

Greater Noida Industrial Development Authority
169, Chitvan Estate, Sector Gamma,
Greater Noida – 201306 (U.P.)

No. : Builders / 2011/ BRS-62/ 434

Dated : 24 March, 2011

To

M/s. Express Projects Private Limited
810, Surya Kiran Buildingm 19 K.G. Marg,
Connaught Place, New Delhi-110001

Sub: Execution of Lease Deed for Builders Residential/Group Housing sub divided Plot No.GH-06A, Sector-01, Greater Noida.

Sir,

Please refer to your letter requesting to sub-divide the aforesaid allotted plot in favour of consortium in the following manner:-

Sl. No.	Name of consortium members	Sub divided area (in sq.m.)	Approved Sub-divided plot no.
1.	M/s. Express Projects Private Limited	23800	GH-06A, Sector-01
2.	M/s. Rajhans Infratech Private Limited Formerly known as Dilshad Estate Private Limited.	20000	GH-06B, Sector-01
3.	M/s Devika Gold Homz Private Limited (SPC of M/s. Somit Finance Ltd & Sino Credits & Leasing Ltd.)	30000	GH-06C, Sector-01

As per clause C-8(e) of the brochure, permission to sub-divide the plot, as above, is granted. You are now required to pay the balance installments (proportionately) of sub-divided plot No.GH-06A, Sector-01, Greater Noida as per **Annexure-A**. and you are also required to submit undertaking as per **Annexure-B** duly signed by all the relevant and lead members.

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

1(a).	Sub divided area as per allotted area	23800 sq.m.
1(b).	Sub divided area (as per lease plan)	23912.50 Sq.m.
2.(a)	Affected Area of lease plan enclosed	2193.94 sq.m.
2(b)	Clear Area of which lease deed will be executed / registered*	21718.56 sq.m.
3.	Rate of allotment	10220/- per sq.mtr.
4.	Total premium of 21718.56 sq.m. (clear area)	221963683.00
5.	Lease Rent if paid one time (11%)	24416005.00
6.	Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phasewise)	2219637.00

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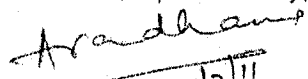
7. Stamp duty payable 5% (stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar, Greater Noida, Distt. G.B. Nagar, U.P.)
8. 05 Attested photographs of the authorized signatory of the allottee company/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

*For staking claim on the affected area, as shown on the annexed lease plan, allottee shall have to pay installments as per Annexure-A (sub-divided plot area 23800 sq.mtr.) regularly.

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

Encl.- As above.

Yours faithfully,


24/3/11
Manager (Property-Builders)