, formed by the Lessee for the purpose of maintaining and managing the common areas of the flat/dwelling unit. In case of any conflict, the decision taken by the Lessor shall be final.
25. The Second/Third party shall ensure the premises against fire either singly or collectively with other Allottees and keep the insurance current at all times.
26. The Second/Third Party and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damages are caused to the premises or the sanitary works therein.
27. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the third party, who will also pay the stamp duty of transfer of immovable property levied, or any other duty or charge that may be levied by any authority empowered in this behalf.



For & on behalf of
Lessor



For & on behalf of
Lessee



For & on behalf of
Sub Lessee

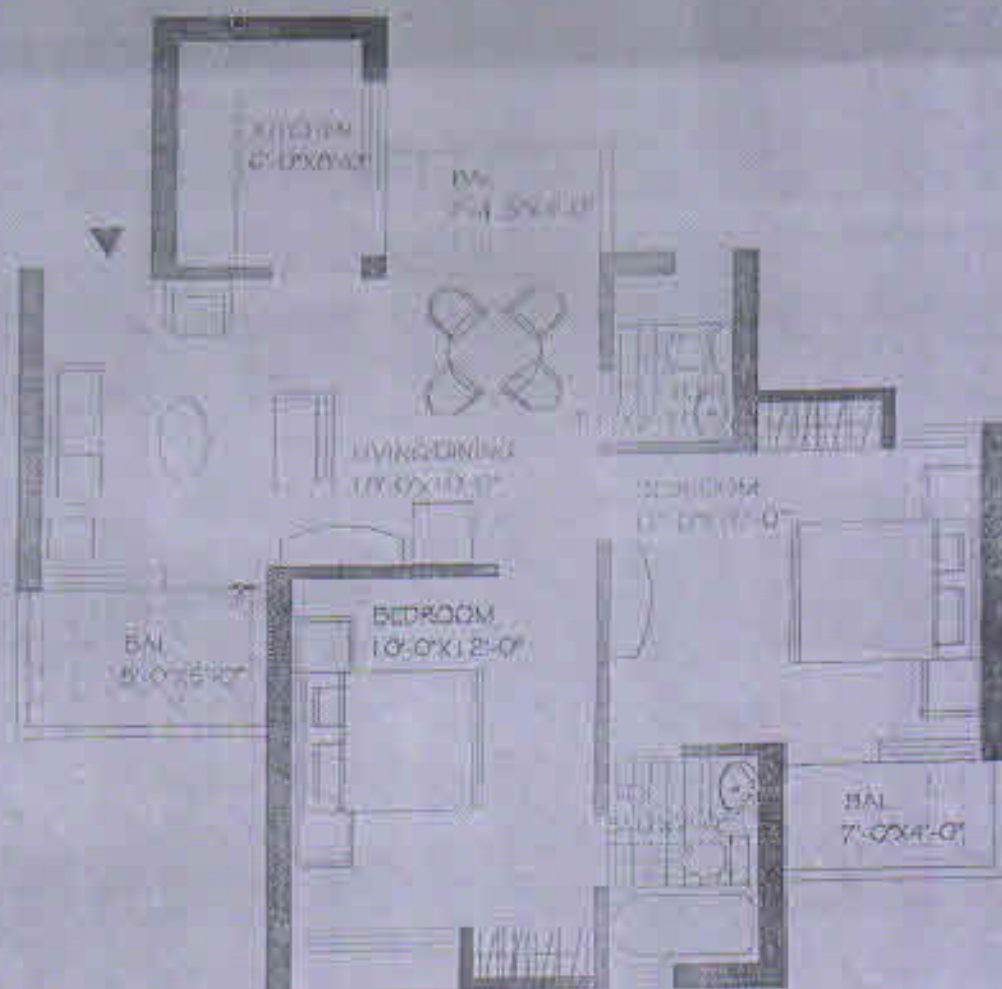
28. After this deed is executed, no disputes or differences relating to the registration, booking and allotment and in all such other matters as are instrumental to these and are likely to effect the mutual rights, interests, privileges and claims of the Second/Third party would be entertained. In the event of any dispute, still arising with regard to the terms and conditions of the deed, the same shall be subject to the jurisdiction of District Court G.B. Nagar or the High Court of Judicature at Allahabad.
29. In case of any breach of the terms and conditions this deed by the Second/Third Party, the Lessor will have the right to re-enter the demised flat/dwelling unit after determining the sub-lease of the demised flat/dwelling unit. If it is occupied by any structure built unauthorizedly by the Second/Third party the Lessor will remove the same at the expense and cost to Third party. At the time of re-entry of the demised flat/dwelling unit the Lessor may re-allot the demised flat/dwelling unit to any person.
30. If the third party is found to have obtained the allotment, transfer and sub-lease of the demised premises by any misrepresentation/mis-statement of fraud this deed may be cancelled and possession of the demised premises may be taken over by the Lessor and the Second/Third party in such an event will not be entitled to claim any compensation in respect thereof.
31. 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 rules or regulations made or directions issued there under shall be deemed to be duly served as providing 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).
32. The provisions of The Uttar Pradesh Ownership of Flats Act, 1975 as amended from time to time and the Uttar Pradesh Ownership of the Flats Rule, 1984 and all ownership of Flats Rules, 1984 and other rules, regulations and other statutory laws, wherever applicable will be observed and complied with.
33. All powers exercised by the Lessor under this deed may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorized any of its other officers to exercise all or any of the powers exercisable by it under this deed.
34. All clauses of the "The Lease" executed by GNIDA in favour of **INDIAN RAILWAY WELFARE ORGANISATION**, Lessee/Second Party on **10.07.1999** shall be applicable to this sub-lease deed and in case of any contradiction the decision of the Lessor shall be final.
35. The Chief Executive Officer of the Lessor reserves the right to make such additions and alterations or modification in these terms and conditions as may be considered just and expedient.
36. All arrears payable to Lessor shall be recoverable as arrears of land revenue.


For & on behalf of
Lessor


For & on behalf of
Lessee


For & on behalf of
Sub Lessee





TYPE GN/II

COVD AREA AS PER FA RINGL CORE) = 717.515 SQ FT
AREA UNDER BAL 4 SUPER (100.915/2) = 50.4575 SQ FT
(counted 50%)
SUPER AREA = 770.291 SQ FT

CARPET AREA WITHIN FLOOR EXCLUDING WALLS & CORE

WALL AREA

CORE AREA

RAIL VIHAR - F. R. W. O.

DAVID A. JOHNSON
 6000 University Avenue, Suite 200
 Durham, NC 27706
 Phone: 919/487-1000
 Fax: 919/487-1001

37. Any relaxation, concession or indulgence granted by the Lessor to the Lessee/Allottee shall not in anyway prejudice the legal right of the Lessor.
38. IN WITNESS WHEREOF THE PARTIES have hereunto set their hands, the day and year first above written.

SCHEDULE-I (ABOVE REFERRED TO)


The dwelling unit Numbered-J-103, Type-2 on First Floor, IRWO Palm Court, (RAIL VIHAR), at Plot No. GH-09, Pocket-D, Sector-Alpha-I, Greater Noida, Distt. G. B. Nagar consisting of Two Bed Rooms, One Living Room/Dining Room, One Kitchen, Three Balconies and Two Toilets and is part of multi storied building, at Plot No. GH-09, Pocket-D, Sector-Alpha-I, Palm Court (Rail Vihar), Greater Noida, Distt. Gautam Budh Nagar (U.P.) developed by INDIAN RAILWAY WELFARE ORGANISATION. The Lessee/Third Party, having total Super Area under the said Unit 78.890 Sqm, Unit Area 70.933 Sq. mtr., and Common Area 7.957 Sq. mtr. along with Open Car Parking No.-86.

ON THE NORTH BY-
ON THE SOUTH BY-
ON THE EAST BY-
ON THE WEST BY-

As Per Lease Plan


SIGNED AND DELIVERED BY

Witness-1

Signature: 
Mohit sharma s/o shri s. r. sharma
r/o.-g-846 sector-gamma-02, greater noida

For and on behalf of the Lessee/ Second Party

Witness-2

Signature: 
Jitendra bhati s/o shri hem chand
r/o.-g-846, sector-gamma-02, greater noida

For and on behalf of the Allottee/ Third Party

For and on behalf of the Lessor

For & on behalf of
Lessor

For & on behalf of
Lessee

For & on behalf of
Sub Lessee

आवेदन सं०: 202000743038036

वही संख्या 1 जिल्द संख्या 36876 के पृष्ठ 107 से 154 तक
क्रमांक 13185 पर दिनांक 28/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम कुमार माहेश्वरी (प्रभारी)

उप निबंधक, सदर गेटर नोएडा

गौतम बुद्ध नगर

28/07/2020

