

D. 18272/16



सत्यमेव जयते

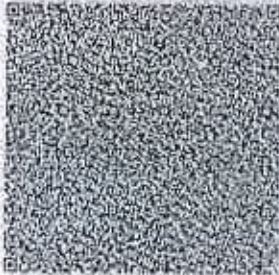
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP021651321340390
Certificate Issued Date : 06-Jul-2016 12:30 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL01025807727662790
Purchased by : MESSERS FASTIDIOUS BUILDMART PVT LTD
Description of Document : Article 35 Lease
Property Description : COMMERCIAL PLOT NO. C-01, SECTOR-16B, GREATER NOIDA, AREA-35076 SQMTRS
Consideration Price (Rs.) : 216,33,82,452
(Two Hundred Sixteen Crore Thirty Three Lakh Eighty Two Thousand Four Hundred And Fifty Two only)
First Party : GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : MESSERS FASTIDIOUS BUILDMART PVT LTD
Stamp Duty Paid By : MESSERS FASTIDIOUS BUILDMART PVT LTD
Stamp Duty Amount(Rs.) : 12,42,00,000
(Twelve Crore Forty Two Lakh only)



Please write or type below this line

प्रबंधक (संयोजक)
ग्रेटर नोडा प्राधिकरण

For Fastidious Buildmart Private Limited

Director
Pradeep Kumar Agrawalla | Din 03058835

VO 0001403117

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.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 Competent Authority.

42000-



उत्तर प्रदेश UTTAR PRADESH

BP 243712


E-stamp No. : IN-UP021651321340390

LEASE DEED

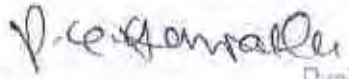
This Lease Deed is executed on 6th of July, 2016, at Greater Noida, District Gautam Budh Nagar, Uttar Pradesh,

BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, an Authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the Lessor), through its Manager Yogendra Singh, which expression shall unless the context does not so admit, include its successors of the One Part;


 प्रबंधक (व्यक्ति)
 प्रदेप (LESSOR)



For Fastidious Buildmart Private Lim

 प्रदेप कुमार
 Pradeep Kumar
 (LESSEE)

84

04/07/16

स्टाम्प खरीदने का प्रस्ताव
स्टाम्प प्रस्ताव का नाम व वृत्त पत्र
स्टाम्प की पंक्तिसंख्या

लेखराम स्टाम्प विक्रेता

साइडिंग नम्बर-127/10-11

साइडिंग की मसौदाकरण की अंतिम तिथि 31-3-2016

अधिकृत विक्रेता करने का स्थान

163,382,452.00

प्रतिफल

मासिक आय

पुत्र श्री

व्यवसाय

निवासी स्थान

आश्रय पता

ने पर लेखक इस कार्यालय में

दिले नियन्त्रण हेतु पेश किया।

श्री लेखराम स्टाम्प विक्रेता प्रा. लि.
सरोिता विद्या दिल्ली

पट्टा विलेख (90 वर्ष) 20,000.00 200 20,200.00 88

मै0फास्टिडियस विल्डमार्ट प्रा0लि0 द्वारा प्रदीप कुमार अग्रवाला

इन्द्र प्रसाद अग्रवाला

दिनांक 6/7/2016 समय 4:42PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह चादव)
उपनिबन्धक सदर

गौतमबुद्धनगर
6/7/2016

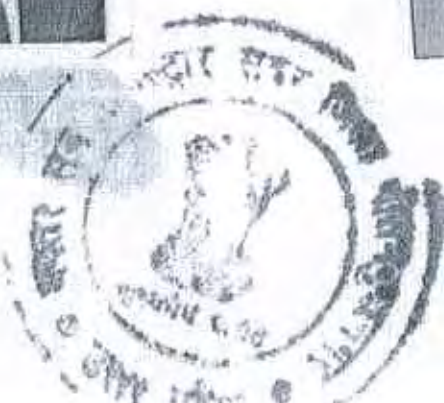
निष्पादन लेखक बाद सुनने व समझने मजमून व प्राप्त धनराशि रु फलेखानुसार उक्त

पट्टा दाता

श्री संजीव कुमार शर्मा
प्रतिनिधि मे0तो0ओ0वि0प्रा0द्वारा योगेन्द्र सिन्हा
(प्र0काम0)
पुत्र श्री
पुत्र/पत्नी श्री मेरा नौकरी

पट्टा गृहीता

मै0फास्टिडियस विल्डमार्ट प्रा0लि0 द्वारा प्रदीप कुमार
अग्रवाला
पुत्र श्री इन्द्र प्रसाद अग्रवाला
पेशा
निवासी 105 एफएफ वर्धमान सिद्धान्त शारिण प्लाजा
एलएससी सरिता विहार नई दिल्ली-92





उत्तर प्रदेश UTTAR PRADESH

AW 618196


E-stamp No. : IN-UP021651321340390

AND

M/s. Fastidious Buildmart Private Limited (PAN-AACCF7934K), a Company incorporated under the provisions of the Indian Companies Act, 2013 and having its registered office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi -110092 through its Director Sh. Pradeep Kumar Agrawalla S/o Sh. Indra Prasad Agrawalla R/o Post Barapali, Dist. Bargarh, Orissa-768029, who is duly authorized vide Resolution dated 04.07.2016, passed by its Board of Directors, being a Company within the meaning of Article 8(d) of the Brochure of the Commercial Builders Plot Scheme Code-2015-16 (Commercial Builders Plot-IV), (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

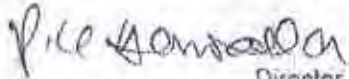
WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

AND WHEREAS a consortium comprising of following members is formed by the Lessee:-


प्रबंधक (सम्पत्ति)
ग्रैंड न्यू सिविल सॉल्यूशंस प्राइवेट लिमिटेड
(LESSOR)



For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla Din 63058835

(LESSEE)

85

04/07/16

साम्य क्रय करने का प्रयोजन.....
 साम्य श्रेता का नाम व पूरा पता.....
 साम्य की धनराशि..... 1000/-

लेखराम साम्य विक्रेता

साइडस नम्बर-127/10-11
 साइडस की नवीनीकरण की अवधि 31-3-2017
 अधिकृत निष्पत्ति स्वीकार किया गया - उप निबन्धक
 कार्यालय कोटका गंगार साधु आश्रम (PP-L5305908)

रूपि कुमार अग्रवाल

पेशा
 निवर्ग 42 डी ब्लॉक श्री गंगानगर राजस्थान
 व भारत भूषण गर्ग (PP-L1564383)
 टेकचन्द गर्ग



पेशा
 निवर्ग बी-11/2 कृष्णा नगर दिल्ली-51

ने की।
पत्राक्षता मंड संशिक्षण के निशान अंगुठे नियमानुसार लिखे गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
 उपनिबन्धक सदर
 गौतमबुद्धनगर
 6/7/2016





उत्तर प्रदेश UTTAR PRADESH


AW 618197

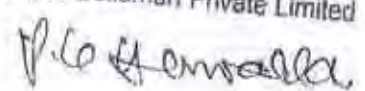
E-stamp No. : IN-UP021651321340390

- M/s Galaxy Infraheights Private Limited (Lead Member)
- M/s Gaursons India Limited (Relevant Member)
- M/s Bigword Infraprojects Private Limited (Relevant Member)
- M/s Shaktiman Infrastructures Private Limited (Relevant Member)
- M/s Bountiful Infraprojects Private Limited (Relevant Member)
- M/s Kanav Realtech Private Limited (Relevant Member)

On the basis of sealed tenders Greater Noida Industrial Development Authority vide letter bearing No. GNIDA/Prop/Commercial/3279 DATED 14-10-2015 has allotted Commercial Builders Plot No. C-01, Sector-16B, Greater Noida, measuring 35076 Sq. Mtrs. for the purpose of Development of Commercial activities such as shopping malls, showrooms, retail outlets, restaurants, hotels, offices and such other commercial uses.

AND WHEREAS in terms of Article 8(d) of the Brochure of the Scheme, the Consortium Members have formed the Special Purpose Company i.e. M/s Fastidious Buildmart Private Limited, a Company incorporated under the provisions of the Indian Companies Act, 2013 and having its registered office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi-110092.


प्रबन्धक (सम्पत्ति)
गैर न्यायिक प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited

Director
Pradeep Kumar Agrawala (Din:03058835)
(LESSEE)

86

04/07/16

संख्या 875... स्वाम्य विक्रय की तिथि...
स्वाम्य कय करने का प्रयोजन...
स्वाम्य क्षेत्र का नाम व पूरा पता...
स्वाम्य की पंजीति... 10000...

लेखराम स्वाम्य विक्रेता

साइट नम्बर-127/10-11
साइट की नवीनीकरण की मिति 01-03-2013
अधिकृत विक्रय करने का शेष - 20 दिनों तक
कार्यालय में दर् नोंक 125000

ने निष्पादन स्वीकार किया।
जिनकी पहचान सोनू अग्रवाल (PP-L5305908)
रूपि कुमार अग्रवाल

पेशा
निवासी 42 डी ब्लाक श्री गंगानगर राजस्थान
य भारत भूषण गर्ग (PP-L1564383)
टेकचन्द गर्ग

पेशा
निवासी बी-11/2 कृष्णा नगर दिल्ली-51
ने की।

पर्यस्त गट मासियों के मिशन अंगुटे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
6/7/2016





उत्तर प्रदेश UTTAR PRADESH

AW 618198

E-stamp No. : IN-UP021651321340390

However, the Members of Consortium have agreed that Lead Member M/s Fastidious Buildmart Private Limited shall have at least 30% of the Shareholding in the SPC till the Occupancy/Completion Certificate of at least one phase of the project for an area measuring 30% Construction of the total FAR is obtained from the GNIDA. Each Member of the Consortium with equity stake of at least 5% will be considered as the relevant member. The Lead Member of the consortium must necessarily be a firm /company registered in India with appropriate Statutory Authority.

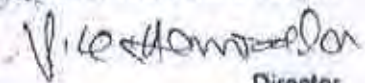
AND WHEREAS, at the request of the aforesaid Consortium members, the LESSOR has agreed to execute the lease of the allotted plot in the name of the Special Purpose Company i.e. M/s. Fastidious Buildmart Private Limited. the LESSEE and the LESSEE has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of constructing commercial building(s) in accordance with the approved building plan(s) utilizing the built-up space as approved by the LESSOR.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

I (a) That in consideration of the premium paid in part and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND also in consideration of the rent hereby reserved AND observance of the covenants, provisions and the stipulations hereinafter

प्रदाताक (सम्पत्ति)
ग्रेटर नॉएण्डा प्रविकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din:03058835) (LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AW 618199

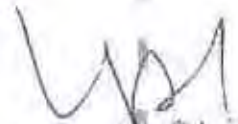
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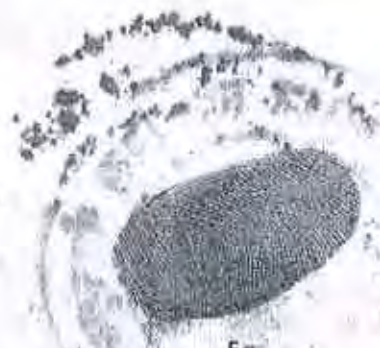
contained and on the part of the LESSEE to be respectively paid, observed and performed, the LESSOR doth hereby demise and lease to the Lessee, all the land of Commercial Builders Plot No. C-01 Sector -16B Greater Noida measuring 35076 Sq. Mtrs., to be the same a little more or less and bounded as under:-

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

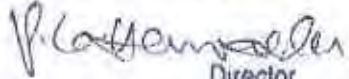
Which plot is more clearly delineated and shown in the attached lease plan (hereinafter referred to as "the Demised Premises") with their appurtenances to the LESSOR for the term of 90 years commencing from the date of execution of this lease deed, except and always reserving to the LESSOR:-

- (i) 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.


प्रदेशीय (सम्पत्ति)
भेदक भौतिक साक्षिकरण
(LESSOR)



For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalia (Din 03058835)

(LESSEE)

88
84
क्र.सं. 84... स्टांप विक्रय की तिथि 04/03/16

स्टांप क्रय करने का प्रमाण

स्टांप क्रय का नाम व पूरा पता

स्टांप की धनराशि 1000/-

लेखराज स्टांप विक्रेता

छाहतेस नम्बर-127/10-11

छाहतेस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का स्थान - उप निष्पत्त

कार्यालय ग्रेडर नोएडा

लेखराज

पट्टा गृहीता

Registration No. : 18272

Year : 2016

Book No. : 1

0201 मै0फास्टिडियस विल्डमार्ट प्रा0लि0 द्वारा प्रदीप कुमार अग्रवाला

इन्द्र प्रसाद अग्रवाला

105 एफएफ वर्धमान सिन्हासत शार्पिंग प्लाजा एलएससी सरिता सि





उत्तर प्रदेश UTTAR PRADESH


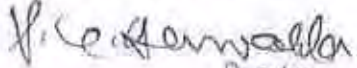
AW 618200

E-stamp No. : IN-UP021651321340390

- (ii) Full rights and title to all mines and minerals, coals, washing gold's, earth oils, quarries, in or under the Demised Premises 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 enjoying the same without providing or leaving any vertical support for the surface of the plots or for the structure time being standing thereon provided always, that the LESSOR shall make reasonable compensation to the LESSEE for all costs incurred, loss of profits and other damages directly or indirectly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the LESSEE.
- (b) The total premium of the plot is Rs.216,33,82,452 /- (Rs. Two Hundred Sixteen crore Thirty Three lacs Eighty Two Thousand Four Hundred Fifty Two Only) out of which Rs.43,64,26,452/- (Rupees Forty Three Crore Sixty four Lacs Twenty Six thousand Four Hundred Fifty Two only), including One time Excess Area amt. have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). 80% premium i.e. Rs.172,69,56,000 /- (Rs. One Hundred Seventy Two Crore Sixty Nine lacs Fifty Six Thousand Only) of the Plot along with interest will be Paid in 16 half yearly Installments in the following Manner:-


प्रदानकर्ता (सम्पत्ति)
(LESSOR)

For Fastidious Buildmart Private Limited



Director
Pradeep Kumar Agrawalla (Din 03058835)
(LESSEE)

क्रम संख्या 87 / 84 स्टाम्प विक्रय की तिथि 04/07/16
 स्टाम्प क्रय करने का प्रबंधन 215
 स्टाम्प प्रोसेस का नाम व पूरा पता
 स्टाम्प की धरराशि 1000

। लेखराम स्टाम्प विक्रेता
 लाइसेंस नम्बर-127/10-11
 लाइसेंस की नवीनीकरण की अवधि 31-3-2019
 अभिकृत विक्रय करने का स्थान रूप निश्चयक
 न्यायालय मैदर नोएडा मेथला गवाह

Registration No.: 18272

Year: 2016

Book No.: 1

W1 सोनू अग्रवाल (PP-L5305908)
 ऋषि कुमार अग्रवाल
 42 डी ब्लाक श्री गंगानगर राजस्थान



W2 भारत भूषण गर्ग (PP-L1564383)
 टेकचन्द गर्ग
 पी-11/2 कृष्णा नगर दिल्ली-51





उत्तर प्रदेश UTTAR PRADESH

AW 618201

E-stamp No. : IN-UP021651321340390

<u>Installment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable installment</u>	<u>Balance premium</u>
Installment No.1	14.08.2016	107934750	103617360	211552110	1619021250
Installment No.2	14.02.2017	107934750	97141275	205076025	1511086500
Installment No.3	14.08.2017	107934750	90665190	198599940	1403151750
Installment No.4	14.02.2018	107934750	84189105	192123855	1295217000
Installment No.5	14.08.2018	107934750	77713020	185647770	1187282250
Installment No.6	14.02.2019	107934750	71236935	179171685	1079347500
Installment No.7	14.08.2019	107934750	64760850	172695600	971412750
Installment No.8	14.02.2020	107934750	58284765	166219515	863478000
Installment No.9	14.08.2020	107934750	51808680	159743430	755543250
Installment No.10	14.02.2021	107934750	45332595	153267345	647608500
Installment No.11	14.08.2021	107934750	38856510	146791260	539673750
Installment No.12	14.02.2022	107934750	32380425	140315175	431739000
Installment No.13	14.08.2022	107934750	25904340	133839090	323804250
Installment No.14	14.02.2023	107934750	19428255	127363005	215869500
Installment No.15	14.08.2023	107934750	12952170	120886920	107934750
Installment No.16	14.02.2024	107934750	6476085	114410835	0.00

प्रदानकर्ता (सामग्री)
 देता नो एंडा साधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited

Pradeep Kumar Agrawalla

Director

Pradeep Kumar Agrawalla (Din:03058835)

(LESSEE)

90
87

04/02/16

कम रकबा..... रकबा विक्रय की तिथि.....
स्टाम्प क्रय करने का प्रयोजन.....
स्टाम्प केता का नाम व पूरा पता.....
स्टाम्प की परतति.....

राम

4000

। लेख राम स्टाम्प विक्रेता

साइस नम्बर-127/10-11

साइस की महीनीकरण की अथि 31-3-2017

अधिकृत विक्रय करने का स्थान.....
कार्यालय ग्रेडर बोर्ड

लिवर

समाप्ति तिथि 31-3-2017

क्र.सं.	विक्रेता का नाम	विक्रय की तिथि	रकबा	प्रयोजन	पता
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उत्तर प्रदेश UTTAR PRADESH

AW 618202

E-stamp No. : IN-UP021651321340390

Excess area amount Rs.46,87,452,- was deposited on dated 05.07.2016,

- (i) Premium referred to in this document means total amount payable to the Authority for the allotted plot.
- (ii) 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/NOIDA/ GREATER NOIDA indicating the name of the Lessee and the number of plot on the reverse of the demand draft/pay order.
- (iii) 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.
- (iv) All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee/Sub-Lessee should ensure remittance on the previous working day.
- (v) The payment made by the Lessee/Sub-Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and the premium due.

प्रबन्धक (सम्पत्ति)
ग्रेटर नोएडा प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited

Pradeep Kumar Agrawalla
Director
(LESSEE)
Pradeep Kumar Agrawalla | Din 83058835

51/84

संख्या..... स्टांप विक्रय की तिथि..... 04/07/11 6

स्टांप क्रय करने का प्रयोजन.....

स्टांप क्रेता का नाम व पूरा पता..... राहु

स्टांप की धरताधि..... 1000/

लेखराम स्टांप विक्रेता

लाइसेंस नम्बर-127/10-11

लाइसेंस की नवीनीकरण की अवधि 31-3-2012

अधिकृत विक्रय करने का स्थान - उप निबन्धक
कार्यालय ग्रेटर नोएडा 201311






उत्तर प्रदेश UTTAR PRADESH

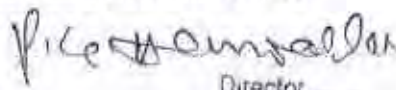
AW 617257

E-stamp No. : IN-UP021651321340390

- (vi) 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 as per prevailing policy of the Lessor.
- (vii) In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority. In the event extension is granted, interest @ 15% per annum compounded half yearly shall be payable by the Lessee on the outstanding amount for the period of extension is granted.
- (viii) For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.
- (c) In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:
- (i) The lease rent will be 1% of the premium of the plot per year for the first 10 years from the date of execution of the lease deed. The lessee has paid a sum of Rs. 2,16,33,825/- (Rs. Two Crore Sixteen lacs Thirty Three Thousand Eight Hundred Twenty Five Only) towards the lease rent for the first year which amount the LESSOR hereby acknowledges.


प्रबन्धक (सम्पत्ति)
सेक्टर मौज्जा प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
(LESSEE)
Pradeep Kumar Agrawalla (Din:03050835)

क्रम संख्या.....29.....स्वाम्य विभाग की तिथि 04/02/16

स्वाम्य काय चारने का प्रयोजन.....

स्वाम्य केता का नाम व पूरा पता.....

स्वाम्य की धारणाति.....

मोहित जाताशक्ति विरुद्ध प्रो. लो
मोहित विद्या दिल्ली

मनोज कुमार स्वाम्य विक्रेता

साइसेस नम्बर-115/2008-2007

साइसेस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विभाग कार्यालय-उप निवन्धक

कार्यालय प्रेटर नोएडा






उत्तर प्रदेश UTTAR PRADESH

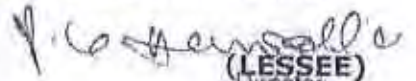
AW 617258

E-stamp No. : IN-UP021651321340390

- (ii) After ten years from the date of execution of the lease deed, the lease rent may be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
- (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) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. (12% normal interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
- (v) The Lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the demised plot per year as "One Time Lease Rent" 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 is not in arrears as on the date of exercising the option to pay one time lease rent has and paid the earlier lease rent due and lease rent already paid will not be considered in calculating the amount payable under the One Time Lease Rent option.


प्रबंधक (सम्पत्ति)
ग्रेडर नॉएड प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


(LESSEE)
Director

Pradeep Kumar Agrawalia (Din.03058835)

क्र. संख्या 100/100 स्टांप किल्व की दि. 04/07/16

स्टांप क्र. व. को प्रयोजन.....

स्टांप के. का नाम व पूरा पता.....

श्रावण की धरति 100/100.....

भनोज कुमार स्टांप विक्रेता

साइसैस नम्बर-115/2006-2007

साइसैस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का ह्यात -इप निवन्धक

कार्यालय ग्रेटर नोएडा



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उत्तर प्रदेश UTTAR PRADESH

AW 618158

E-stamp No. : IN-UP021651321340390

- (vi) The date of execution of the lease deed shall be treated as the date of taking over of possession.

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANTS

- (1) The possession of the demised premises has been handed over to the LESSEE by the LESSOR and the LESSEE hereby acknowledges that it has received the actual physical possession of the demised premises. The LESSEE further acknowledges that the allotment and the demise of the plot is on "As is where is basis".
- (2) This lease is for a period of ninety years from the date of lease deed.
- (3) **Development Norms**

The Lessee subject to what is set out in the chart below , can carry out on the demised plot , the development as per the norms specified in the Building Regulations and directions of lessor.

Sl. No.	Use	Allowed %age
A.	Maximum ground Coverage	40 %
B.	Maximum permissible FAR	4
C.	Setback	As per Building bye -laws of GNIDA
D.	Maximum Height	No Limit

प्रदत्तक (सम्पत्ति)

(LESSOR)

For Fastidious Buildmart Private Limited

(LESSEE)
Director

Pradeep Kumar Agrawalla (Din.03058835)

क्र. संख्या 10/..... राज्य सेवा की तिथि 04/07/16

राज्य सेवा का वर्ग/श्रेणी.....

राज्य सेवा का नाम व पुरा पता.....

राज्य की पदवी 100/.....

मनोज कुमार स्टाफ विक्रेता

आदेश क्रमांक-115/2008-2007

आदेश की अंतिम तिथि की मर्यादा 31-3-2017

अधिकृत द्वारा जारी का स्थान का निदेशक

कार्यालय मेटर नोएडा





उत्तर प्रदेश UTTAR PRADESH

AW 618159

E-stamp No. : IN-UP021651321340390

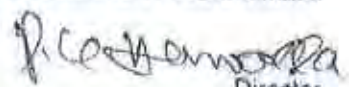
Permissible Construction -

- (i). Any construction will be permissible only as per details given in the Development Norms and only after the approval of the building plans by GNIDA.
- (ii). All the infrastructural services shall have to be provided by the lessee within the plot area only.
- (iii). All clearances/approvals must be obtained by the lessee from the respective competent statutory authorities prior to the commencement of the construction work.
- (iv). Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory authority (ies).
- (v). The dimensions of the site given in the brochure are subject to any change/modification as per the actual measurements at the site.
- (vi). All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of Greater Noida Authority and the amendments made there in from time to time.


प्रदाता (सम्पत्ति)
पट्टा (LESSOR) करण

For Fastidious Buildmart Private Limited




Director
radeep Kumar Agrawalla (Din.03058835)
(LESSEE)

क्र. संख्या 102 स्टाम्प विकल्प की तिथि 04/02/16

स्टाम्प विकल्प का प्रकार

स्टाम्प विकल्प का नाम व पृष्ठ पता

स्टाम्प की शर्तें (अवधि)

मनोज कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत स्टाम्प कार्यालय - 38 विद्यार्थी

कार्यालय ग्रेटर नोएडा 





उत्तर प्रदेश UTTAR PRADESH

AW 618160

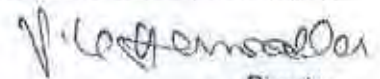
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UTILITY

1. Each Plot mentioned in A-1 can be used for development of Commercial Complex (s) for commercial activities such as retail shops and service shop, grocery, milk and vegetable booth, beauty parlor, restaurant etc. as permissible in zonal regulation of master plan, meant for need of the local population, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out.
2. Each plot mentioned in A-2 shall be used for development of Commercial Complex (s) for commercial activities such as shopping malls, showrooms, retail outlets, restaurants, hotels offices and such other commercial uses, as permissible in zonal regulation in master plan, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out.
3. All the allowed activities shall be only within the permissible floor Area Ratio (F.A.R.). It shall be the responsibility of the lessee to obtain all statutory clearance from the concerned authority (ies) prior to starting functioning in the premise. The lessor shall not be responsible for any consequences arising out of the failure of the lessee to receive any such statutory clearance.

प्रबन्धक (कंपनी)
ग्रेटर नोएडा प्राइवेट लिमिटेड
(LESSOR)

For Fastidipus Buildmart Private Limited


Director
(LESSEE)
Pradeep Kumar Agrawalla (DM 03058835)

क्रम संख्या 102 स्टाम्प विक्रय की तिथि 04/09/16

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प श्रेणी का नाम व पूरा पता.....

स्टाम्प की धरति 100/1.....

मनीज कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का स्थान - उप निबन्धक

कार्यालय ग्रेटर नोएडा

mpk



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

उत्तर प्रदेश UTTAR PRADESH

AW 618161

E-stamp No. : IN-UP021651321340390

4. TRANSFER OF THE PLOT BUILDINGS THERON:

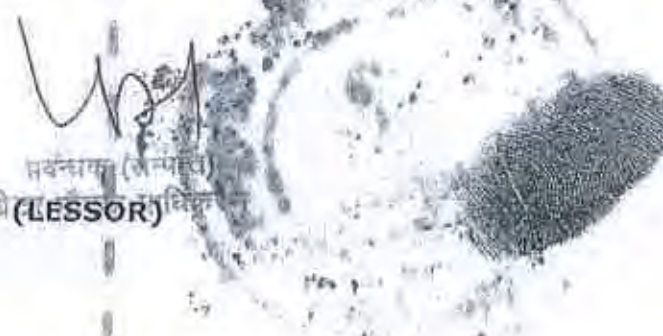
Q-1

The allottee/lessee can transfer the 70% of the Plot and or the buildings constructed thereon with the prior permission of GNIDA, after payment of transfer charges as per the prevailing policy of GNIDA. However, the lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.

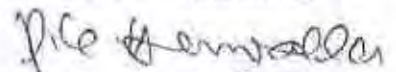
In addition to the transfer charges as per prevailing policy of GNIDA, the allottee/lessee shall also pay an amount of Rs.10,000/- towards the processing fees.

All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the allottee/lessee, as well as the sub-lessees/transferees.

No transfer charges shall be payable in case of transfer between son, daughter, husband, wife, mother, father and vice-versa. However, processing fee of Rs.10,000/- will be payable on such transfer.


महन्दाफ (लम्पसुव)
शे (LESSOR) दिने

For Fastidious Buildmart Private Limited



Director

Pradeep Kumar Agrawalla (Din.03058835)

(LESSEE)

क्रम संख्या 104 स्टाम्प विक्रय की तिथि 04/07/16

स्टाम्प क्रय कारी का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की प्रकृति

मनोज कुमार स्टाम्प विक्रेता

संज्ञा संख्या-115/2006-2007

संज्ञा संख्या की नवीनीकरण की अवधि 31-3-2017

अधिकृत विभाग कार्यालय का स्थान - उप निचय
कार्यालय प्रमुख मोहरा

(Signature)





उत्तर प्रदेश UTTAR PRADESH

AW 618162


E-stamp No. : IN-UP021651321340390

Q-2

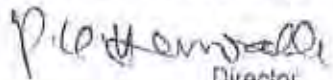
Change in Constitution shall be permitted as per prevailing policy of the lessor. In case of a partnership firm, any change in constitution as above, may be allowed only with a condition that the original partners on the date of submission of tender shall retain a minimum of 51% share of the partnership till the completion of the project i.e. up to obtaining the Completion Certificate from GNIDA for the First phase. If the lessee is a SPC, then the conditions laid down in clause C (8), C(9)&C(10) of the Broucher shall be applicable.

Q-3

No transfer charges shall be applicable if built up space of commercial plot is transferred within two years from the date of issuing of the completion certificate by GNIDA. Thereafter, the transfer charges shall be payable on a pro-rata basis as applicable. In addition to the transfer charges, an amount of Rs.10,000/- shall also be payable against the processing fee. The allottee/lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions:-


प्रमुख (अधीनस्थ)
गैर न्यायिक प्रमाणिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din:03058835)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AW 618163

E-stamp No. : IN-UP021651321340390

- (i). The dues of GNIDA towards the cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed/sub-lease deed before executing of sub-lease deed of built-up premises.
- (ii). The lease deed /sub lease deed as per rules has been duly executed.
- (iii). The allottee /lessee/sub lessee will obtain temporary occupancy /building completion certificate for the respective phase from the GNIDA.
- (iv). The sub-lessees/transferees undertake to put to use the premises for the original permissible use only and the premises being transferred shall be as per completion certificate.
- (v). The lessee shall also execute a sub-lease deed between lessor, lessee and proposed sub-lessee. The lessee/sub-lessee shall also ensure adherence to the building regulations and directions of the GNIDA. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessee as well.

(LESSOR)



For Fastidious Buildmart Private Limited

Director

Pradeep Kumar Agrawalia (Din.03058835)

(LESSEE)

रकम संख्या 106 रकम मिलाव की तिथि 04/07/06

रकम रकम करने की अवधि

स्थान कोटा का नाम व पूरा पता

रकम की शर्तें 1/04

मन्सोज कुमार स्वाम्य विकेता

कार्यक्रम संख्या-115/2006-2007

कार्यक्रम की समाप्ति तिथि 31-3-2017

अधिकृत अधिकारी का नाम - अर सिंह

साथी/सह प्रमुख -





उत्तर प्रदेश UTTAR PRADESH

AW 618164

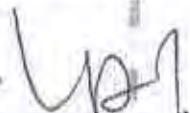
E-stamp No. : IN-UP021651321340390

- (vi). The sub-lessee shall also be required to pay pro-rata lease rent as applicable. The sub-lessee shall be required to make the built-up space functional within one year from the date of sub-lease and submit sufficient documents to GNIDA in proof thereof. Thereafter, extension charges, as applicable, shall be payable by sub lessee to GNIDA.
- (vii). All the terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the allottee, lessee and sub-lessees.

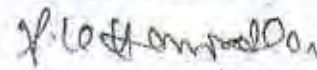
Q-4

Without obtaining the completion certificate the lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per the planning norms of the GNIDA and to transfer not more than 70 % of the allotted plot to the interested parties, if any, with the prior approval of the GNIDA on payment of transfer charges at the rate prevailing on the date of transfer. However, the area of each of such sub-divided plot should not be less than 5,000 Sq.mtrs.

NOTE:- The allottee, lessee, sub-lessees are not eligible for any preferential allotment of any residential plot or house under various schemes of GNIDA.


प्रबन्धक (अध्यापक)
सेक्टर नौपल्लव अधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawala (Din.03058835)
(LESSEE)

कम संख्या 107 स्टांप विक्रय की तिथि 04/07/16

स्टांप क्रय करने का प्रयोजन.....

स्टांप क्रेता का नाम व पूरा पता.....

स्टांप की धनराशि 1000/-.....

मनोज कुमार स्टांप विक्रेता

लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का स्वान-उप निबन्धक

कार्यालय मेटर नोएडा *lnpck*





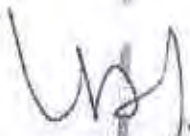
उत्तर प्रदेश UTTAR PRADESH

AW 618165

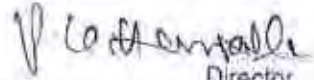
E-stamp No. : IN-UP021651321340390

(4) EXTENSION OF TIME

1. Normally extension for depositing the allotment money shall not be allowed. However, on receipt of request from the allottee in writing and on being satisfied with the reasons mentioned, the GNIDA may grant a maximum of 120 days extension to deposit the allotment money, subject to the payment of interest @15% (12% normal interest+3% penal interest) on the pro-rata basis. Thereafter, ordinarily no extension of time will be granted and the allotment will be cancelled along with the forfeiture of the earnest money.
2. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority.
3. However, in such cases of time extension, interest @ 15% per annum compounded halfyearly shall be charged on the outstanding amount for such extended period.
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.


प्रधान्यक (सम्पत्ति)
मिटर मोरखा प्राधिकरण
(LESSOR)

For Fastidipus Buildmart Private Limited


Director
Pradeep Kumar Agrawalla IDin/03058835

(LESSEE)

दस्तावेज संख्या 158 स्टाम्प विक्रय की तिथि 04/03/16

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धरति.....

मनोज कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का स्थान - उप निबंधक

कार्यालय मेटर मोरडा - *mpat*





उत्तर प्रदेश UTTAR PRADESH

AW 618166

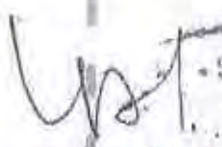
E-stamp No. : IN-UP021651321340390

(5) AREA

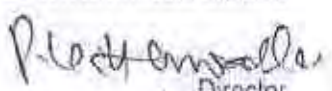
The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of the plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, allottee will have the option of surrendering the allotment and taking back the entire amount deposited by allottee without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted tender rate of the nearby area at the time of communication about the additional land or the original rate of allotment along with simple interest @12% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made in lump sum within 30 days of intimation.

(6) AS IS WHERE IS BASIS

The plot will be accepted by the allottee on "As is where is basis" on a lease for a period of 90 years starting from the due date of execution of lease deed.


प्रदेशीय (सन्नासि)
प्लॉट नोएडा प्राधिकरण
(LESSOR)



For Fastidipus Buildmart Private Limited

Director
Pradeep Kumar Agrawalla (Dir.03058835)

(LESSEE)

क्रम संख्या 109/88 स्टाम्प विक्रेता की तिथि 04/07/16

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की प्रवर्तिता.....

मनोज कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रय करने का स्थान - उप निदेशक
कार्यालय ग्रेटर नोएडा

(Signature)

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(Faint text, possibly a date or reference)

(Faint text, possibly a signature or official name)



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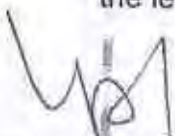
उत्तर प्रदेश UTTAR PRADESH

AW 618167

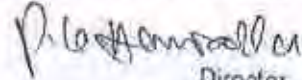
E-stamp No. : IN-UP021651321340390

(7) POSSESSION AND DOCUMENTATION

1. Possession of allotted land will be handed over to the Lessee after execution and registration of lease deed. Possession of part of land shall not be allowed.
2. Execution and registration of lease deed can be done only after a minimum payment of 20% of premium and payment of one year lease rent in advance.
3. The Lessee will be authorized to develop and market the Commercial Space only after the lawful possession of the allotted plot is taken over.
4. The allottee will be required to execute the lease deed of the plot within 60 days from the date of issue of check-list, which shall be issued immediate after the confirmation of receipt of allotment money. In case of failure to do so, the allotment of plot may be cancelled and 10% of the premium (proportionate tendered amount) of the plot may be forfeited. Amount deposited towards the extension charges; interest and other penalties etc. may also be forfeited. However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted.


प्रबन्धक (सम्पत्ति)
ग्रेटर नोएडा प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din 03058825)
(LESSEE)

आय संख्या 110 स्टांप विक्रेता की तिथि 04/07/16

स्टांप का प्रकार व रकम का प्रवेदन.....

स्टांप केता का नाम व पूरा पता.....

स्टांप की शर्तें *Scarf*.....

मनोज कुमार स्टांप विक्रेता

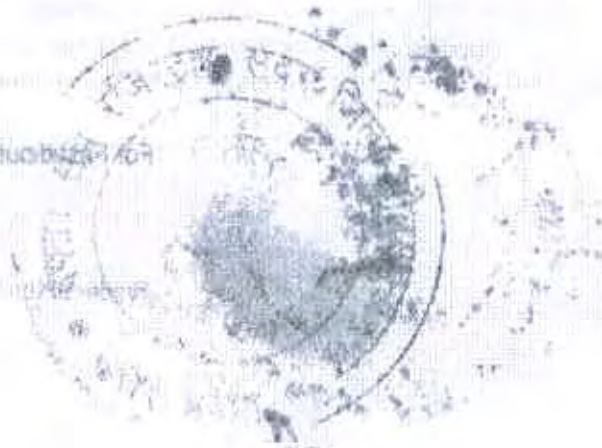
लाइसेंस नम्बर-115/2006-2007

लाइसेंस की नवीनीकरण की अवधि 31-3-2017

अधिकृत विक्रेता करने का स्थान - उप निवृत्त

भारतीय प्रेस नोंदरा

(110)



भारतीय डाक विभाग, जयपुर

पता: डाक बंगला, जयपुर

फोन: 2612345



उत्तर प्रदेश UTTAR PRADESH

AW 619812

E-stamp No. : IN-UP021651321340390


The extension will be subject to the payment of charges @ 5% p.a. of the total premium of the plot at the tendered rate, which will be calculated on day to day basis. The relevant documents/ certificate of demarcation of the plot carried out by the concerned Project Division of the Greater Noida Authority shall be annexed with the lease deed. The date of execution of lease deed shall be considered as the date of taking over of physical possession and no plea contrary to this shall be entertained.

(8) MISUSE, ADDITIONS AND ALTERATIONS ETC.

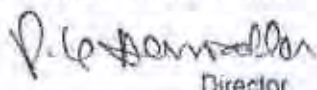
The Lessee shall not use land for any purpose other than for specified purpose.

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 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.


प्रदेशीय (राज्य) प्रमुख
घंटर नौदवी प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited



Pradeep Kumar Agrawalia (Director)
(LESSEE)

18

04-776

कम से - स्टाम्प विक्रम का निजीक

स्टाम्प क्रय का प्रयोजन -

स्टाम्प क्रय का पूरा नाम व पता -

स्टाम्प की घन राशि - 1500

रणवीर सिंह विक्रेता

ल. 8901 अवधि 70

एच. ए. नं. 11 कार्यालय मो. 98765

श्री. जगदीश प्रसाद सिंह 90/ली. 02/पता विद्या विद्या





उत्तर प्रदेश UTTAR PRADESH

AW 619813

E-stamp No. : IN-UP021651321340390

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.

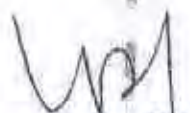
(9) LIABILITY TO PAY TAXES

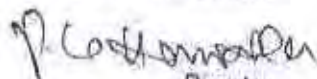
The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

(10) OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in 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 flats or for the structure time

For Fastidipus Buildmart Private Limited


प्रबंधक (सहकारि)
प्लॉट नॉएडा प्राधिकरण
(LESSOR)


Director
Pradeep Kumar Agrawalla (Din: 03058835)



(LESSEE)

18

64-716

क्रम सं. ~~18~~ स्टाम्प विक्रम का निरीक
 स्टाम्प क्रय का प्रयोजन ~~2~~
 स्टाम्प क्रेता का पूरा नाम व पता
 स्टाम्प की घन राशि ~~1000~~
रणवीर सिंह विक्रेता
 ला. 90/01 अरवि 20
 सब रजिस्ट्रार कार्यालय गी ~~नगर~~





उत्तर प्रदेश UTTAR PRADESH

AW 619814

E-stamp No. : IN-UP021651321340390

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 / Authority on the amount of such compensation shall be final and binding on the applicant/allottee/lessee.

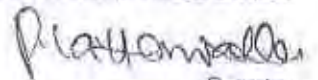
(11) LEASE RENT

In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:

- (i) The lease rent will be 1% of the premium of the plot per year for the first 10 years from the date of execution of the lease deed.
- (ii) After ten years from the date of execution of the lease deed, the lease rent may be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
- (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.

For Fastidious Buildmart Private Limited


प्रबन्धक (सम्पत्ति)
ग्रेटर बीएलडी प्राइवेट लिमिटेड
(LESSOR)



Director
Pradeep Kumar Agrawalla (Din. 03058835

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AW 619815

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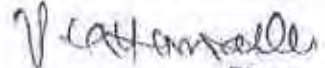
- (iv) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. compounded half yearly, on the defaulted amount and for the defaulted period.
- (v) The allottee/ lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the plot per year as "One Time Lease Rent" unless the Authority 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 allottee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

NOTE:

For the purposes of this document, the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.


प्रबन्धक (सम्पत्ति)
प्रेटर नौसहस्र प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director

Pradeep Kumar Agrawala (Din.03058835)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH

AW 617195


E-stamp No. : IN-UP021651321340390

(12) IMPLEMENTATION & COMPLETION OF PROJECT

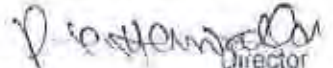
1. The Lessee shall be required to complete the construction of minimum 30% of the permissible area of allotted plot as approved layout plan and get the occupancy certificate within a period of 3 years from the date of execution of Lease Deed and shall complete the project in phases within 5 years. However, the residential and commercial development/ construction may be completed in phases within 7 years. Further More, the lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by GNIDA, on payment of extension charges applicable as given below:

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:

- a. For first year the penalty shall be 4% of the total premium.
- b. For second year the penalty shall be 6% of the total premium.
- c. For third year the penalty shall be 8% of the total premium.
- d. Extension for more than three years, normally will not be permitted.


प्रदेशीय (साम्यसि)
पेटर बीएडा अधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din:03058835)

(LESSEE)



उत्तर प्रदेश UTTAR PRADESH


AW 617196

E-stamp No. : IN-UP021651321340390

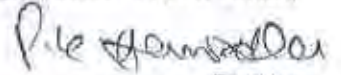
2. The construction on the land shall have to be done as per the controls prescribed under these Terms and Conditions and the building regulations and directions of the GNIDA.
3. The 'Completion Certificate' will be issued by the GNIDA on the completion of the project or part thereof in phases and on the submission of the necessary documents required for certifying the completion of the project or part thereof.
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.

(13) INDEMNITY

The lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent operations and maintenance of the facilities and services, till such time as the alternate agency for such work is identified and legally appointed by the lessee after prior written approval of GNIDA. The lessee shall execute an indemnity bond, indemnifying the GNIDA against all disputes arising out of;


प्रबन्धक (गोपनीय)
प्रेम (LESSOR)

For Fastidious Buildmart Private Limited



Director

Pradeep Kumar Agrawalla (LESSEE)

क्रम संख्या 38 स्टाम्प विक्रय की तिथि
स्टाम्प क्रय करने का प्रयोजन _____
स्टाम्प क्रेता का नाम व पूरा पता _____

04 July 2018

स्टाम्प की संख्या 1000

राजबहादुर स्टाम्प विक्रेता

ला 10 नं 150 लडा अरवि 31-3-20

निकलक कार्यालय अंतर नगर





उत्तर प्रदेश UTTAR PRADESH

AW 617197

E-stamp No. : IN-UP021651321340390

- The non-completion of the project
- The quality of development, construction, operations and maintenance
- Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser(s).

(14) DOCUMENTATION CHARGES

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses shall be borne by the lessee, who shall also pay the stamp duty levied on the transfer of immovable property or any other duty or charges that may be levied by any statutory authority empowered in this behalf.

(15) SURRENDER

1. The lessee can surrender the plot within 30 days from the date of allotment. In such case, earnest money deposited will be forfeited and the balance, if any, deposited against the premium of plot, will be returned without interest.

2. In case the land is surrendered after 30 days from the date of allotment, the total deposited amount or 10% of the total premium, whichever is less, will be forfeited and the remaining amount will be refunded without interest. However, the amount deposited towards lease rent, interest, extension charges etc shall not be refunded.

अन्वय (रामपति)
यदुग नोपका प्रधिकारण
(LESSOR)

Pradeep Kumar Agrawalla
Director
Pradeep Kumar Agrawalla (Din: 03058835)
(LESSEE)

79
क्रम संख्या 77 स्टाम्प विभाग की सिपि ---
स्टाम्प क्रय करने का प्रायोजन _____
स्टाम्प क्रेता का नाम व पूरा पता _____

04 July 2018

स्टाम्प की मात्रा 1000
राजबहादुर स्टाम्प डिपॉजिट
लॉ. नं० 130 लॉ. अडि. 31 - 3-2017
नव निवृत्त कार्यालय परिसर, इंदौर मीरठ R





उत्तर प्रदेश UTTAR PRADESH

AW -617198

E-stamp No. : IN-UP021651321340390

Note: The date of surrender in the above case shall be the date on which the application for surrender is received at the GNIDA's office. No subsequent claims on the basis of any postal certificate etc. will be entertained.

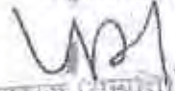
(16) MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub - lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and lease rent.

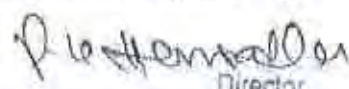
The Lessee/Sub-lessee(s) will submit the following documents:

- Sanction letter of the scheduled Bank/Govt. organization / financial institution approved by the Government of India.
- Clearance of upto date dues of the GNIDA.

GNIDA shall have the first charge on the plot towards payment of all dues of GNIDA.


प्रबन्धक (सिन्धु)
गैर नोडल प्राधिकरण
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalia (Din 03759925)
(LESSEE)

क्रम संख्या 80 37 स्टाम्प विक्रय की तिथि
स्टाम्प प्रय करने का प्रायोजन
स्टाम्प क्रेता का नाम व पूरा पता

04 July 2018

स्टाम्प की धनराशि 1000
राजबहादुर स्टाम्प विक्रेता
ला 10 नं 130 लाठ अन्वधि 31-3-2012
नए निष्पक्ष कार्यो परितोर केंटर नौरा





उत्तर प्रदेश UTTAR PRADESH

AW 617199

E-stamp No. : IN-UP021651321340390


Provided that in the event of foreclosure of the mortgaged/charged property, the GNIDA shall be entitled to claim and recover such percentage, as decided by the GNIDA, 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 GNIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

The GNIDA'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 from a court of law.

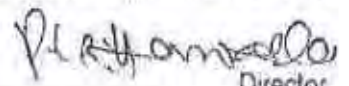
(17) MAINTENANCE

The Lessee at his own expense shall take permission for sewerage, electricity, and water connections from the concerned departments of the Authority or from the competent authority in this regard.

1. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:


प्रदेशीय (गैर न्यायिक)
पेंटर नॉन-जुडिसियल
(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din: 03058835)

(LESSEE)

81

04 July 2016

क्रम संख्या 97 स्टांप विक्रय की तिथि

स्टांप क्रय करने का प्रायोजन

स्टांप क्रेता का नाम व पूरा पता

स्टांप की घनराशि (1000)

राजबहादुर स्टांप विक्रेता

ला0 न0 130 ला0 अवधि 31-3-2012

ज0 विक्रेता का कार्यालय परिसर, गेट 1 नं0

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पता: राजबहादुर स्टांप विक्रेता, गेट 1 नं0

फोन नं0: 2388

2388

2388



5-07-16

कॉम सं०... स्टाम्प विक्रय की दिशि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प केला नाम व पूरा पता.....

स्टाम्प की पहचानी... 028.....

प्रमोद कुमार / स्टाम्प विक्रेता

सां० न० 103/2003 सां० की अति 31-03-2017

एच मिशनर्य कर्मालय भेद नोएडा नौतमहरा

मोहन ज्ञानरिडि विरमा ५०/लेबोरीता विहार

दिल्ली





उत्तर प्रदेश UTTAR PRADESH

AW 617666

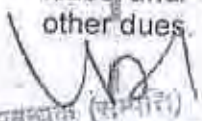
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The lessee/sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, 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.

(18) CANCELLATION

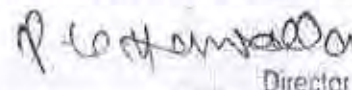
In addition to the other specific clauses relating to cancellation/determination, GNIDA/the lessor, will be free to exercise its right of cancellation/ determination of the allotment/ the lease of this Commercial plot in case of the followings:

- Allotment having been obtained through misrepresentation, by suppression of material facts, false-statement and/ or fraud.
- Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
- In case of default on the part of the tenderer/ allottee/ sub-lessee(s) or any breach/ violation of the terms and conditions of the tender, allotment, lease and/ or non-deposit of the allotment amount, installments or any other dues.


प्रबन्धक (सम्पत्ति)
ग्रेटर नोएडा प्राधिकरण
(LESSOR)



For Fastidious Buildmart Private Limited



Pradeep Kumar Agrawal (LESSEE)

0.5-0716

कम सं०... स्वाम्य विद्या की विधि.....

स्वाम्य केता का नम व पूजा पत्र.....

स्वाम्य की पनाली... 1... 2... 3.....

प्रमोद कुमार स्वाम्य विद्या

सं० न० 103/2005 ता० की अथि 31-03-201

एव विद्यालय कार्यलय प्रेस नैरवा गीतमदकाल

Handwritten signature/initials

बिना सं० न० नं० 103/2005 ता० की अथि 31-03-201





उत्तर प्रदेश UTTAR PRADESH

AW 617667

E-stamp No. : IN-UP021651321340390

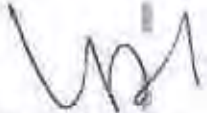
If the allotment is cancelled on the grounds mentioned in Para (i.) above, the entire amount deposited by the tenderer, allottee, lessee and sub-lessee(s) till the date of cancellation/ determination, shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.

If the allotment is cancelled on the grounds mentioned in paras (ii.) AND (iii) above 30% of the total premium of the plot shall be forfeited and the balance, if any, shall be refunded without any interest and no separate notice shall be given in this regard.

After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structures thereupon, if any, and the tenderer, allottee, lessee and sub-lessees will have no right to claim any compensation thereon.

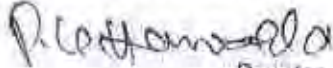
(19) GENERAL TERMS AND CONDITIONS

1. Land will be given to the lessee free from all encumbrances lease for a period of 90 years for which appropriate lease deed shall be executed between GNIDA and the lessee.
2. Subject to provision of Master Plan and regulation of GNIDA:


अबन्धक (सिन्धु)
ग्रेटर नोडल प्राधिकरण
(LESSOR)

32

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din: 03058835)

(LESSEE)

- 05-0776

क्रम सं०... 26...
 स्टाम्प खरीदने का प्रयोजन...
 स्टाम्प क्रमांक...
 स्टाम्प की प्रतिलिपि...
 प्रमोद कुमार
 सा० सं० 103/2006
 डा० दिनांक 31-03-2017

स्टाम्प विक्रेता
 डा० दिनांक 31-03-2017
 डा० दिनांक 31-03-2017



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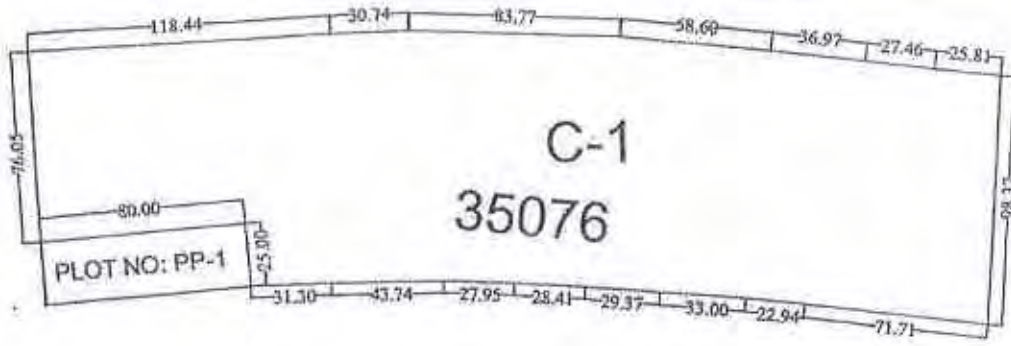


(Faint text at the bottom left corner, possibly a footer or address)

60 M WIDE ROAD

24 M WIDE ROAD

45 M WIDE ROAD



C-1
35076

130 M WIDE ROAD

[Signature]
प्रबन्धक (सिपाई)
ग्रेंटर नोएडा प्राधिकरण

For Fastidious Buildmart Private Limited

[Signature]
Director

Pradeep Kumar Agrawala (Din: 03058835)

TOTAL AREA-35076.00 sqm

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDED OVER



LEASE PLAN FOR PLOT NO-C-1
, SECTOR- 16B GREATER NOIDA

[Signature]
20/10/15

MANAGER

[Signature]
20-10-15

ASSTT MGR



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





उत्तर प्रदेश UTTAR PRADESH

AW 618753


E-stamp No. : IN-UP021651321340390

- i. Commercial area can be sub-leased as per conditions of brochure on tripartite agreement basis.
- ii. Multiple renting shall be admissible to the lessee and for the sub-lessee as per prevailing policy.
- iii. The lessee shall make necessary arrangements for designing, engineering, and construction of the Project in accordance with the provisions of the Master Plan and regulations of GNIDA.
- iv. The lessee shall adhere to Government policies and relevant codes of BIS/IS relating to disaster management and energy conservation in land use planning and construction works.


प्रमुख अधिकारी
गैटर नोएडा प्राधिकरण

(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradesh Kutch Agency Ltd. 103835

(LESSEE)

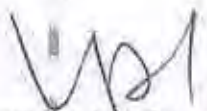


उत्तर प्रदेश UTTAR PRADESH

AW 618754

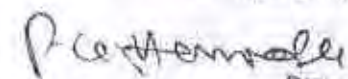
E-stamp No. : IN-UP021651321340390

- v. The lessee shall obtain applicable permits/sanctions/approvals etc. from relevant Government agencies or local bodies or other authorities, as applicable. GNIDA shall assist and facilitate the lessee to procure the sanction/approval/ license etc. expeditiously.
- vi. The allottee/lessee shall abide by the suggestions of State Government if any, in the master plan of GNIDA.
- vii. The Authority / 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.
- viii. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.


प्रबन्धक (सम्पत्ति)
गैर नॉन-जुडिशियल प्राधिकरण

(LESSOR)

For Fastidious Builders Private Limited


Dirac
Pradeep Kumar Agrawalia (Din.030588)

(LESSEE)

54
53

06/07/16

क्षेत्र संख्या
स्वामि का नाम
स्वामि का पता
स्वामि की पहचान 1000/

लेखराम स्वामि यिकोला

साइट नंबर-127/10-11
साइट की महीनीकरण की अवधि 31-3-2012
क्षयित क्षेत्र करने का स्थान
कार्यालय गेट नोरदा लीयाम





उत्तर प्रदेश UTTAR PRADESH

AW 618755

E-stamp No. : IN-UP021651321340390

- ix. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority 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.
- x. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
- xi. Any dispute between the Authority 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.

(LESSOR)

35

For Pradeep Kumar Agrawala Private Limited

Pradeep Kumar Agrawala, Director
(LESSEE)

55
53

06/07/16

कानूनी रूप से स्थापित की गयी

स्वास्थ्य सेवा के प्रयोग

स्वास्थ्य सेवा का शुद्ध रूप

स्वास्थ्य की सुरक्षा 1000/

लेखराम स्वस्थ विक्रेता

राज्य नम्बर 127/10-11

राज्य की नवीनीकरण की मर्यादा 31-0-2017

अधिकृत विक्रेता के रूप में

कार्यालय क्षेत्र नोएडा सी/41/17






उत्तर प्रदेश UTTAR PRADESH

AW 618168

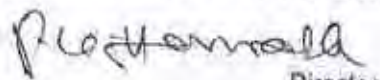
E-stamp No. : IN-UP021651321340390

- xii. 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.
- xiii. The Authority 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.
- xiv. The lessee/sub-lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time by GNIDA or any other authority duly empowered by them to levy the tax/charges.
- xv. All arrears due to the Lessor would be recoverable as arrears of land revenue.


प्रबन्धक (सम्पत्ति)
रेटर नीएडा प्राधिकरण

(LESSOR)

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din.03058835)

(LESSEE)

06 JUL 2016

क्रमांक 35 स्टाम्प विक्रेता की दिधि 6/7/16

क्रेता का नाम व पता

क्रेता का नाम व पता

क्रेता की पता

मोहन प्रभाकर सिंह 570/वी०

भारता खेड़ा जे०

मुकेश कुमार स्टाम्प विक्रेता

माईसेन्स नम्बर-128 ला० अवाधि-31-9-2013

19 निबन्धक कार्यालय सब रजिस्टार ग्रेटर मोर

मुकेश कुमार






उत्तर प्रदेश UTTAR PRADESH

AW 618169

E-stamp No. : IN-UP021651321340390

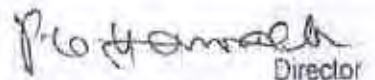
- xvi) The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
- xvii) The Authority in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
- xviii) In case the Authority is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest @ 4% per annum.


(LESSOR)

(LESSOR)



For Fastidious Buildmart Private Limited


Director

Pradeep Kumar Agrawalla (Din:03058835)

(LESSEE)

06 JUL 2016

क्रमांक 37 / 35 स्टाम्प विक्रेता की तिथि 6/7/2016

स्टाम्प कन्ट्रोल बोर्ड का प्रयोजन

स्टाम्प विक्रेता का नाम व पुराना क्रमांक

स्टाम्प की मूल्य 1000

मुकेश कुमार स्टाम्प विक्रेता

आई.डी. नम्बर-128 लाओ अर्थिक 31-3-2017

उप निबन्धक कार्यालय सब रजिस्ट्रार चेंबर भवन

Mukesh Kumar

आज दिनांक 06/07/2016 को

वही सं 1 निबन्ध सं 21072

पृष्ठ सं 295 से 382 पर क्रमांक 18272

रजिस्ट्रीकृत किया गया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

6/7/2016





उत्तर प्रदेश UTTAR PRADESH


AW 618170

E-stamp No. : IN-UP021651321340390

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

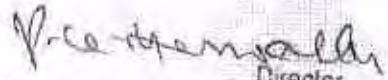
In presence of:

Witnesses

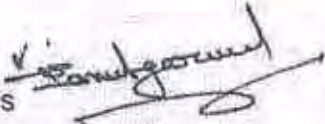
1. Witness 
Bharat Bhushan Singh
8/0 Sh. Tole Choud Garg
B-11/2(CA) Krishna Nagar
Delhi-110065
Address

For and on behalf of the LESSOR

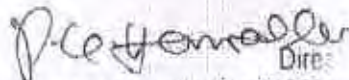
For Fastidious Buildmart Private Limited



Director
Pradeep Kumar Agrawalla (Din.03058835)

For and on behalf of the LESSEE

2. Witness 
Sonu Agarwal
8/0 Sh. Rishi Kumar Agarwal
42-D-Block, Srihanganagar (Faz)
335001
Address

For Fastidious Buildmart Private Limited


Director
Pradeep Kumar Agrawalla (Din.03058835)


प्रबन्धक (सम्पत्ति)
स्टेटर नॉएडा प्राधिकरण

(LESSOR)

(LESSEE)

06 Jul 2016

क्रमांक 37 / 35 स्टाम्प विक्रेता की तिथि 6/7/2016

स्टाम्प कया बदले का प्रयोग...

स्टाम्प कया का नाम व पृष्ठ पत्र...

स्टाम्प की संख्या 1000

मुकेश कुमार स्टाम्प विक्रेता

आईसेक्स नम्बर-128 लाठ अथर्वि 31-3-2017

उप निबन्धक कार्यालय सब रजिस्टार ग्रेटर नोए

मुकेश कुमार

आज दिनांक 06/07/2016 को

वही सं I निब सं 21072

पृष्ठ सं 295 से 382 पर क्रमांक 18272

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

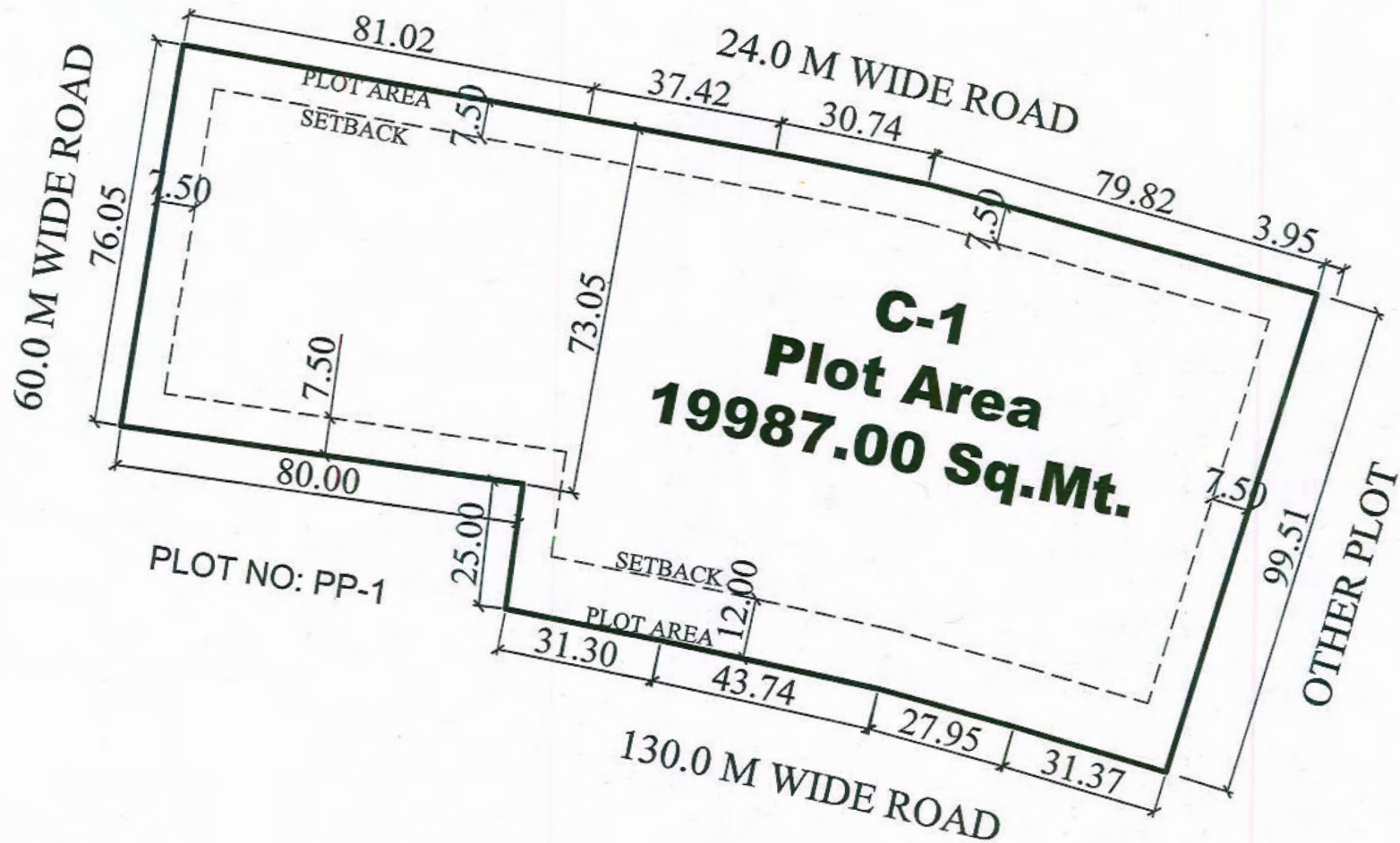
(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

6/7/2016





For Fastidious Buildmart Private Limited

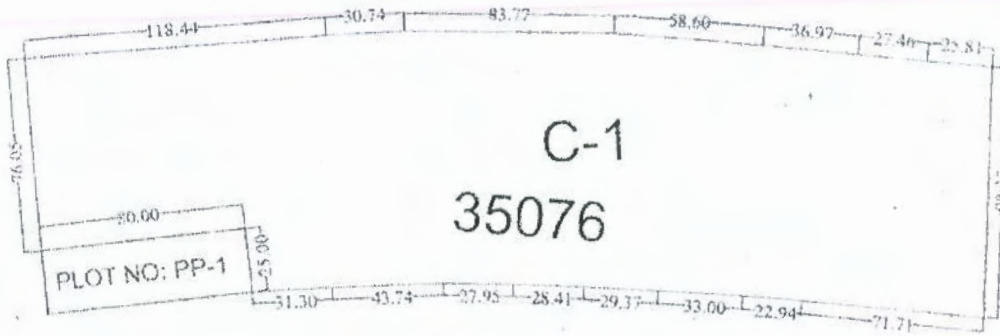
P. K. Sharma
 Authorised Signatory

DRW. TITLE :-		COMMERCIAL PLOT AT C-1, Sector-16B, Greater Noida	
LEASE PLAN		ARCHITECT SIGN	
LESSOR		ARCHITECT SIGN	
LESSEE		DATE	
M/s FASTIDIOUS BUILD MART PVT. LTD.		DATE	
SUB-LESSEE		DATE	
SUB-LESSEE		DATE	

24 M WIDE ROAD

60 M WIDE ROAD

45 M WIDE ROAD



130 M WIDE ROAD

Handwritten signature/initials

For Fastidious Buildmart Private Limited

Handwritten signature

Director

Pradeep Kumar Agrawala

TOTAL AREA-35076.00 sqm

SIGN
POSSESSION TAKEN
OVER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER



LEASE PLAN FOR PLOT NO-C-1
SECTOR- 16B GREATER NOIDA

Handwritten signature
20/10/15

MANAGER

Handwritten signature
20-10-15

ASSTT MGR



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY