

1. The authenticity of this Stamp certificate should be verified at www.indiastamp.com or using e-Stamp Mobile App of Stock Holding Company discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.



R-30

I-20157



UTTAR PRADESH

Lease- Deed

18AA 045581

Stamp Duty Paid in Cash Certificate in favour of
10, New Rajdhani Enclave Vikas Marg, Delhi
in pursuance of the order of the Collector
No. 18/10/12 Dated 18/10/12 passed under
section 10-A of the Stamp Act. It is certified that
an amount of Rs. 13782100/- has been paid in cash as stamp duty in respect
(in word - Rs. Eighty two thousand one hundred only -
of this instrument in the State Bank of India
Treasury, Sub Treasury of No. 10/12
by Challan No. 18/10/12 Dated 18-10-12
a Copy of which is annexed herewith.

M/S NIVAS PROMOTERS PVT. LTD.

Rs. One crore thirty seven Lacs -
Eighty two thousand one hundred only -

19-Oct-2012

[Signature]

Officer-in Charge
Treasury

Station: Gadh Nagar
19/10/12

Page 50
15,75,49638/-
mv-2720612257-
dl-137821002

For Nivas Promoters Private Limited

Authorized Signatory/Director

For Nivas Promoters Private Limited
Authorized Signatory/Director

M/s Nivas Promoters Pvt
Delhi

नं.	105	रु.	105
किया गया:	18 OCT 2012	✓	✓
★ कोषागार	रोकडिया	गौतम बुद्ध नगर	★

RM



LEASE DEED

Lease Deed made on **19th** day of **October 2012** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.)** a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the **Lessor** (which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s. NIVAS PROMOTERS PRIVATE LIMITED**, a company (SPC) within the meaning of Companies Act, 1956, having its corporate office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its **Authorised Signatory Sh. Purushottam Lal Gupta S/o. Kedar Nath Gupta R/o. 143A, Pocket-F, Mayur Vihar Phase-2, Delhi-110091** authorized by its Board of Directors vide Resolution dated 13.10.2012 hereinafter called the **Lessee** which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded the plot to the CONSORTIUM CONSISTING OF -


1. MASTIFF INDUSTRIES PRIVATE LIMITED-LEAD MEMBER
2. SURPRISE SUPPLIERS PRIVATE LIMITED-RELEVANT MEMBER

the plot NO. GH-01, SECTOR-10, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-05/2010-11/442 dated 25.03.2011 and Allotment Letter No.PROP./BRS-05/2010-11/455 dated 30TH MARCH 2011 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-05/2010-11). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	MASTIFF INDUSTRIES PRIVATE LIMITED	95%	Lead Member
2.	SURPRISE SUPPLIERS PRIVATE LIMITED	05%	Relevant Member


(Authorized Signatory)
M/s. NIVAS PROMOTERS PRIVATE LIMITED

For Nivas Promoters Private Limited


Authorized Signatory

272,061,225.00 पट्टा विलेख (90 वर्ष) 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
मै0 निवास प्रमोटर्स प्रा0लि0द्वारा पुरुषोत्तम लाल गुप्ता

पुत्र श्री केदार नाथ गुप्ता
व्यवसाय व्यापार

निवासी स्थायी 10 न्यू राजधानी एन्कलेव विकास मार्ग दिल्ली-92
अस्थायी पता 10 न्यू राजधानी एन्कलेव विकास मार्ग दिल्ली-92

ने यह लेखपत्र इस कार्यालय में दिनांक 19/10/2012 समय 4:15PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर

19/10/2012

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

पट्टा दाता

पट्टा गृहीता

श्री -संजीव कुमार शर्मा
प्रतिनिधि ग्रे0नौ0औ0वि0प्रा0द्वारा विवेक गोयल
(प्र0स0)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



मै0 निवास प्रमोटर्स प्रा0लि0द्वारा पुरुषोत्तम लाल गुप्ता
पुत्र श्री केदार नाथ गुप्ता
पेशा व्यापार
निवासी 10 न्यू राजधानी एन्कलेव विकास मार्ग
दिल्ली-92

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री आकाश

पुत्र श्री अब्दुल रसीद
पेशा

निवासी ई-403ए गामा-1 ग्रेटर नौएडा

व श्री दिलीप कुमार

पुत्र श्री तारक प्रसाद

पेशा

निवासी एच-153 गामा-2 ग्रेटर नौएडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर

Whereas the above registered consortium who jointly qualify for the bid secured the allotment of said plot being highest bidder. They through its lead member **M/s. Mastiff Industries Pvt. Ltd.** has approached to the Lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Plot No./ Sector	As per allotment sub divided area (in sq.m.)	Area as per lease plan (in sq.m.)	Name of member	Status
GH-01A, Sector-10	24480	24536.74	M/s. Hebe Infrastructure Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)	SPC
GH-01B, Sector-10	12240	12250.70	M/s. Dhanya Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)	SPC
GH-01C, Sector-10	12240	12250.70	M/s. Jatasya Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)	SPC
GH-01D, Sector-10	12240	12250.70	M/s. Nivas Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)	SPC

Whereas the said registered consortium has given an undertaking dated 17.10.2012 (copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division vide letter No. Builders/BRS-05-2010-11/556, dated 12.10.2012 and name and status of **M/s. NIVAS PROMOTERS PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No.GH-01D, Sector- 10, Greater Noida measuring 12240.00 Sq.mtr (as per lease plan actual Area 12250.70 square metre) is being leased through this lease deed.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. NIVAS PROMOTERS PRIVATE LIMITED (Lessee)** having its corporate office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-01D, Sector-10, Greater Noida.

The lessee will be allowed to transfer up to 100% of its shareholding, subject to the condition that the Lead member shall continue to hold at least 26% of the shareholding in the SPC till the completion certificate of the project is obtained from lessor. In compliance with the Govt. Order No.5007/11-5-2010-

For Nivas Promoters Private Limited

LESSOR

Authorized Signatory/Director
LESSEE

पट्टा दाता

Registration No.: 20154

Year : 2,012

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रेड नौकरावधि द्वारा विवेक गा

ग्रेटर नौएडा
नौकरी



10(50)/10 dated 11th October 2010, issued by the Department of Tax & Registration, Government of Uttar Pradesh, the change in the name of shareholders does not amount to transfer of the property of the company. The change in Constitution Deed regarding change in the shareholders as a result of transfer of shares in the companies is not mandatory to be registered u/s 17 of Registration Act, 1908. In addition to this no stamp duty is leviable on this deed under Clause 23 of Schedule 1b of the Stamp Act, 1899. No transfer charges shall be leviable on the transfer of shares in the Companies and no prior approval of lessor shall be required for transferring the shares.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of the 12250.70 sq.m. is **Rs. 14,19,36,610.00** (Rupees Forteen Crore Ninteen Lac Thirty Six Thousand Six Hundred Ten only) out of which approx 10% **Rs. 1,43,05,234.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance approx 90% premium i.e. **Rs. 12,76,31,376.00** of the plot along with interest @ 12% p.a. will be paid. There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly installments. After expiry of moratorium period, the balance approx. 90% premium of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

<u>Head</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	30.09.2011	0.00	7657883.00	7657883.00	127631376.00
Instalment No.2	30.03.2012	0.00	7657883.00	7657883.00	127631376.00
Instalment No.3	30.09.2012	0.00	7657883.00	7657883.00	127631376.00
Instalment No.4	30.03.2013	0.00	7657883.00	7657883.00	127631376.00
Instalment No.5	30.09.2013	7976961.00	7657883.00	15634844.00	119654415.00
Instalment No.6	30.03.2014	7976961.00	7179265.00	15156226.00	111677454.00
Instalment No.7	30.09.2014	7976961.00	6700647.00	14677608.00	103700493.00
Instalment No.8	30.03.2015	7976961.00	6222030.00	14198991.00	95723532.00
Instalment No.9	30.09.2015	7976961.00	5743412.00	13720373.00	87746571.00
Instalment No.10	30.03.2016	7976961.00	5264794.00	13241755.00	79769610.00
Instalment No.11	30.09.2016	7976961.00	4786177.00	12763138.00	71792649.00
Instalment No.12	30.03.2017	7976961.00	4307559.00	12284520.00	63815688.00
Instalment No.13	30.09.2017	7976961.00	3828941.00	11805902.00	55838727.00
Instalment No.14	30.03.2018	7976961.00	3350324.00	11327285.00	47861766.00
Instalment No.15	30.09.2018	7976961.00	2871706.00	10848667.00	39884805.00
Instalment No.16	30.03.2019	7976961.00	2393088.00	10370049.00	31907844.00
Instalment No.17	30.09.2019	7976961.00	1914471.00	9891432.00	23930883.00
Instalment No.18	30.03.2020	7976961.00	1435853.00	9412814.00	15953922.00

For Nivas Promoters Private Limited

Authorized Signatory

पट्टा गृहीता

Registration No. : 20154

Year : 2,012

Book No. : 1

0201 मै0 निवास प्रमोटर्स प्रा0लि0द्वारा पुरुषोत्तम लाल गुप्ता
केदार नाथ गुप्ता
10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-92
व्यापार



Instalment No.19	30.09.2020	7976961.00	957235.00	8934196.00	7976961.00
Instalment No.20	30.03.2021	7976961.00	478618.00	8455579.00	0.00

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

A. EXTENSION OF TIME

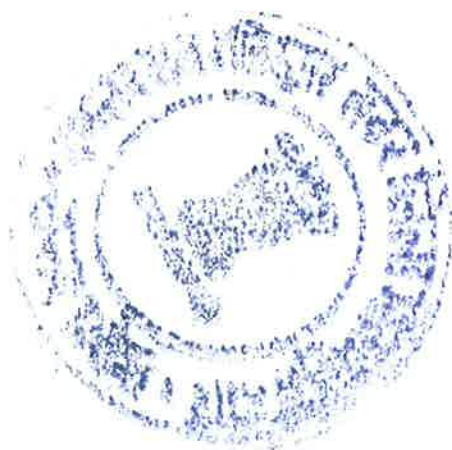
1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

मेजर नोडा इंडिया प्रा. लि.

LESSOR

LESSEE

4



And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Builders Residential / Large Group Housing (Sub Divided) Plot No.**GH-01D, SECTOR-10, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **12250.70 Sq. mtrs.** be the same a little more or less and bounded:

On the North by	:] As per Lease Plan attached
On the South by	:	
On the East by	:	
On the West by	:	

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from **19th day of October 2012** except and always reserving to the Lessor.

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

(ii) AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid **Rs.1419366.00** as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.



24 M WIDE ROAD

PLOT GH-01/D

AREA=12250.70

NIWAS PROMOTERS (P) LTD.

PLOT GH-01/C

12250.70-159.087=12091.61

JATASYA PROMOTERS (P) LTD

For Nivas Promoters Private Limited

Authorized Signatory/Director

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT = 12250.70 sqm.

(सिस्टम)
प्रधिकरण

SIGN
POSSESSION
HANDLED OVER



ON TAKEN
OTTEE

AN FOR
GH-01/D
10
R NOIDA

PROJ. DEPTT.

LAND DEPTT.

LAW DEPTT.

PLNG. DEPTT.

ASST. MANAGER

LEKH PAL 12-10-12

ASST. MANAGER

SR. DRAFTSMAN

MANAGER

NAVAB TATSEEL DAR

SR. MANAGER

TATSEEL DAR

MANAGER

SR. EXECUTIVE

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY



- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part or its members/sub Lessee to pay proportional charges for the allotted areas.

c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

- i) Such allottee/sub Lessee should be citizen of India and competent to contract.
- ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or

For Nivas Promoters Private Limited

प्रबंधक (विजयपुर)
लेटर नो. 100/2017
LESSOR

Authorized Signatory/Director
LESSEE 6




to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer. The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

For Nivas Promoters Private Limited


शिवक (डिरेक्टर)
Nivas Promoters Private Limited

LESSOR


Authorized Signatory of Lessee

LESSEE



- i) Every tranfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges. However, the area of each of such sub divided plots should not be less than 10,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	As per prevailing building bye-laws
Maximum permissible FAR	2.75
Set backs	As per prevailing Building Bye-laws
Maximum Height	No Limit


CONSTRUCTION


1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.

For Nivas Promoters Private Limited

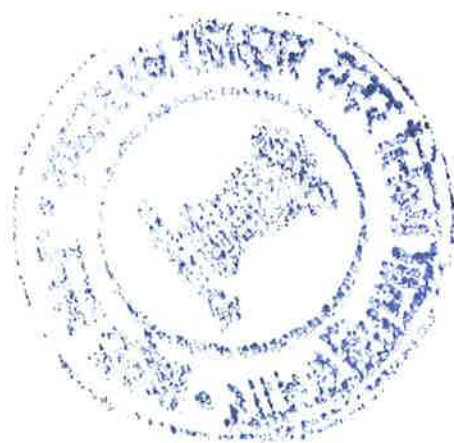

प्रबंधक (निर्माण)
प्रेमर नोवस प्राइवेट लिमिटेड


Authorized signatory

LESSOR

LESSEE

8



Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:

- For first year the penalty shall be 4% of the total premium.
- For second year the penalty shall be 6% of the total premium.
- For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

For Nivas Promoters Private Limited

प्रबंधक (विलेडर्स)

LESSOR

Authorized Signatory

LESSEE



The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

TRANSFER OF PLOT


1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties with the prior approval of LESSOR on payment of transfer charges prevailed at that time. However, the area of each of such sub-divided plots should not be less than 10,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater NOIDA Industrial Development Authority.
- (vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.
- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

For Nivas Promoters Private Limited


प्रबंधक (निर्माण)
ग्रेटर नोएडा प्राधिकरण

LESSOR


Authorised Signatory/Director

LESSEE 10



In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

LIABILITY TO PAY TAXES


The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance program whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and


अधिकारी (प्रबंधक)
ग्रेडर नोएडा प्राधिकरण

LESSOR

For Nivas Promoters Private Limited


Authorized Signatory/Director

LESSEE

11



safe conditions according to the convenience of the inhabitants of the place.

3. That the Lessee / sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the 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 of the Lessor will have power to get the maintenance done through the Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

CANCELLATION OF LEASE DEED

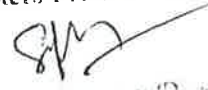
In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

For Nivas Promoters Private Limited


Authorized Signatory
Nivas Promoters Private Limited

LESSOR


Authorized Signatory
Nivas Promoters Private Limited

LESSEE

12

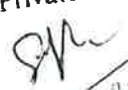


OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessor is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest.

प्रबंधक (हिल्डस)
नगर नौएडा प्राधिकरण

LESSOR

For Nivas Promoters Private Limited

Authorized Signatory

LESSEE

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15. All terms and conditions of brochure of **BRS-05/2010-11** and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

IN WITNESS WHEREOF the parties have see their hands on the day and in the year herein first above written.

presence of:

Witnesses:

प्रबंधक (बिल्डिंग)
ग्रेटर नोएडा प्राधिकरण
For and on behalf of LESSOR

For and on behalf of LESSEE

For Nivas Promoters Private Limited

Authorized Signatory/Director

ग्रेटर नोएडा प्राधिकरण

LESSOR

LESSEE 14





UTTAR PRADESH

BE 003952

Undertaking

Undertaking is signed and executed at Greater Noida on the 17th Day of October, 2012

M/s. Hebe Infrastructure Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "HEBE" represented through its Authorized Signatory, Mr. Subhash Chander Ahuja S/o Late Mr. Krishan Lal Ahuja R/o 1/16A, Daksh Road, Vishwas Nagar, Shahdara, Delhi - 110032, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012,

for Hebe Infrastructure Private Limited

[Signature]
Authorized Signatory/Director

For Dhanya Promoters Private Limited

[Signature]
Authorized Signatory/Director

for Jatasya Promoters Private Limited

[Signature]
Authorized Signatory/Director

For Nivas Promoters Private Limited

For Nivas Promoters Private Limited *[Signature]*
Authorized Signatory/Director



M/s. Dhanya Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "DHANYA" represented through its Authorized Signatory, Mr. Nitin Jaiswal S/o Mr. Mahendra Jaiswal R/o B-89, Preet Vihar, Delhi-110092, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012,

M/s. Jatasya Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "JATASYA" represented through its Authorized Signatory, Mr. Mayank Chawla S/o Mr. Rakesh Chawla R/o 385, Kohat Enclave, Pitam Pura, Delhi-110088, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012 and

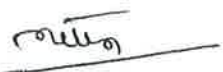
M/s. Nivas Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "NIVAS" represented through its Authorized Signatory, Mr. Purushottam Lal Gupta S/o Mr. Kedar Nath Gupta R/o 143A, Pocket-F, Mayur Vihar Phase-2, Delhi-110091, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012.

And HEBE, DHANYA, JATASYA & NIVAS are here-in-after collectively called, "EXECUTANTS".

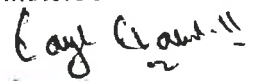
For Hebe Infrastructure Private Limited


Authorized Signatory/Director

For Dhanya Promoters Private Limited


Authorized Signatory/Director


For Jatasya Promoters Private Limited


Authorized Signatory/Director

For Nivas Promoters Private Limited


Authorized Signatory/Director

For Nivas Promoters Private Limited


Authorized Signatory/Director



WHEREAS in response to the invitation for bid in the BRS-05/2010-11 (Scheme Code) scheme of Builders Residential/ Large Group Housing Plots floated by the Greater Noida Industrial Development Authority (hereinafter referred to as the GNIDA), the consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member and M/s. Surprise Suppliers Private Limited, Relevant Member (name of Company/consortium) submitted their bid for allotment of Plot no. GH-01, Sector-10, Greater Noida admeasuring 61,200 Sq. Mtr. and agreed to abide by the terms and conditions set out in the brochure of the scheme.

WHEREAS the GNIDA vide letter bearing No. PROP/BRS-05/2010-11/455 dated 30-03-2011 allotted plot no. GH-01, Sector-10, Greater Noida having an area of 61,200 square meter in favor of the Consortium.

WHEREAS upon being called to have lease deed of the allotted plot executed in the name of Consortium, the Lead member and the Relevant Member agreed amongst themselves that as permissible under clause C-8 of the brochure of the scheme, the above said plot may be subdivided and the Lease Deed of the sub divided plots be executed in favor of following Special Purpose companies of Consortium and a request letter dated 24-09-2012 was addressed to GNIDA in this regard.

WHEREAS the request of the consortium member as contained in the said letter dated 24-09-2012 has been agreed in principle by GNIDA subject to certain conditions as communicated by GNIDA's letter dated 12-10-2012, including submission of an undertaking and approved to execute lease deed in the following manner :

1. Plot No. GH-01A, Sector - 10, Greater Noida admeasuring 23,657.31 Sq. Mtr. in favor of M/s. Hebe Infrastructure Private Limited,
2. Plot No. GH-01B, Sector - 10, Greater Noida admeasuring 12,250.70 Sq. Mtr. in favor of M/s. Dhanya Promoters Private Limited,
3. Plot No. GH-01C, Sector - 10, Greater Noida admeasuring 12,091.61 Sq. Mtr. in favor of M/s. Jatasya Promoters Private Limited and
4. Plot No. GH-01D, Sector - 10, Greater Noida admeasuring 12,250.70 Sq. Mtr. in favor of M/s. Nivas Promoters Private Limited

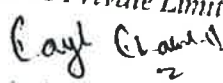
For Hebe Infrastructure Private Limited.


Authorized Signatory/Director

For Dhanya Promoters Private Limited

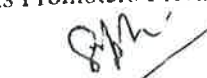

Authorized Signatory/Director

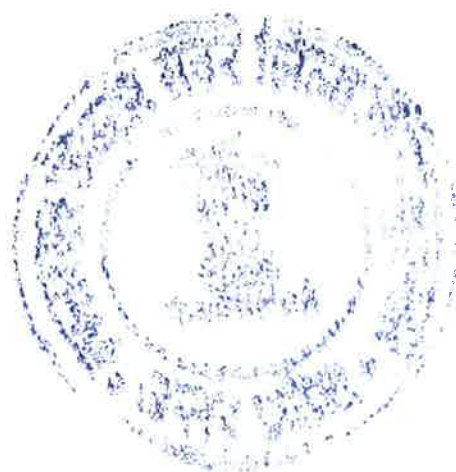
For Jatasya Promoters Private Limited


Authorized Signatory/Director

For Nivas Promoters Private Limited

For Nivas Promoters Private Limited


Authorized Signatory/Director



THEREFORE THIS UNDERTAKING WITNESSES AS UNDER:-

That, we the Executants (Special Purpose Companies of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member and M/s. Surprise Suppliers Private Limited, Relevant Member) do hereby agree that, the execution of Lease Deed of an area of 23,657.31 Sq. Mtr. in favor of Hebe, 12,250.70 Sq. Mtr. in favor of Dhanya, 12,091.61 Sq. Mtr. in favor of Jatasya and 12250.70 Sq. Mtr. in favor of Nivas, shall make respective executant liable for the due compliance of all the terms and conditions of the respective Lease Deed, including but not limited to payment of consideration for the area mentioned in the respective lease deed and any breach of the above aforesaid, by one of us, shall constitute breach also by the respective executant and thereby empower the GNIDA to take action against the respective executant.

That each of us jointly and severally agree that this undertaking shall form part of Lease Deeds to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deeds to be executed.

That any breach of the conditions set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated 12-10-2012 withdrawn in case Lease Deed has been executed, then the breach of these present shall constitute a breach of the Lease deed for which GNIDA shall be entitled to take action against us, including determination of the respective Lease Deed to be executed.

That, in terms of clause 8(a) of the scheme, we undertake that the Lead Member of the Consortium shall retain at least 26% of the shareholding as per consortium till the completion Certificate of at least one phase of the project is obtained from GNIDA.

That each of the signatory on behalf of all SPCs have been duly authorized by their respective Board of Directors to submit this Undertaking. A copy of Board Resolution in favor of each of the signatory is being annexed as Annexure 'A', Annexure 'B', Annexure 'C' and Annexure 'D' to this Undertaking and the same shall be deemed to be part of this Undertaking.

That this Undertaking has been given by us voluntarily and without any threat, coercion or duress of any kind whatsoever.

Hebe Infrastructure Private Limited

Authorized Signatory/Director

For Dhanya Promoters Private Limited

Authorized Signatory/Director

Jatasya Promoters Private Limited

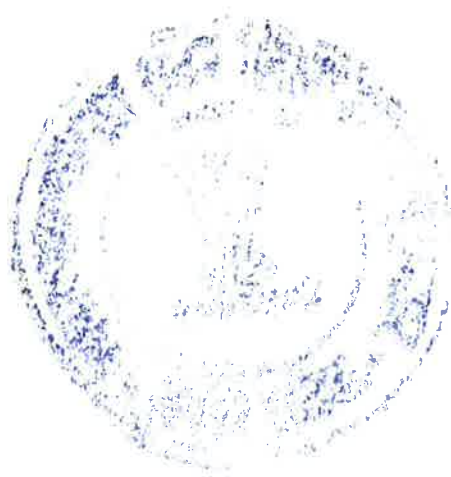
Authorized Signatory/Director

For Nivas Promoters Private Limited

For Nivas Promoters Private Limited

Authorized Signatory/Director

Authorized Signatory/Director



Annexure - A

HEBE INFRASTRUCTURE PRIVATE LIMITED

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. HEBE INFRASTRUCTURE PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13TH DAY OF OCTOBER, 2012

"RESOLVED THAT Mr. Subhash Chander Ahuja, S/o Late Shri Krishan Lal Ahuja, R/o 1/16A Daksh Road, Vishwas Nagar, Shahdara, Delhi-110032, Director of the company be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/A, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

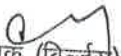
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Certified True Copy

For Hebe Infrastructure Private Limited

For Hebe Infrastructure Private Limited


(Bir Singh Pundir) Authorized Signatory/Director
Director


प्रबंधक (बिल्डर्स)
ग्रेटर नौएडा प्राधिकरण

For Nivas Promoters Private Limited


Authorized Signatory/Director



Annexure-B

DHANYA PROMOTERS PRIVATE LIMITED

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. DHANYA PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13TH DAY OF OCTOBER, 2012

RESOLVED THAT Mr. Nitin Jaiswal S/o Shri Mahendra Jaiswal R/o B-89, Preet Vihar, Delhi-110092, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/B, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

Certified True Copy

For Dhanya Promoters Private Limited

For Dhanya Promoters Private Limited

(Signature)

Mr. Singh Rathore Signatory/Director

Director

(Signature)
प्रबंधक (विल्डस)
ग्रेटर नोएडा प्राधिकरण

For Dhanya Promoters Private Limited

(Signature)
Authorized Signatory



Annexure - C

JATASYA PROMOTERS PRIVATE LIMITED

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. JATASYA PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13TH DAY OF OCTOBER, 2012


RESOLVED THAT Mr. Mayank chawla S/o Shri Rakesh chawla R/o-385, Kohat Enclave, Yam Pura, Delhi-110088, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/C, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

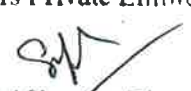
For Jatasya Promoters Private Limited

For Jatasya Promoters Private Limited

Abhash Chandra  **Authorized Signatory/Director**
Director


प्रबंधक (बिल्डर्स)
ग्रेटर नोएडा प्राधिकरण

For Nivas Promoters Private Limited


Authorized Signatory/Director



Annexure - D

NIVAS PROMOTERS PRIVATE LIMITED

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. NIVAS PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13TH DAY OF OCTOBER, 2012

RESOLVED THAT Mr. Purushottam lal Gupta S/o Shri Kedar Nath Gupta, R/o-143A, Market-F, Mayur Vihar Phase-2, Delhi-110091, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, attesting the documents registered with the sub registrar, take possession in respect of plot no. 14-01/D, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

Certified True Copy


For Nivas Promoters Private Limited

For Nivas Promoters Private Limited


Subhash Chander Ahuja Director
Director

प्रबंधक (विल्डर्स)
ग्रेटर नोएडा प्राधिकरण

For Nivas Promoters Private Limited


Authorized Signatory Director



WITNESSES WHEREOF all of the executants have affixed their signatures in the presence of others on the date first mentioned above.

Witnesses :

Sandeep Kumar
SANDEEP KUMAR
New Rajdhani Enclave
Vikas Margy Delhi - 92

Rama Noida Khan
Rama Noida Khan
10, New Rajdhani-
enclave, Vikas Margy
Delhi - 92

[Signature]
[Signature]

For Hebe Infrastructure Private Limited
For Hebe Infrastructure Private Limited

[Signature]
Authorized Signatory

For Dhanya Promoters Private Limited
For Dhanya Promoters Private Limited

[Signature]
Authorized Signatory

For Jatasya Promoters Private Limited
For Jatasya Promoters Private Limited

[Signature]
Authorized Signatory

For Nivas Promoters Private Limited
For Nivas Promoters Private Limited

[Signature]
Authorized Signatory/Director

For Nivas Promoters Private Limited

[Signature]
Authorized Signatory/Director

आज दिनांक 19/10/2012 को

बही सं. 1 जिल्द सं. 11806

पृष्ठ सं. 153 से 202 पर क्रमांक 20154

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

19/10/2012

तैयारकर्ता सत्यापित छायाप्रति
मिलानकर्ता उपनिबन्धक
गौतमबुद्धनगर



पेज नं० 17 से तक
मिलान किया।
पढ़ा
मिलान कर्ता