26335/14

INDIA NON JUDICIAL

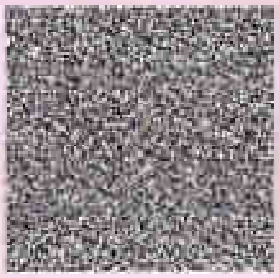
Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

CERTIFICATE LOCKED

Base Certificate No.	:	IN-UP00517160307092M
Rectified Certificate No.	:	IN-UP00541916597503M
Certificate Issued Date	:	07-Aug-2014 02:35 PM
Account Reference	:	NONACC (BK)/ upbsbbk02/ GREATER NOIDA1/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUPBOBBK02006481930138223M
Purchased by	:	RG PRIDE TOWERS PVT LTD
Description of Document	:	Article 35 Lease
Property Description	:	GH-14-B, SECTOR-1, GREATER NOIDA, U.P.
Consideration Price (Rs.)	:	88,27,83,000 (Eighty Eight Crore Twenty Seven Lakh Eighty Three Thousand only)
First Party	:	GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	:	RG PRIDE TOWERS PVT LTD
Stamp Duty Paid By	:	RG PRIDE TOWERS PVT LTD
Stamp Duty Amount(Rs.)	:	4,41,39,150 (Four Crore Forty One Lakh Thirty Nine Thousand One Hundred And Fifty only)



Please write or type below this line

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

XM 0000365929

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Concerned Authority.

LEASE DEED

This Lease Deed made on 7th day of **August, 2014** 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. RG PRIDE TOWERS PRIVATE LIMITED** (Formerly known as Dimension Infra Developers Pvt. Ltd.) a Company formed and existing under the provisions of Companies Act, 1956, having its registered office at 501, RG Trade Tower, Plot No. B-7, Netaji Subhash Place, Delhi-110034 (herein referred to as the SPC of M/s. Crystalshape Developers Private Limited & ATS Infrastructure Limited-Relevant Members of consortium) through its Authorized Signatory/Director Mr. Aman Gupta S/o. Mr. Umesh Kumar Gupta R/o. 21/40, Shakti Nagar, Delhi authorized by its Board of Directors vide Resolution dated 30.07.2014 (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 / allotted to the CONSORTIUM CONSISTING OF –

- M/s. Starcity Real Estates Private Limited – Lead Member
- M/s. Starcity Buildcon Private Limited – Relevant Member
- M/s. Crystalshape Develpers Private Limited – Relevant Member
- M/s. ATS Infrastructure Limited – Relevant Member

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd
LESSEE

पट्टा विलेख (90 वर्ष)

882,783,000.00 10,000.00 50 10,050.00 2,500

प्रतिफल राशि/मूल्य लागत वार्षिक किराया मीयाद/अवधि नकल व बीज शुल्क योग अवा लागत

मै0 आरजी प्राईड टावर्स प्रा0लि0 द्वारा अनन गुप्ता

पुत्र श्री उमेश कुमार गुप्ता

व्यवसाय व्यापार

निवासी स्थानी 21/40 शक्ति नगर दिल्ली

अस्थायी पता 21/40 शक्ति नगर दिल्ली

ने यह निष्पादन इस कार्यालय में दिनांक 7/8/2014 समय 5:00PM

को निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
7/8/2014

निष्पादन निष्पादक द्वारा स्वयं व समझाये जाने पर समझे जाने से प्रकाश उनकी अभिरुचि के अनुसार उक्त

पट्टा दाता

श्री संजीव कुमार शर्मा
प्रतिनिधि मै0 नी0आ0वि0प्रा0 द्वारा स्नेहलता प्र0स0
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

पट्टा गृहीता

मै0 आरजी प्राईड टावर्स प्रा0लि0 द्वारा अनन गुप्ता
पुत्र श्री उमेश कुमार गुप्ता
पेशा व्यापार
निवासी 21/40 शक्ति नगर दिल्ली

ने निष्पादन स्वीकार किया।

गिलकी जानकारी श्री अजीत शर्मा
पुत्र श्री एस0के0 शर्मा
पेशा
निवासी ए-368/31 नौएडा जिला गौतमबुद्धनगर उ0प्र0

व श्री दीपक गुप्ता
पुत्र श्री एस0एल0 गुप्ता
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ने की।

प्रमाणित यह कार्यालय के नियम अनुसार लिखा गया है।

Initial प्रभारी सब रजिस्ट्रार सदर

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
7/8/2014

the Plot No. GH-14, SECTOR-01, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-01/2014-15/1440, dated 07.07.2014 and Allotment Letter No. PROP/BRS-01/2014-15/1470, dated 15.07.2014 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-01/2014-15). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s. Starcity Real Estates Private Limited	40%	Lead Member
2.	M/s. Starcity Buildcon Private Limited	30%	Relevant Member
3.	M/s. Crystalshape Develpers Private Limited	15%	Relevant Member
4.	M/s. ATS Infrastructure Limited	15%	Relevant Member

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s. Starcity Real Estates Private Limited 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:-

Sl. No.	Plot No./Sector	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-14A, Sector-1	43000.00 (Actual Area As per Lease Plan 42165.00)	M/s. Starcity Real Estates Private Limited	Lead Member
2.	GH-14B, Sector-1	33000.00	M/s. RG Pride Towers Pvt. Ltd. (SPC of M/s. Crystalshape Develpers Private Limited & M/s. ATS Infrastructure Limited- Relevant Member)	SPC
3.	GH-14, Sector-1	33400.00	M/s. Starcity Buildcon Private Limited	Relevant Member

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

For RG Pride Towers Private Limited

Director
RG Pride Towers Pvt. Ltd
LESSEE

Director

पट्टा दाता

Registration No.: 26355 Year : 2,014 Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि ए0पी0आई0सी0एल0 द्वारा स्नेहलता

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गोरखपुर

उपनिबंधक सब रजिस्ट्रार गोरखपुर सत्यमेव जयते उत्तर प्रदेश

For IKO Pride Towers Private Limited

Director

Whereas the said consortium has given an undertaking dated 28.07.2014 (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 and name and status of **M/s. RG PRIDE TOWERS 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-14B, Sector-1, Greater Noida measuring 33000 square metre vide letter dated 24.07.2014.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. RG PRIDE TOWERS PRIVATE LIMITED (Lessee)** having its registered office at 501, RG Trade Tower, Plot No. B-7, Netaji Subhash Place, Delhi-110034 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-14B, Sector-1, Greater Noida. Accordingly, lease deed in favour of **M/s. RG PRIDE TOWERS PRIVATE LIMITED (Lessee)** for Builders Residential / Large Group Housing Sub Divided Plot No.GH-14B, Sector-1, Greater Noida measuring **33000.00** square metre is being executed through this lease deed.

The lead member of the consortium shall have to retain at least 26% of the share holding as per MOA, till the completion certificate of at least one phase of the project or 40% construction of total FAR is obtained from Greater NOIDA Authority.

(i). <u>NOW THIS LEASE DEED WITNESSETH AS FOLLOWS</u>:-

1. This in consideration of the total premium of the sub divided plot (having area 33000.00 sq.m.) is **Rs. 79,53,00,000.00** (Rupees Seventy Nine Crore, Fifty Three Lac only) out of which 20% amount **Rs. 15,90,60,000.00** have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 80% premium i.e. **Rs. 63,62,40,000.00** of the plot along with interest @ 12% p.a. shall be payable in 16 half yearly installments in the following manner :-

Manager (Builders)
Greater Noida Indl. Dev. Authority

Manager (Builders)
Greater Noida Authority
LESSOR

For RG Pride Towers Private Limited

Director

Director
RG Pride Towers Pvt. Ltd
LESSEE

पट्टा गृहीता

Registration No. 26335 Year 2014 Book No. I

0201 वि0 आरजी प्राईड टावर्स प्रा0लि0 द्वारा अमन गुप्ता

नरेश कुमार गुप्ता

27/40 शक्ति नगर दिल्ली

व्यापार

उप निबन्धक रजिस्ट्रार गौतम बुद्ध नगर

कलक्टरेट जनपद

उत्तर प्रदेश

For RG Pride Towers Pvt Ltd

Director

Anx-'C'

M/s. RG PRIDE TOWERS PRIVATE LIMITED

(Formerly known as Dimension Infra Developers Pvt. Ltd.)
501, RG TOWER, PLOT NO. B-7, NETAJI SUBHASH PLACE, DELHI-110034
Phone- 011-47770555, Email I.D. rg@rggroup.in
CIN-U70200DL 2013 PTC 255199

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY MEETING HELD AT ITS REGD. OFFICE. 501, RG TOWER, PLOT NO. B-7, NETAJI SUBHASH PLACE, DELHI-110034 ON 28.07.2014

"RESOLVED that Mr. Aman Gupta S/o. Mr. Umesh Gupta R/o. 21/39, Shakti Nagar, Delhi is hereby authorized to sign all legal documents in Greater Noida Industrial Development Authority relevant to lease deed of plot no. GH-14, Sector-01, Greater Noida, U.P. in the favour of M/s. RG PRIDE TOWERS PVT. LTD."

For- RG PRIDE TOWERS PVT. LTD.
(Formerly known as Dimension Infra Developers Pvt. Ltd.)

Director

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

उपमण्डल एवं रजिस्ट्रार गौतमबुद्ध नगर

उत्तर प्रदेश

Head	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1	12.04.2015	39765000.00	38174400.00	77939400.00	596475000.00
Instalment No.2	12.10.2015	39765000.00	35788500.00	75553500.00	556710000.00
Instalment No.3	12.04.2016	39765000.00	33402600.00	73167600.00	516945000.00
Instalment No.4	12.10.2016	39765000.00	31016700.00	70781700.00	477180000.00
Instalment No.5	12.04.2017	39765000.00	28630800.00	68395800.00	437415000.00
Instalment No.6	12.10.2017	39765000.00	26244900.00	66009900.00	397650000.00
Instalment No.7	12.04.2018	39765000.00	23859000.00	63624000.00	357885000.00
Instalment No.8	12.10.2018	39765000.00	21473100.00	61238100.00	318120000.00
Instalment No.9	12.04.2019	39765000.00	19087200.00	58852200.00	278355000.00
Instalment No.10	12.10.2019	39765000.00	16701300.00	56466300.00	238590000.00
Instalment No.11	12.04.2020	39765000.00	14315400.00	54080400.00	198825000.00
Instalment No.12	12.10.2020	39765000.00	11929500.00	51694500.00	159060000.00
Instalment No.13	12.04.2021	39765000.00	9543600.00	49308600.00	119295000.00
Instalment No.14	12.10.2021	39765000.00	7157700.00	46922700.00	79530000.00
Instalment No.15	12.04.2022	39765000.00	4771800.00	44536800.00	39765000.00
Instalment No.16	12.10.2022	39765000.00	2385900.00	42150900.00	0.00

But interest shall never be the part of premium.

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.

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

For RG Pride Towers Private Limited

Director

Director
RG Pride Towers Pvt. Ltd.
LESSEE

कार्यालय उप निबन्धक गौतम बुद्ध नगर
उत्तर प्रदेश

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.

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.

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-14B, SECTOR-1, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **33000.00 Sq. mtrs.** be the same a little more or less and bounded:

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

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

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

For RG Pride Towers Private Limited
Director
RG Pride Towers Pvt. Ltd.
LESSEE
Director

दफ्तर सब रजिस्ट्रार गौतम बुद्ध नगर

उत्तर प्रदेश

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 7th **day of August, 2014** except and always reserving to the Lessor:

1. 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.

2. 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. 79,53,000.00/-** 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.

(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 the option to pay lease rent equivalent to 11 years, at the rate of lease rent prevailing at that time, as "One Time Lease

For RG Pride Towers Private Limited

Manager (Builders)
Greater Noida Ind. Dev. Authority

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd
LESSEE

Director

दफ्तर सब रजिस्ट्रार गौतम बुद्ध नगर

सत्यमेव जयते

उत्तर प्रदेश

Rent" unless the GNIDA 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 to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd
LESSEE

दफ्तर सब रजिस्ट्रार गोंडा देहात गोंडा

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 form 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

For RG Pride Towers Private Limited

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd.
LESSEE

Director

उपनिबंधक सब रजिस्ट्रार गोरखपुर
सत्यमेव जयते
उत्तर प्रदेश

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.

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 20,000 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	3.5
Set backs	As per prevailing Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

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/Planning Department of the Authority 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

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd.
LESSEE

Director

सहायक सब रजिस्ट्रार गौतम बुद्ध नगर

सत्यमेव जयते

उत्तरप्रदेश

15% of the total F.A.R. of the allotted plot as per approved layout plan and get completion certificate of the first phase accordingly issued from the building cell of the Authority 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 Authority within the period of 5 years from the date of execution of lease deed.

1. 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 /Authority . 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.

3. Without prejudice to the Authority'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.

3. 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.

4. There shall be total liberty at the part of allottee /lessee to decide the size of the flats/plots or to decide the ratio of the area for flatted/ plotted development. The FAR earmarked for commercial/Institutional use would be admissible but the allottee /lessee may utilize the same for residential use as per their convenience.

5. The allottee /lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued by the authority phase wise accordingly enabling them to do phase-wise marketing.

For RG Pride Towers Private Limited

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

Director
Director
RG Pride Towers Pvt. Ltd.
LESSEE

दफ्तर सब रजिस्ट्रार गौतम बुद्ध नगर

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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.

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

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 GNIDA on payment of transfer charges at the rate 2% of the allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the Authority as per the following conditions:-

(i) The dues of GNIDA 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.

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

For RG Pride Towers Private Limited

Director

Director
RG Pride Towers Pvt. Ltd.
LESSEE

उपरजिस्ट्रार गौतम बुद्ध नगर
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(ii) The lease deed has been executed.

(iii) Transferee should have financial qualification as fixed for the allotment i.e. as described in clause D-2 of scheme brochure in case of sub-divided plots.

(iv) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.

(v) The sub-lessee undertakes to put to use the premises for the residential use only.

(vi) The lessee has obtained building occupancy certificate from Building Cell, GNIDA.

(vii) 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 Authority in writing.

(viii) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.

(ix) 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.

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.

For RG Pride Towers Private Limited

Director

Manager (Building)
Greater Noida Indl. Dev. Authority

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd.
LESSEE

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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. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
   a) in a state of good 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 safe condition according to the convenience of the inhabitants of the place.
3. The Lessee 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 U.P. Industrial Area Development Act 1976 and rules made therein.

For RG Pride Towers Private Limited

Director

Manager (Builders)
Greater Noida Industrial Dev. Authority

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd
LESSEE

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उत्तर प्रदेश

4. In case of non-compliance of terms and directions of Authority, the Authority 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 maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other 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/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

CANCELLATION OF LEASE DEED

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

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/allottee/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 Authority 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 Authority and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in para Y1 above, the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Authority and no claim whatsoever shall be entertained in this regard.

For RG Pride Towers Private Limited

Manager (Builders)
Greater Noida Indl. Dev. Authority

Director

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd.
LESSEE

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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

For RG Pride Towers Private Limited

Director

Manager (Builders)
Greater Noida Indl. Dev. Authority
Manager (Builders)
Greater Noida Authority
LESSOR

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LESSEE

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उत्तरप्रदेश

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.
15. The Lessee shall be subject to the provision of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act 2010.
16. All terms and conditions of brochure of **BRS-01/2014-15** and its corrigendum's, 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.

In presence of:

Witnesses:

Avnyat Sharma
S/o Sh. S.K. Sharma
A-36 & Sec-51
NOIDA

(Deepak Gupta)
S/o Sh. S.L. GUPTA
D-9, R.P. Road, Adarsh Nagar
Delhi.

Manager (Builders)
Greater Noida Indl. Dev. Authority

Manager (Builders)
Greater Noida Indl. Dev. Authority

For and on behalf of LESSOR

For RG Pride Towers Private Limited

Director

For and on behalf of LESSEE

For RG Pride Towers Private Limited

Director

Manager (Builders)
Greater Noida Authority
LESSOR

Director
RG Pride Towers Pvt. Ltd
LESSEE

आज दिनांक **07/08/2014** को

बही सं. **1** जिल्द सं. **16613**

पृष्ठ सं. **355** से **386** पर क्रमांक **26335**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

7/8/2014

उपनिबन्धक सदर रजिस्ट्रार गौतम बुद्ध नगर

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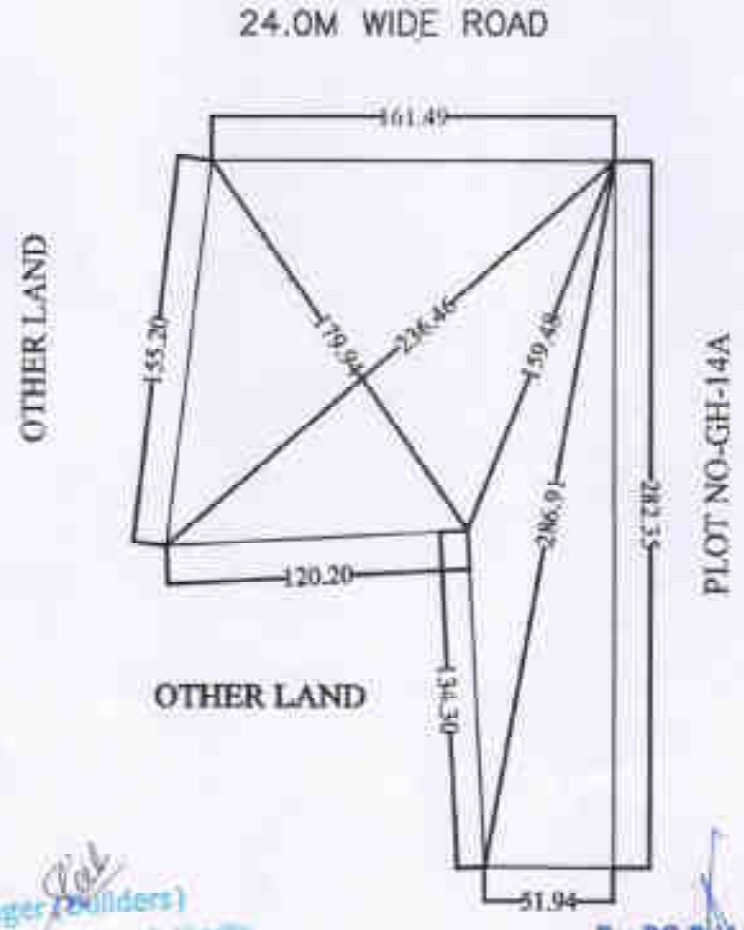
PLOT NO.- GH. 14B



Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

AREA=33000.00 SQM

NOTE:- DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT BEHALF. AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

POSSESSON TAKEN OVER ALLOTTEE		SIGN POSSESSON HANDED OVER

LEASE PLAN OF PLOT NO.-GH.14B SECTOR- 01 GREATER NOIDA

Manager (Builders)
Greater Noida Indl. Dev. Authority

PROJ. DEPTT	21/7/2014 ASST. MANAGER	MANAGER 21/7/14	DY. MANAGER
LAND. DEPTT	LEGAL	MANAGER TAHSIL DAR	TAHSILDAR
LAW. DEPTT	A.L.O		MANAGER
PLANIG. DEPTT	DR.DHARMENDRA		DR.DIRECTOR

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

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Annexure - 3

भारतीय गैर न्यायिक

रुपये Rs. 100

₹ 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

कार्यालय कोषागार 21 JUL 2014

उत्तर प्रदेश UTTAR PRADESH

CA 053312

UNDERTAKING

This undertaking is signed and executed at Greater Noida on the 28th Day of July, 2014 by –

1. M/s. Starcity Real Estates Private Limited a Company formed and existing under the provisions of Companies Act, 1956, having its registered office at 41, 1st Floor, Friends Colony East, New Delhi-110065 (herein referred to as the Lead Member of consortium) through Shri. Rahul Gupta S/o. Mr. Suresh Chand Gupta R/o. 6, Matapura, Orai, U.P. being the Director of the Lead Member.

2. M/s. Starcity Buildcon Private Limited a Company formed and existing under the provisions of Companies Act, 1956, having its registered office at D-35, Anand Vihar, Delhi-110095 (herein referred to as the Relevant Member of consortium) through Shri. Vishal Kumar S/o. Mr. Rajendra Kumar Goel R/o. D-35, Anand Vihar, Delhi-110095 Authorised Signatory of the Relevant Member.

3. M/s. RG Pride Towers Private Limited (Formerly known as Dimension Infra Developers Pvt. Ltd.) a Company formed and existing under the provisions of Companies Act, 1956, having its registered office at 501, RG Trade Tower, Plot No. B-7, Netaji Subhash Place, Delhi-110034 (herein referred to as the SPC of M/s. Crystalshape Develpers Private Limited - Relevant Member & ATS Infrastructure Limited- Relevant Member) through Mr. Aman Gupta S/o. Mr. Umesh Gupta R/o. 21/39, Shakti Nagar, Delhi Authorised Signatory of the SPC.

For Starcity Real Estates Pvt. Ltd.

Director/Auth. Signatory

STARCITY BUILDCON PVT. LTD.

Authorised Signatory

Greater Noida Indl. Dev. Authority

For RG PRIDE TOWERS PVT. LTD.

For RG Pride Towers Private Limited

Authorised Signatory

Director

उपनिबंधक एवं सब रजिस्ट्रार गौतम बुद्ध नगर

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WHEREAS in response to the invitation for the bid in the BRS-01/2014-15 scheme of the Large Group Housing/ Builders residential Plots Scheme floated by the Greater Noida Industrial Development Authority herein referred as "GNIDA", the consortium M/s. Starcity Real Estates Private Limited (Lead Member) submitted bid for allotment of Plot No.14, Sector-01, Greater Noida, Area 109400 square metre and agreed to abide by all terms and conditions as mentioned in the brochure of the scheme.

AND WHEREAS the GNIDA vide letter dated 15.07.2014 allotted Plot No.14, Sector-01, Greater Noida, Area 109400 in favour of consortium.

AND WHEREAS upon being called to have lease deed of allotted plot executed in the name of the consortium, the lead member and the relevant member agree amongst themselves that as permissible under clause C-8 of the brochure of the scheme the lease deed of an area 43000 square metre be executed in favour of M/s. Starcity Real Estates Private Limited- Lead Member, a separate lease deed of an area of 33400 square metre be executed in favour of M/s. Starcity Buildcon Private Limited- Relevant Member and lease deed of an area of 33000 square metre be executed in favour M/s. RG Pride Towers Private Limited (Formerly known as Dimension Infra Developers Pvt. Ltd.) SPC of M/s. Crystalshape Develpers Private Limited - Relevant Member & ATS Infrastructure Limited- Relevant Member, a request letter dated 18-07-2014 addressed to GNIDA in this regard.

AND WHEREAS A request of the lead member and the relevant member as contained in the said letter dated 18-07-2014 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 24-07-2014, including submission of an Undertaking.

Now therefore this undertaking witnesses as under :-

1. That we, the lead member and the relevant member do hereby agree that notwithstanding the execution of the lease deed of an area of 43000 square metre be executed in favour of M/s. Starcity Real Estates Private Limited- Lead Member, a separate lease deed of an area of 33400 square metre be executed in favour of M/s. Starcity Buildcon Private Limited- Relevant Member and lease deed of an area of 33000 square metre be executed in favour M/s. RG Pride Towers Private Limited (Formerly known as Dimension Infra Developers Pvt. Ltd.) SPC of M/s. Crystalshape Developers Private Limited - Relevant Member & ATS Infrastructure Limited- Relevant Member, we shall be jointly and severally liable for the due compliance of all terms and conditions of the lease deed.

For Starcity Real Estates Pvt. Ltd.

Director/Auth. Signatory

For STARCITY BUILDCON PVT. LTD.

Vishal Kumar

Authorised Signatory

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG PRIDE TOWERS PVT. LTD.

For RG Pride Towers Private Limited

Authorised Signatory
Director

उपनिबंधक एवं रजिस्ट्रार गौतमबुद्ध नगर

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including but not limited to the payment of consideration for the area mentioned in the lease deeds and any breach of the aforesaid, by one of us, shall constitute breach also by the other and thereby empower the GNIDA to take action against us.

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

3. That any breach of conditions set out in this undertaking shall render the permission granted in principle vide GNIDA letter dated 24.07.2014 withdrawn in case lease deed has been executed, then GNIDA shall be entitled to take action against us, including determination of the said lease deeds.

4. That, in terms of the Clause 8(a) of the Scheme, we undertake that the lead member company shall retain minimum 26% of the share/shareholding/rights in the Consortium as per MOA till the completion certificate of at least one phase or 40% construction of total FAR of the project is obtained from the Greater Noida Authority

5. That each of the signatory on behalf of lead member and relevant member has been duly authorised by their respective Board of Directors to submit this Undertaking. A copy of the Board Resolution in favour of each of the signatory is being annexed as Annexure 'A,' 'B' 'C' to this Undertaking and the same shall be deemed to be part of this Undertaking.

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

IN WITNESS WHEREOF each of the executants have appended their signatures in the presence of each others on the date first mentioned above.

For and on behalf of -

Starcity Real Estates Pvt. Ltd. - Lead Member	Vishal Kumar **Starcity Buildcon Pvt. Ltd.-** Relevant Member	**RG Pride Towers Pvt. Ltd.** (Formerly known as Dimension Infra Developers Pvt. Ltd.) SPC of Relevant Members

Witness- Deepak Gupta
S/o Sh. S.L. Gupta
Partner
D-9 R.P. Road Adarsh Nagar
Delhi-33.

For Star[illegible] Ltd.

[illegible] Signatory

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

दफ्तर सब रजिस्ट्रार गोला गोकर्णनाथ

सत्यमेव जयते

उत्तर प्रदेश

ACEGROUP
fulfilling ACEpinations

Anx- 'A'

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY MEETING HELD AT ITS REGISTERED OFFICE D-35, ANAND VIHAR, DELHI-110092 ON 26.07.2014 AT 11.00 A.M.

RESEOLVED THAT SHRI VISHAL KUMAR S/O SHRI RAJENDRA KUMAR GOEL MANAGER OF THE COMPANY IS HEREBY AUTHORIZED TO SIGN ALL LEGAL DOCUMENTS IN GREATOR NOIDA IDUSTRIAL DEVELOPMENT AUTHORITY RELEVANT TO REGISTRY OF PLOT NO. GH-14, SECTOR-01, GREATOR NOIDA-(U.P.) IN THE FAVOUR OF **M/S STARCITY BUILDCON PVT. LTD.**

Vishal Kumar

FOR STARCITY BUILDCON PVT. LTD.

Vishal Kumar

DIRECTOR

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

Starcity Buildcon Pvt. Ltd.
Corp. Off.: D-35, Chander Nagar, Ghaziabad-201001
Site Off.: GH-12/1, Sec-Zeta-1, Greater Noida-201301 (U.P.)
T: 0120-4214345, 4214340 M: 8800494755, 8800494770
E: info@acegroupindia.com
Website: www.acegroupindia.com

ACE platinum

उपनिबंधक सब रजिस्ट्रार गौतम बुद्ध नगर

सत्यमेव जयते

उत्तर प्रदेश

STARCITY REAL ESTATES PRIVATE LIMITED

41, First Floor, Friends Colony (East), New Delhi-110065

Anx- B

CIN NO: U70109DL2010PTC210504

Ref. ..... Date: .....

CERTIFIED TRUE COPY OF THE RESOLUTION OF THE MEETING OF THE BOARD OF DIRECTORS OF STARCITY REAL ESTATES PRIVATE LIMITED ("COMPANY") HELD ON, THE 24TH JUNE, 2014 AT 10 A.M. AT THE OFFICE SITUATED AT 41, 1ST FLOOR, FRIENDS COLONY EAST, NEW DELHI - 110065

"**RESOLVED THAT** the Company be and is hereby authorized to bid as part of a consortium of members, for plots under the **Large Group Housing Plots in Greater Noida (Scheme Code – BRS-01/2014-15)** of **Greater Noida Industrial Development Authority ("GNIDA")**.

RESOLVED FURTHER THAT the Company acting as a Lead Member and acting through Mr. Rahul Gupta, [DIN - 01546602], son of Mr. Suresh Chand Gupta, resident of 6, Matapura, Orai, Uttar Pradesh - 285001 (*herein referred to as "Authorized Person"*), be and is hereby authorized, to enter into a **Memorandum of Agreement** (also herein called **"Consortium Agreement"**), to be executed by and between with regard to the aforementioned bid:

1) **Starcity Real Estate Pvt. Ltd. (acting as Lead Member);**
2) **Starcity Buildcon Pvt. Ltd. (acting as Relevant Member);**
3) **Crystalshape Developers Pvt. Ltd. (acting as Relevant Member)**
4) **ATS Infrastructure Ltd. (acting as Relevant Member).**

RESOLVED FURTHER THAT the aforesaid Authorized Person be and are hereby authorized to sign, authenticate and execute all documents, deeds, papers, undertakings, certificates, applications, affidavits, submissions, replies and evidences, on behalf of the Company, as may be required for the purpose of the aforementioned bidding.

RESOLVED FURTHER THAT Mr. Rahul Gupta, [DIN - 01546602], son of Mr. Suresh Chand Gupta, resident of 6, Matapura, Orai, Uttar Pradesh - 285001, being the Director of Starcity Real Estate Pvt. Ltd., Lead Member of the Memorandum of Agreement (Consortium Agreement), be and is hereby authorized to complete all the formalities and sign all the documents and in general to represent the intended Consortium and may be required for the purpose of the aforementioned bidding.

CERTIFIED AS TRUE
For Starcity Real Estates Private Limited

Rahul Gupta
Director
DIN-01546602
Address-6, Matapura, Orai, Uttar Pradesh - 285001

Manager (Builders)
Greater Noida Indl. Dev. Authority

For RG Pride Towers Private Limited

Director

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP38771069660787W

Certificate No.	:	IN-UP38771069660787W
Certificate Issued Date	:	01-May-2024 03:31 PM
Account Reference	:	NEWIMPACC (SV)/ 25141015001/ GAUTAM BUDDH NAGAR (UP-GBN)
Unique Doc. Reference	:	SUBIN-UPUP14015001705581701701W
Purchased by	:	VIPIN KUMAR SHARMA
Description of Document	:	Article 23 Counterpart or Duplicate
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	VIPIN KUMAR SHARMA
Second Party	:	Not Applicable
Stamp Duty Paid By	:	VIPIN KUMAR SHARMA
Stamp Duty Amount(INR)	:	10 (Ten only)

कार्यालय
निबन्धक गौतमबुद्धनगर
जनपद–गौतमबुद्धनगर (उ0प्र0)

फल संख्या:– 5189 /2024
फल जारी करने की तिथि:–
बैलेंस पर अदा स्टाम्प:– 10

बैलेंस की सत्यापित छायाप्रति

2

P-13407/15

भारतीय गैर न्यायिक

Rs. 100

ONE HUNDRED RUPEES

रु. 100

UTT

CF 589673

CORRECTION DEED

The Deed made on the 22nd Day of June, 2015 between Greater Noida Industrial Development Authority, a body corporate constituted under section 3 read with section 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 and assigns) of the **One Part.**

And

M/s. KVIR TOWERS PRIVATE LIMITED (Formerly known as **RG Pride** Towers Private Limited) a Company formed and existing under the provisions of

RG PRIDE TOWERS PRIVATE LIMITED

Director

Manager (
Greater Noida Industrial Development

22/06/15

K. Vir Towers Pvt. Ltd.,
Pitampura

(Deepak Gupta)

(Saurabh Yadav)

Companies Act, 1956, having its registered office at 501, RG Trade Tower, Plot No. B-7, Netaji Subhash Place, Delhi-110034 (herein referred to as the SPC of M/s. Crystalshape Developers Private Limited & ATS Infrastructure Limited- Relevant Members of consortium) through its Authorized Signatory/Director Mr. Aman Gupta S/o. Mr. Umesh Kumar Gupta R/o. 21/40, Shakti Nagar, Delhi duly authorised by its Board of Directors vide Resolution dated 15-5-2015 (hereinafter called the 'lessee') which expression shall unless the context does not so admit, include its executors, successors in office, administrators, representatives and permitted assigns) of the **Second Part.**

WHEREAS pursuant to Lease Deed dated **07.08.2014** entered into between the Lessor and Lessee, the Lessor allotted all his rights, title and interest to the Lessee in the **Plot No. GH-14B, Sector-01** admeasuring area 33000 Sqm. situated in the Greater Noida (West), District Gautambudh Nagar, Uttar Pradesh (herein referred to as the **'Property'**) which was duly registered under the **Bahi No I Jild No 16613**

For XVIR TOWERS PRIVATE LIMITED

विलेख

100.00	50	150.00	2,500
फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग

मै0 के वी आई आर टावर्स प्रा0लि0 द्वारा अमन गुप्ता

पुत्र श्री उमेश कुमार गुप्ता

व्यवसाय

निवासी स्थायी 501 आर0जी0ट्रेड टावर प्लाट न0-बी-7 नेताजी सुभाष प्लेस नई दिल्ली

अस्थायी पता 501 आर0जी0ट्रेड टावर प्लाट न0-बी-7 नेताजी सुभाष प्लेस नई दिल्ली

ने यह लेखपत्र इस कार्यालय में दिनांक 24/6/2015 समय 1:37PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
24/6/2015

निष्पादन लेखपत्र वाद सुनने व समझने मंजमून

प्रथम पक्ष

श्री संजीव कुमार शर्मा
प्रतिनिधि शे0-नो0औ0वि0प्रा0द्वारा स्नेहलता
(प्र0स0)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

द्वितीय पक्ष

मै0 के वी आई आर टावर्स प्रा0लि0 द्वारा अमन गुप्ता
पुत्र श्री उमेश कुमार गुप्ता
पेशा
निवासी 501 आर0जी0ट्रेड टावर प्लाट न0-बी-7
नेताजी सुभाष प्लेस नई दिल्ली-110034

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री दीपक गुप्ता
पुत्र श्री श्याम लाल गुप्ता
पेशा
निवासी डी-9 आर0पी0रोड आदर्श नगर दिल्ली

श्री सौरव यादव
पुत्र श्री आर0ए0यादव
पेशा
निवासी 367-बी/12 जवाहर नगर गुड़गांव

ने की।

पत्रावली पर मौजूद के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर

Page No 355 to 386 Sl.no 26335 dated 07.08.2014 in the office of Sub-Registrar, Gautam Budh Nagar, Greater Noida (hereinafter referred as **'Lease Deed'**).

The dimensions (length & width) of the lease plan attached with above said lease deed were erroneously written wrong. There are minor changes in the dimensions only. But area, location etc. were written correct.

Now through this correction deed the parties here by agree to rectify the dimensions (length & width) of the **Plot No. GH-14B, Sector-01** admeasuring area 33000 Sqm. situated in the Greater Noida, District Gautambudh Nagar, Uttar Pradesh duly allotted by Lessor. There is no change in plot number, location & area of the plot. The boundaries are also same. **(Lease Plan is attached).**

TOWERS PRIVATE LIMITED

Manager (Builder)
Greater Noida Indl. Dev. Authority

प्रथम पक्ष

Registration No.: 13407 Year: 2,015 Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ग्रे0नो0औ0वि0प्रा0द्वारा स्नेहलता

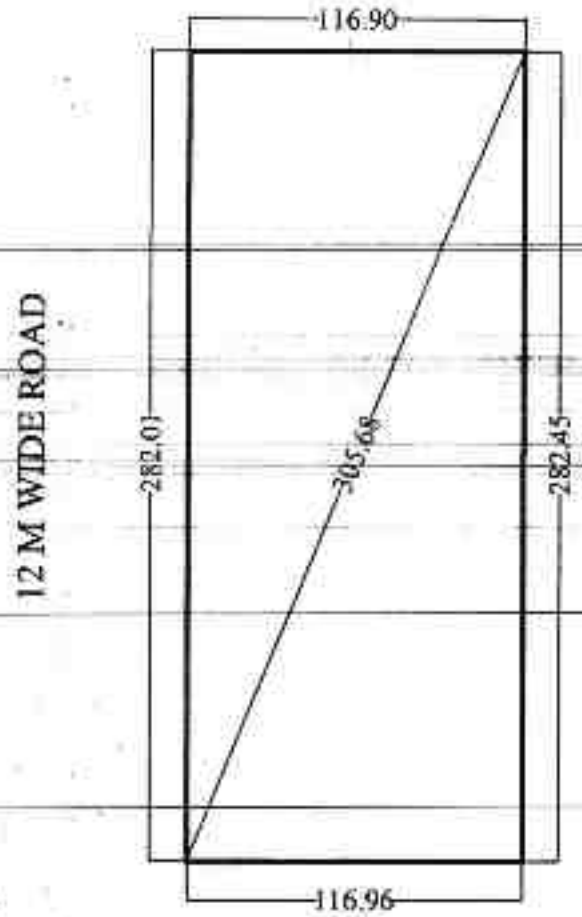
ग्रेटर नोएडा

नौकरी

PLOT NO.- GH. 14B

REVISED LEASE PLAN

24.0M WIDE ROAD



Manager (Builders)
Noida Indl. Dev. Authority

12 M WIDE ROAD

For NIR TOWERS PRIVATE LIMITED

Director

03000.00 SQM

REVISED LEASE PLAN

URGENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND, IT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

TAKEN OVER ALLOTTEE	SIGN POSSESSON HANDED OVER		
PROJ. DEPTT	ASST.MANAGER	MANAGER	SR.MANAGER
LAND. DEPTT	LEKHPAL	NAYAB TAHSEEL DAR	TAHSEEL DAR
LAW. DEPTT	A.L.O		MANAGER
PLANIG. DEPTT	SR.DRAUGHTSMAN		SR.EXECUTIVE

LEASE PLAN OF PLOT NO.-GH.14B SECTOR- 01 GREATER NOIDA

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

द्वितीय पक्ष

Registration No. : 13407 Year : 2,015 Book No. : 1

0201 मै0 के.टी.आई. आर टावर्स प्रा0लि0 द्वारा अमन गुप्ता

उमेश कुमार गुप्ता

501 आर0जी0ई0 टावर प्लाट नं0-बी-7 नेताजी सुभाष प्लेस नई दि

All other facts and conditions of the above lease deed dated 07.08.2014 are same. The

chargeability of the stamp duty is not being affected by this rectification.

Except as hereinafter varied/modified the original lease deed shall continue to

have full force and effect.

In witness whereof, the parties, hereto, have signed this correction deed on the

day year first mentioned above.

Witness.....

Deepak Gupta
S/o Sh. Shyam Lal Gupta
R/o 9, R.P. Road,
Ashok Nagar, Delhi-33

Ramesh Yadav
S/o Dr. R.A. Yadav,
R/o 367-B/12,
Jawahar Nagar,
Gurgaon-122001
Haryana

For and on behalf of Lessor

Manager (Builders)
Greater Noida Indl. Dev. Authority

For and on behalf of Lessee

आज दिनांक **24/06/2015** को

बही सं. **1** जिल्द सं. **18305**

पृष्ठ सं. **121** से **130** पर क्रमांक **13407**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

24/6/2015

तैयारकर्ता सत्यापित छायाप्रति

मिलानकर्ता उपनिबन्धक

गौतमबुद्धनगर

M/S. KVIR TOWERS PVT LTD- COLLECTION ACCOUNT FOR R
G's PLEIADDES PHASE 4
G 06 GROUND FLOOR PLOT NO SULSC
BLOCK B RG CITY CENTRE,NORTH WEST
DELHI 110035
DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/09/24 To: 30/09/24

Account Branch : SKY GARDEN GREATER NOIDA
Address : SHRI RADHA SKY GARDEN, GROUND FLOOR
SHOP NO 17,18,19,20, GH-05,
SECTOR 16B, NOIDA,GAUTAM BUDDHA NGR
City : GREATER NOIDA 201305
State : UTTAR PRADESH
Phone no. : 18002600/18001600
RTGS/NEFT IFSC : HDFC0005129 MICR: 110240534
Email : RGBANKING@RGGROUP.IN
Limit : 0.00 Currency : INR
Cust ID : 295130702 Pr.Code : 1291 Br.Code : 5129
Account No : 57500001552982 OTHER
A/C Open Date : 29/07/2024
Account Status : DR Blocked

02/09/24 BALANCE BROUGHT FORWARD
.00

****
****

****
****

STATEMENT SUMMARY :-

Opening Balance	Debits	Credits	Closing Bal
0.00	0.00	0.00	0.00

Dr Count	Cr Count
0	0

Generation Date : 03-Oct-24 11:42 Generated by : OFF552103 Requesting Branch Code : 4989

State account branch GSTN:09AAACH2702H1ZY
HDFC Bank GSTIN number details are available at:
https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax
Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

Thursday, 7 Nov, 2024 | 04:00:12 PM

Project Registration

Promoter Details| Plan Details | Project Bank Details | Land Details | Upload Documents | Contact Details |

Project Bank Details

NEW Directions For Maintenance and Operation of Separate Bank A

Collection Account Details of the Project

Name of the Account*	KVIR TOWERS PVT LTD- COLLECTION A		
Account Number*	57500001552982		
Bank Name*	HDFC BANK		
Branch Name*	SKY GARDEN GREATER NOIDA		
Branch Address*	SHRI RADHA SKY GARDEN, GROUND FI		
IFSC Code*	HDFC0005129		
Upload Passbook/latest Bank Statement of the Account*	Choose File No file chosen	UPLOAD	VIEW
Upload Standing Instructions to transfer not less than 70% to Project Separate Account*	Choose File No file chosen	UPLOAD	VIEW
Upload Standing Instructions to transfer not more than 30% to Project Transaction Account*	Choose File No file chosen	UPLOAD	VIEW
Branch District*	Gautam Buddha Nagar		
Branch State*	Uttar Pradesh		
Branch Email Address*	escrow@hdfcbank.com		

SAVE

The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

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- Order For CA, Architect, Engineer Certificate
- Order For Project Registration & Editing
- SOP For Complaint Redressal
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HDFC BANK
We understand your world

HDFC BANK LTD. (Sector-18, Noida)

Applicant's Copy

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

CHALLAN FORM FOR RESIDENTIAL/INDUSTRIAL/COMMERCIAL/BUILDERS/GROUP HOUSING/GOLF/VILLAGE ABADI PLOT/FLAT

To be filled in Quadruplicates as annexed

Contact No. 9560096052 Date 03042017

1 Name of Scheme Scheme Code BR 01 Pay

2 Allotment no. BR 01 0114 15003 Plot Size 330 sq.m.

3 Allottee Name KNR TOWERS PVT LTD

4 Location : Sector 01 Block — Plot/Flat No. GH-14B

5 Codewise Deposits (For Heads See codes below)

	CODE NO.	CODE DESCRIPTION	AMOUNT IN RUPEES	Ps.
A	502	Re-Schedulement Money	8401829/-	00
B				
C				
D				
E				
		GRAND TOTAL	8401829/-	00

Rs. (in words) Eight crore forty Lakh one thousand Two Hundred Ninety Nine only

6 TO BE FILLED IN BY THE DEPOSITOR

Bank Draft No. 748001 Dated 31/03/2017 For Rs. 8,40,18,29 6/- is enclosed herewith

Drawn on Bank HDFC Bank Branch New Delhi

Rs. _____ is hereby tendered in cash.

Signature of Depositor

7 TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK

Received Rs. 8401829/- in CASH/BANK DRAFT as stated above at risk, trial and responsibility of depositor. In case where the cancellation proceedings have been undertaken, the deposit of above amount will not entitle the depositor to claim any benefit on account of the above deposit made. The right of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY is reserved to initiate further action as is admissible under the rules and regulations. Any unauthorised payment(s) remitted are liable to be forfeited by GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Above deposit(s) credited in Greater Noida A/C No. 15924000054300 on _____

Challan No. 71179

SIGNATURE OF RECEIVING AUTHORITY & BANK SEAL

HDFC BANK LTD. 03 APR 2017 RECEIVED

CODE NO.	CODE DESCRIPTION
1	ALLOTMENT MONEY
2	INSTALMENT
3	EXCESS AREA AMOUNT
4	F.A.R. PURCHASABLE
5	NAME PROCESSING FEES
6	LATE CONSTRUCTION PENALTY
7	LATE FUNCTIONAL PENALTY
8	NOC/MORTGAGE PERMISSION FEE
9	RENT COMMERCIAL SHOPS/OFFICES & OTHERS
10	RESERVATION MONEY
11	TIME EXTENSION CHARGES
12	PURCHASABLE GROUND COVERAGE
13	REVISED LAY OUT FEES
14	INTEREST ON PREMIUM
15	PENAL INTEREST
16	MAINTENANCE CHARGES
17	CONSTRUCTION WITHOUT REVALIDATION FEE
18	DOCUMENTATION CHARGES
19	INCOMPLETE DRAWING CHARGES
20	INCOMPLETE BUILDING CHARGES
21	INSPECTION CHARGES
22	LAY OUT CHARGES
23	MASTER PLAN DEVELOPMENT CHARGES
24	PROCESSING FEE

CODE NO.	CODE DESCRIPTION
31	EXCESS AREA AMOUNT (ONE TIME)
32	LEASE RENT - ANNUAL
33	DEMARCATION CHARGES
34	LEASE RENT - ONE TIME
35	BITI COST - ONE TIME
36	TEMPORARY STRUCTURE FEES
38	LATE LEASE PENALTY
39	REGISTRATION MONEY
41	TRANSFER CHARGES
42	TEMPORARY CANOPY CHARGES
43	S.C.T. JAN SUVIDHA
44	COMMUNITY CENTRE
45	GRASS CUTTING CHARGES
46	PARKING CHARGES
47	TAX STRING CHARGES
50	PLAN PROCESSING FEES
51	COMPUTERIZATION
52	REVALIDATION CHARGES
53	REVISION CHARGES
54	COMPLETION FEE
55	WATER CONNECTION CHARGES
56	SEWER CONNECTION CHARGES
58	RAMP CHARGES
59	MALWA CHARGES

CODE NO.	CODE DESCRIPTION
60	RAIN WATER HARVESTING
61	LOCATION CHARGES
62	REVIVAL CHARGES
63	SALE OF FORMATS/MAPS, ETC.
64	SALE OF BROCHURES NEW SCHEMES
65	ADDITIONAL DEVELOPMENT CHARGES
66	E.T. FEE
68	LEASE BACK
70	ADDITIONAL COMPENSATION RECOVERY
72	UNIPOL CHARGES
73	VACANT PLOT BOOKING CHARGES
74	CATTLE SHED CHARGES
75	FORMS FEES
76	RECEIPTS FROM HOARDING/ADVERTISEMENT
77	RENT/REVISION CHARGES
78	WATER USER CHARGES
79	ONE TIME PREMIUM
80	TENDERS FORMS SALE
81	INTEREST ON PAYMENTS

Co. Rescheduling money

HDFC BANK

To Whomsoever It may Concern

Date 03-04-2017

This is reference to Cheque No. 71179 for an amount of Rs. 8,40,13,296/- Eight Crore Forty lakh Fifteen Thousand Two Hundred Ninety Six only deposited via Cash - CDM on 03-04-2017 in favour of KNB TOWERS PVT. LTD. against Property No. OH-14 B, Sector-01, Greater Noida on account of Re-Credelisement Money

We confirm that the above money has been credited to the account of Greater Noida Industrial Dev. Authority A/c. No. 00201090054300, held with HDFC Bank Ltd., Noida branch on 03-04-2017

For HDFC Bank Ltd.

Authorised Signatory

K 5161

बार कौंसिल आफ उत्तर प्रदेश

एडवोकेट पंजीकरण प्रमाण–पत्र

एडवोकेट्स अधिनियम, १९६१ की

धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश ५०९२ सन् २००९

प्रमाणित किया जाता है कि

श्रीमती/कुमारी/श्री प्रभात कुमार दुबे

पत्नी/आत्मजा/आत्मज श्री ले० लाल दुबे

जिला गाजियाबाद आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित एडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक ११ नवम्बर २००९ को बार कौंसिल द्वारा मुद्रांकित तथा हमारे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अनुसार मुद्रांक शुल्क

नियम [illegible] पर मुद्रांक पर [illegible] है

सचिव
बार कौंसिल ऑफ उत्तर प्रदेश

अध्यक्ष/उपाध्यक्ष
बार कौंसिल ऑफ उत्तर प्रदेश

13th APRIL, 2024

TITLE SEARCH REPORT

SUB: LEGAL OPINION IN THE MATTER OF LEASE-HOLD PROPERTY I.E., M/S KVIR TOWERS PRIVATE LIMITED (FORMERLY KNOWN AS RG PRIDE TOWERS PVT. LTD.) PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA WEST, GAUTAM BUDDHA NAGAR, U.P.

Dear Sir/Madam,

That the aforementioned property is owned by **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.),** having its Regd. office at G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, New Delhi 110035 through it's the then Authorized Signatory/Director Mr. Aman Gupta, S/o Mr. Umesh Kumar Gupta, R/o 21/40, Shakti Nagar, Delhi-110007, I have carefully examined the Xerox copy(ies) of the documents submitted and provided to me and have also inspected the records of the Sub-Registrar Sadar, Gautam Budh Nagar, from the period of 2009 to 2020 vide receipt No 2024145024693 dated 12/04/2024 and obtained the Certificate NO. 105/2024 dated 01/05/2024 and also inspected the records of the Sub-Registrar Dadri, from the period of 2020 to 2024 vide receipt No 2024149033600 dated 06/04/2024 and obtained the Certificate No. 22024149000247 dated 12/04/2024 in relation to the above said property. I am submitting herein below detailed legal opinion in the matter: -

1. **NAME AND ADDRESS OF TITLE HOLDER/LESSEE**

M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.), having its Regd. office at G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, New Delhi 110035 through its then

Authorized Signatory/Director Mr. Aman Gupta, S/o Mr. Umesh Kumar Gupta, R/o 21/40, Shakti Nagar, Delhi-110007

2. **DESCRIPTION OF THE PROPERTY**

In respect of Lease-hold property i.e., PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P., bounded as per Lease Plan.

3. **DETAILS OF DOCUMENTS STUDIED AND SCRUTINISED:**

S.NO.	Date of Document	Name of Document	Whether original/ Certified/true copy/ Photostat
1.	15/07/2014	Allotment Letter PROP/BRS-01/2014-15/1470	Photocopy
2.	28/07/2014	Certificate of Incorporation pursuant to change of name. (DIMENSION INFRADEVELOPERS PRIVATE LIMITED to RG PRIDE TOWERS PRIVATE LIMITED)	Photocopy
3.	07/08/2014 (Registered on 07/08/2014)	Lease Deed.	Certified copy
4.	27/08/2014	Possession Letter No. PROP/BRS/2014/1652	Photocopy
5.	28/01/2015	Certificate of Incorporation pursuant to change of name. (RG PRIDE TOWERS PRIVATE LIMITED to KVIR TOWERS PRIVATE LIMITED)	Photocopy
6.	24/06/2015	Correction Deed	Certified Copy
7.	19/07/2017	Mortgage Deed	Certified Copy

4. **TRACING OF TITLE**

Brief history of the property and how the owner has derived the title: -

Whereas **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY** through a sealed two bid tender system awarded a PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P. to **M/s RG PRIDE TOWERS PVT. LTD** (the SPC of M/s Crystalshape Developers Pvt. Ltd. and ATS Infrastructure Ltd. relevant members of consortium), vide allotment-cum-reservation letter No. PROP/BRS-01/2014-15/1470 dated 15/07/2014.

After that a Lease Deed dated 07/08/2014 was executed between **Greater Noida Industrial Development Authority (Lessor)**, and **M/s RG PRIDE TOWERS PVT. LTD** (the SPC of M/s Crystalshape Developers Pvt. Ltd. and ATS Infrastructure Ltd. relevant members of consortium) **(Lessee)** in respect of above said PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P. to develop a residential and group housing project in accordance with the relevant provisions for development of project. The said Lease Deed is duly registered in the office of Sub-Registrar Sadar, Gautam Budh Nagar, as Regd. Document No. 26335, in Book No. I, Volume No. 16613, at page No. 355 to 386, on 07/08/2014.

After that a Correction Deed dated 22/06/2015 was executed between **Greater Noida Industrial Development Authority (LESSOR)** and **M/s KVIR Towers Pvt. Ltd.** (Formerly known as RG Pride Towers Pvt. Ltd.) **(LESSEE)** in respect of the above said plot which is duly registered in the office of Sub-Registrar Sadar, Gautam Budh Nagar, as Regd. Document No. 13407, in Book No. I, Volume No. 18305, at page No. 121 to 130, on 24/06/2015.

After that a Mortgage Deed dated 19/07/2017 was made between **M/s KVIR Towers Pvt. Ltd.** (Formerly known as RG Pride Towers Pvt. Ltd.) **(Mortgagor)** and **M/s ECL Finance Limited (Mortgagee)** in respect of above said PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P., which is duly registered in the office of Sub-Registrar Sadar, Gautam Budh Nagar, as Regd. Document No. 21401, in Book No. I, Volume No. 24501, at page nos. 1 to 154, on 19/07/2017 to mortgage the said plot to secure the credit facility of Rs. 1,70,00,00,000/- (Rs. One hundred seventy crore only) availed by M/s R. G. Residency Pvt. Ltd.

Thus, by virtue of the said Lease Deed dated 07/08/2014, **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)** through it's the then Authorized Signatory/Director Mr. Aman Gupta has got clear and marketable title over the above said property.

5. **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY.**

There is no minor's claim in respect of said property.

7. **ENCUMBRANCE CERTIFICATE**

I have inspected the records of the said property in the office of Sub-Registrar Sadar, Gautam Budh Nagar from the period of 2009 to 2020. The inspection of the records by Encumbrance Certificate No. 105 of 2024 from the office of Sub-Registrar Sadar, Gautam Budh Nagar revealed the creation of a mortgage deed dated 19/07/2017 and in favour of **M/s ECL Finance Limited** in respect to the said Property.

8. **POSSESSION**

The possession of the property in question is with the title holder/Lessee. The Bank or Financial Institute is advised to inspect the land of plot by site visit and ensure that the land is exist there and is in possession of the Lessee/title holder

9. **DOCUMENTS REQUIRED TO BE TAKEN**

a. Copy of the Allotment cum Reservation Letter dated 15/07/2014.

b. Copy of Certificate of Incorporation pursuant to change of name dated 28/07/2014. (From Dimension infra developers Pvt Ltd to RG Pride Towers Pvt. Ltd.)

c. Certified copy of Lease Deed dated 07/08/2014 in favour of **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)**

d. Photocopy of possession letter dated 27/08/2014.

e. Copy of Certificate of Incorporation pursuant to change of name dated 28/01/2015. (From RG Pride Towers Pvt. Ltd. to KVIR Towers Pvt. Ltd.)

f. Certified copy of Correction Deed dated 24/06/2015 in favour of **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.).**

g. Certified Copy of Mortgage Deed dated 19/07/2017 in favour of **M/s ECL Finance Limited**

h. Original Certificate of Search 105 of 2024 vide receipt No. 2024145028559.

i. Original Certificate of Search 22024149000247 vide receipt No. 2024145028559.

10. **FINAL CERTIFICATE**

In view of the above, I am of the considered view that **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)** is the owner of Lease-hold property i.e. PLOT NO. GH-14B, ADMEASURING 33,000.00 SQ. MTRS., SITUATED AT SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR, U.P. on the basis of Xerox copy of the documents as supplied and provided to me. Thus, **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)** has acquired clear, legal, valid and marketable title, ownership rights and interest on the subject property by virtue of the Lease Deed dated 07/08/2014 executed in its favour by GNIDA. Thus, **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)** has all the rights to create equitable mortgage of the said property in favour of the Bank or any Financial Institute. I have seen the copy of Lease Deed dated 07/08/2014 (registered on 07/08/2014) in favour of **M/s KVIR Towers Pvt. Ltd. (Formerly known as RG Pride Towers Pvt. Ltd.)** which is registered in the office of Sub-Registrar Sadar, Gautam Budh Nagar and the Mortgage Deed dated 19/07/2017 in favour of **M/s ECL Finance Limited**. However, the original documents pertaining to this land may be verified by the bank or any financial Institute at the time of equitable mortgage.

PRABHAT KUMAR SHARMA
ADVOCATE
REG. NO. UP5093/2006

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

जिलाकलेक्टर सदर ग्रेटर नोएडा क्रम संख्या 2024145028559

गौतम बुद्ध नगर

लेख का प्रार्थना पत्र प्रस्तुत करने का दिनांक 01/05/2024

प्रस्तुतकर्ता या प्रार्थी का नाम प्रभात कुमार शर्मा एडवोकेट

लेख का प्रकार: सार प्रमाण 2009 वर्ष से 2020 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण का प्रभार शुल्क
4. मुख्यालय के अधिकारियों कारण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. कार्यालय भाग

1 से 6 तक का योग	150
शुल्क वसूल करने का दिनांक	01/05/2024
दिनांक जब लेख प्रतिलिपि का प्रभार	01/05/2024

प्रभार पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब–रजिस्ट्रार
(ग्रेटर नोएडा)
गौतमबुद्धनगर (उ0प्र0)

105
105

(नियम 327)

कार्यालय उपनिबन्धक गौतमबुद्धनगर,सदर जनपद गौतमबुद्धनगर।

तलाश का प्रमाण पत्र

प्रमाण पत्र संख्या 105 वर्ष 2024
आवेदन संख्या 105 वर्ष 2024

श्री प्रभात कुमार शर्मा एडवोकेट द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर **प्लाट नं0 जीएच–14बी क्षेत्रफल 33000 वर्ग मीटर सैक्टर–01 ग्रेटर नोएडा जिला गौतमबुद्धनगर** (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) **मै0 के वी आई आर टावर्स प्रा0लि0।**

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डैक्स संख्या–2 की वर्ष 2009 से 2020 तक की तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाला निम्नलिखित कृत्य या वार पाया गया।

क्रमांक	सम्पत्ति का ब्यौरा	लेखपत्र के निष्पादन की तारीख	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक और वर्ष
				निष्पादनकर्ता	दावेदार	
1	प्लाट नं0 जीएच–14बी क्षेत्रफल 33000 वर्ग मीटर	19.07.2017	बंधक पत्र 1700000000	मै0 केवीआईआर टावर्स प्रा0लि0	ईसीएल फाइनेन्स लि0	21401 / 2017

नोट

1. इस प्रमाण पत्र में वो वार या कृत्य दिखाये जायेगें जो आवेदक द्वारा दिये गये सम्पत्ति के ब्यौरे के आधार पर ढूढ़े गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाणपत्र में दर्ज नहीं किया जायेगा। यह तलाश प्रमाणपत्र कम्प्यूटर में उपलब्ध डाटाबेस के इण्डैक्स के अनुसार तैयार किया गया है।
2. वांछित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिये उत्तरदायी न होगा।
3. इस प्रमाणपत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

This Certificate only for search not ownership certificate.

दिनांक 01 मई 2024

प्रमाणपत्र तैयार कर्त्ता हस्ताक्षर

प्रमाणपत्र का परीक्षा किया हस्ताक्षर

रजिस्ट्रीकर्त्ता अधिकारी
का हस्ताक्षर

सब–रजिस्ट्रार
(ग्रेटर नोएडा)
गौतमबुद्धनगर (उ0प्र0)

कार्यालय उपनिबंधक दादरी दादरी जनपद गौतम बुद्ध नगर

आवेदन संख्या :2202414900268

प्रमाण संख्या :22024149000247

भार मुक्त प्रमाण-पत्र
(रजि० मैन्युअल के नियम 328)

श्री- **प्रभात कुमार शर्मा** पुत्र- **टी पी शर्मा** तहसील **दादरी** जिला **गौतम बुद्ध नगर** ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - **सैक्टर-१ ग्रेटर नोएडा**, वार्ड/परगना- **दादरी, आवासीय- मै के वी आई आर टावर्स प्रा लि. प्लॉटनं-जी एच 14बी सैक्टर -01 एरिया 33000 वर्ग मी ग्रेटर नोएडा , जी एच14बी**

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक **01/09/2020** से दिनांक **12/04/2024** तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :12-04-2024

नोट - 1.इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए है। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है,और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं,परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **लोकेश गुप्ता।**

मिलान करने वाले निबन्धन लिपिक : **उमेश मोहन।**

उपनिबन्धक दादरी
गौतम बुद्ध नगर

प्रिंट करें

VIKAS GAUTAM

Digitally signed by VIKAS GAUTAM
Date: 2024.04.12 18:20:48 +05'30'

स्टाम्प एवं रजिस्ट्रेशन विभाग

उत्तर प्रदेश

निबन्धन कार्यालय: बादरी, गौतम बुद्ध नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202414900268
आवेदक का नाम	प्रभात कुमार शर्मा
आवेदक का पता	ग्रेटरएन नोएडा
आवेदन तिथि	12-04-2024
भुगतान तिथि	12-04-2024
चालान संख्या	NIB240233480
मोबाइल	9873583186
धनराशि रु०	90 /-

कार्यालय उप निबन्धक बादरी जिला गौतमबुद्धनगर उत्तरप्रदेश

PRAVEEN S.P. GUPTA & CO.
Chartered Accountants
011-42531987
+91-9654009090
cagauravattri@gmail.com

Form — REG 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT, PROJECT WISE

Information as on 25-09-2024	Dated	25-09-2024
Certification work Assigned vide letter No.———— Dated :-———		

Subject: Certificate of amount incurred on the project namely 'RG's Pleiaddes phase 4' (consisting of Tower Merope), i.e. 01 No. of Building(s)/ 01 Block(s) (UPRERA Registration Number NA) situated on the Plot no. GH- 148, SECTOR -01, GREATER NOIDA, Uttar Pradesh, demarcated by its boundaries latitude 28.561034 to the North 77.440191 to the East of Competent Authority / Development Authority-New Okhla Industrial Development Authority, admeasuring 3450 sq.meter area, being developed by KVIR towers Pvt. Ltd. having RERA Registration No. NA, Designated A/C No.57500001553206 , KVIR TOWERS PVT LTD- SEPARATE BANK ACCOUNT FOR RG's PLEIADDES PHASE 4 RERA A/c Bank Name HDFC Bank Ltd.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	**Land Cost** (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (If not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI MCLR)" on money borrowed for purchase of land and also to Competent Authority.	3,387.08	1,142.14
	SUB TOTAL LAND COST (in Rs.)	3,387.08	1,142.14

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	**Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	376.61	75.38
	SUB TOTAL FEES PAID (in Rs.)	376.61	75.38
3A	**Cost of Development And construction** (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of *Salary and Wages* (excluding cost of salaries of employees of the company not directly attached to project);	8,365.45	5.30
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,365.45	5.30
3B	***Cost of construction Incurred (As Certified by Project Engineer)***	8,365.45	5.30
3C	***Total Construction Cost (Lower of 3A and 3B.)***	8,365.45	5.30
3D	***Interest Other than Penal Interest, Penalties etc) paid to Financial Institution, Scheduled Banks NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction***	1,016.06	29.03

PRAVEEN S.P. GUPTA
FRN-014095C
M. No. 526510

Branch Office : D-220, Flat No. 6, Street No. 10, Laxmi Nagar, Delhi-110092
Head Office : Vina Complex, State Bank of India, At/P.O. Kaju, Ramgarh-875316 Jharkhand, India

3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3U)*	9,281.51	34.53
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	13,145.20	1,251.85
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) [Col.6 of row 4 / Col.3 of row 4]%.	9.52%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
9	Cummulative Amount that can be withdrawn from Designated a/c. i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		1,251.85
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		1,251.85

This certificate is being issued on specific request of M/s KVR Towers Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For Praveen S. P. Gupta & Co.
Chartered Accountants
FRN: 014055C

Gaurav Kumar, ACA
Partner
M. No.: 526830
UDIN: 24526830BKCNEY7964

PRAVEEN S. P. GUPTA & CO. FRN-014055C M. No. 526830 DELHI Chartered Accountants

Place: New Delhi
Date: 25-09-2024