

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

00AA 332633

Stamp Duty Paid in Cash Certificate in M/S Sifal Infotech Pvt.Ltd. Now
Dohi

in favour or in pursuance of the order of
the Collector (C.Memo. Dtd. ~~21/07/2006~~ 31/07/2006

Passed under section 10-A of the Stamp 31/07/2006

Act. It is certified that an amount of
Rs. 385000 + 385000 = 770000 = 00

Rs. Seventy Seven Lacs Only)

has been Paid in Cash as stamp duty in
respect of the instrument in the State
Bank of India/Chief Treasury at S.B.I. Noida
by cheques of 01.2.02 & 01/08/2006

A Cash Certificate.....



31/08/06

Officer Incharge

Sd/- Chief Treasury Officer

(Pautam Bada Nagar, Noida)

03/08/06

Leased

leased in respect of
Industrial Plot no 4 Sector 73
Noida

Sunit Saha

SIFAL Infotech Pvt. Ltd.

Authorized Signatory

35... 2006
3 AUG 2006
शामिल
कोशस्थ/सोसम बुद्ध नगर

M/s Sifal Infotech Pvt Ltd

New-Delhi



कुछ भी

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उत्तर प्रदेश UTTAR PRADESH

204248

LEASE DEED

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.
Authorized Signatory

25000
25000
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उत्तर प्रदेश UTTAR PRADESH

204249

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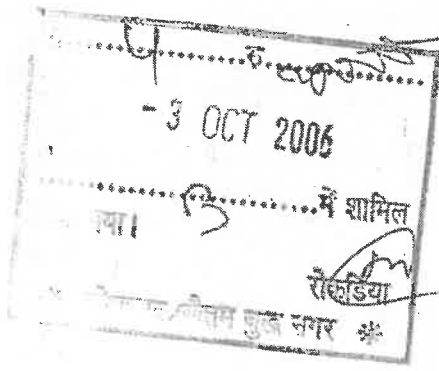
IN RESPECT OF

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.

Authorised Signatory





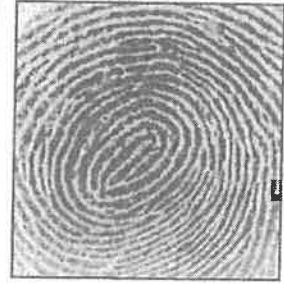
पट्टा दाता

Registration No 5912

Year : 2006

Book No. 1

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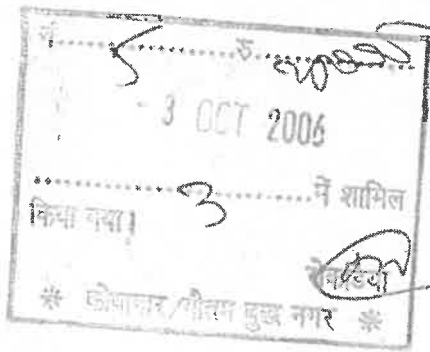
204250

-3-

INSTITUTIONAL PLOT NO. 4, BLOCK-
_____, SECTOR-73, NOIDA, DISTT.
GAUTAM BUDH NAGAR (U.P.)

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.
P.S. Kohli
Authorised Signatory



पट्टा गृहीता

Registration No. 5912

Year : 2006

Book No. 1

0201 सीफल इन्फोटेक प्रा० लि० अधिकृत परमजीत सिंह कोहली
हर मोहीन्दर सिंह कोहली
8/12, तिलक नगर नई दिल्ली-110018
व्यापार



Rs. Kohli





उत्तर प्रदेश UTTAR PRADESH

204251

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
 , SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.
P.S. Kulkarni
Authorised Signatory

6.....
- 3 OCT 2006
में शामिल
किया गया।
रोडिया
* लोधानगर/गौतम बुद्ध नगर *





04AA 271644

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
_____, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.
P. S. Kohli
Authorised Signatory

9
- 3 OCT 2006
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किया गया। 3
.....
* कोषागार/सौतम घुंते नम्बर *





04AA 271645

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
_____, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

NOIDA
SIVAL Infotech Pvt. Ltd.
P.S. Karki
Authorised Signatory



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04AA 271646

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
_____, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIVAL Infotech Pvt. Ltd.
P.S. KSH
Authorised Signatory



.....
- 3 OCT 2006
..... में शामिल
किया गया।
सफाई
* कोषागार/गीतम बुद्ध नगर *



कोषाधिकार
१२/१२/१२



04AA 271647

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
_____, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

SIFAL Infotech Pvt. Ltd.
P.S. Kohli
Authorised Signatory



.....
- 3 OCT 2006
.....में शामिल
किया गया।
* गोकुलपुर / गीताम बुख नगर *
.....



कोषाधिकार
30/10
1-3 OCT 2006



39357

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
—, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

STAL Infotech Pvt. Ltd.
f.s. KAL.
Authorised Signatory



.....
- 3 OCT 2006
.....में शामिल
किया गया।
रिकॉर्डिया
* कोनागार/गौतम बुद्ध नगर *



* - 3 OCT 2006 *
कोषाधिकार



39253

THIS STAMP PAPER ATTACHED WITH
LEASE DEED IN RESPECT OF
INSTITUTIONAL PLOT NO. 4, BLOCK-
—, SECTOR-73, NOIDA DISTT.
GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
FOR AND ON BEHALF OF NOIDA

STEAD Infotech Pvt. Ltd.
Authorized Signatory
P.S. K. K.



चं. १३ ०३
- 3 OCT 2006
.....में शामिल
किया गया। ३
रैकॉर्डिया
* कोशगार, यौतग बुल चगर *

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3959

THIS STAMP PAPER ATTACHED WITH
 LEASE DEED IN RESPECT OF
 INSTITUTIONAL PLOT NO. 4, BLOCK-
 —, SECTOR-73, NOIDA DISTT.
 GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
 FOR AND ON BEHALF OF NOIDA

STAMP Infotech Pvt. Ltd.
P. S. Kalia
 Authorised Signatory



नं. १५ र. १०५
- 3 OCT 2006
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संकेतिया
* कौवाणार/नीतम बुद्ध नगर *

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39760

THIS STAMP PAPER ATTACHED WITH
 LEASE DEED IN RESPECT OF
 INSTITUTIONAL PLOT NO. 4, BLOCK-
 —, SECTOR-73, NOIDA DISTT.
 GAUTAM BUDH NAGAR U.P.

(SUNIL SINHA)
 FOR AND ON BEHALF OF NOIDA

Stamp Paper No. 73
P.S. Kulkarni
 Authorized Signatory



चं. १५ रु. ०२२
- 3 OCT 2006
.....में शामिल
किया गया। ३
* कोषागार/गौतम बुद्ध चार *



LEASE DEED

This Lease Deed made on this 3rd day of October in the year Two Thousand Six between New Okhla Industrial Development Authority, a body corporate constituted under section 3 of U.P. 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 of the **first part** and **M/s SIFAL INFOTECH PRIVATE LIMITED**. A company within the meaning of company act 1956 having its registered office **B-9, CHIRAG ENCLAVE, NEW DELHI-110041**, through its Authorised Signatory **SHRI PARAMJIT SINGH KOHLI S/O SHRI HAR MOHINDER SINGH KOHLI R/O 8/12, TILAK NAGAR NEW DELHI-110018**, hereinafter called **Lessee** which expression shall unless the context does not so admit includes its successors, administrators, representatives and permitted assignees of the **other part**.

WHEREAS the demised plot (hereinafter described) for part of land acquired by the Lessor under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up of an Urban and Industrial Township.

AND the Lessor has agreed to demise and the Lessee has agreed to take on lease the demised premises on the terms and conditions hereinafter appearing for the purpose of constructing and setting up a **Software Unit /IT Enabled Services** according to bye-laws and other Building Plans approved by the Lessor, on the terms and conditions hereinafter contained.

WHEREAS the lessor allotted 20130 Sq mtrs of land in Sector-73, Noida Vide allotment Letter No **NOIDA/Instt/06/985 dated 5.4.2006** for Development of **Software Unit /IT Enabled Services** on the detailed terms and conditions set out in the said allotment letter and the allottee is required to have lease deed of the allotted land signed and executed in their favour;



SIFAL Infotech Pvt. Ltd.
Authorized Signatory



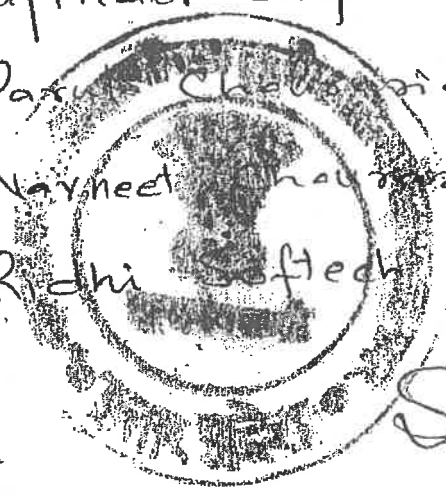
LIST OF DIRECTORS
AND SHARES HOLDERS
AS ON 20.3.2006
and 30.9.06 attested by CA.

Directors

Sh Harpreet Singh Bahra
Sh Brajinder Singh Bahra

Share Holders

- ① Sh Harpreet Singh Bahra 2500
- ② Sh Brajinder Singh Bahra 1250
- ③ Mrs Parvinder Chaudharia 1250
- ④ Mr Navneet Chaudharia 2500
- ⑤ M/s Richi Softech Pvt Ltd 2500



Smil Saha

SIPAL Infotech Pvt. Ltd.

P. K. K.

Authorized Signatory

AND WHEREAS the Government of U.P. Vide G. O. No KN-05-305/11-2005-500 (136) 2003 Dt. 19.01.2005, 3014/76-6-05/500 (40)/2000 dated 19.12.2005, and 2168/78-2-2005/46 IT/2005 dated 30.12.2005 under the Industrial and Services Sector Investment Policy 2004 has granted exemption from payment of Stamp Duty and Registration Charges payable on execution of lease of land inter-alia for setting up IT & IT subject to compliance of the norms and standards set up by the concern Department of Govt. of U.P. dealing with the project of IT & Electronics;

AND WHEREAS the Department of IT & Electronics, Government of U.P., has issued an order No KN05-305/11-2005-500 (136) 2003 Dt. 19.1.2005, 3014/76-6-05/500 (40) /2000 dt. 19-12-05 & 2168/78-2-05/46 IT / 2005 dated 30.12.05 and fixed the norms and standards for claiming exemption of Stamp duty;

~~And Whereas the allottee/ lessee is desirous of obtaining the benefit of exemption from Stamp duty and registration charges in respect of execution of lease deed of the allotted land.~~

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :

1. That in consideration of the total premium of Rs. 7,69,97,250/- (Rupees Seven Crore Sixty Nine Lacs Nienty Seven Thousand Two Hundred Fifty only) towards the Land premium calculated @ Rs. 3825/- per sq mtrs. Out of which 30% i.e. 2,30,99,175/- (Rupees Two Crore Thirty Lacs Ninety Nine Thousand One Hundred Seventy Five only) has been paid by the lessee to the lessor the receipt where of the lessor hereby acknowledges and balance Rs 5,38,98,075/- (Rupees Five Crore Thirty Eight Lacs Ninety Eight Thousand Seventy Five only) shall be paid to the lessor in sixteen half yearly equal installment alongwith interest @ 11% per annum compounded half yearly as per the following:

| | |
|------------------------------|---|
| 1 st Installment | Rs. 33,68,630/- + Interest on or before 4/10/2006 |
| 2 nd Installment | Rs. 33,68,630/- + Interest on or before 4/04/2007 |
| 3 rd Installment | Rs. 33,68,630/- + Interest on or before 4/10/2007 |
| 4 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2008 |
| 5 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2008 |
| 6 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2009 |
| 7 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2009 |
| 8 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2010 |
| 9 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2010 |
| 10 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2011 |
| 11 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2011 |
| 12 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2012 |
| 13 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2012 |
| 14 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2013 |
| 15 th Installment | Rs. 33,68,630/- + Interest on or before 4/10/2013 |
| 16 th Installment | Rs. 33,68,630/- + Interest on or before 4/04/2014 |

SIFAL Infotech Pvt. Ltd.

P.S. Kati
Authorized Signatory

NOIDA



If the Lessee fails to deposit installments with interest by the specified dates the interest on defaulted amount for delayed period shall be charged @ 15% p.a. compounded every half yearly on the defaulted amount for the defaulted period.

2. The lessor hereby gives the demises and lease unto Lessee the demised plot for a period of 90 years commencing from the due date or actual date of execution of lease deed where ever is earlier.
3. And also in consideration of the Lease Rent paid by the Lessee and covenants, provisions and agreements herein contained and to be performed by the Lessee and the Lessor. Both hereby demise and lease unto Plot No. 4, Block- —, situated at Sector-73, in the New Okhla Industrial Development Area, District Gautam Budh Nagar U.P. contained by measurements of 20130 sq. mtrs. bounded as follows:-

ON THE NORTH
ON THE SOUTH
ON THE EAST As per site
ON THE WEST

AND which said plot is referred in this Lease Deed as the Demised plot and is more clearly delineated and shown in the attached plan. Lessee shall hold the Demised premises with its appurtenances unto lease for the term of 90 years commencing from the due date /actual date for execution of Lease Deed, whichever is earlier of the plot, except and always reserving to the Lessor, the following:-

- (a) A right to lay water mains drains, sewer or electric wires under/above the demised plot fir deemed necessary by the Lessor in developing the same.
- (b) Full right and title to mines and minerals in and under the Demised plot or any part thereof.

In addition to the premium of plot lease rent for the lease period of 90 years each year in advance on 2nd October 2006 @2.5% per annum of the total premium i.e. equivalent to of Rs. 19,24,232/- (Rupees Nineteen Lacs Twenty Four Thousand Two Hundred Thirty Two only)



CITAL Infotech Pvt. Ltd.
P.S. K. K. K.
Authorised Signatory



to be paid by the lessee. In case of default of payment of Lease Rent, interest @ 15% shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of lease rent enhanced would not be more than 50% of the amount last fixed. A supplementary deed will be executed by the Lessee if the lease rent is revised.

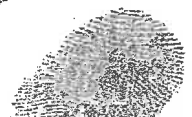
4. The lessee shall use the plot for the setting up of their **Software Unit /IT Enabled Services**.
5. The Lessee shall be liable to pay all rates, local taxes, charges and assessment by whatever name called for every description in respect of the demised plot and/or building constructed thereon assessed or imposed from time to time by Local or other Authority./State/Central Government/ The Lessor.
6. That the Lessee will obey and submit to all directions or regulations made by the Lessor now existing or hereafter to exist so far as the same and incidental to the possession of immovable property or so far as the health, safety or affect conveyance of the other inhabitant of the surrounding area.
7. That the lessee will at their own cost construct a building on the demised plot as per floor area ratio (F.A.R.) as applicable in accordance with the prescribed by-laws, plans and building regulations.

The building will be constructed by the Lessee as per building direction and bye-laws of the Authority. It shall be the responsibility of the Lessee to get the allotted plot inspected by the authorized officers appointed by the Lessor. The lessor shall write/contact the Building Cell Department of the Lessor first during the time of construction of basement and second after completion of Plinth level, third after completion lintel level.

The Lessee will not make any unauthorized construction on the plot and if so it will be removed/ demolished by the Lessor at the risk, cost and responsibility of the Lessee. It shall be treated as breach of terms and conditions of buildings bye-laws and lease deed.



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P. S. K. K.
Authorized Signatory



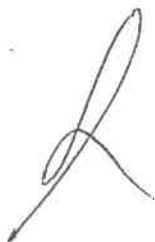


8. The lessee undertakes to abide by and fulfill the norms and standards set out by the Department of IT & Electronics, Government of U.P. for the setting up of the project of **Software Unit /IT Enabled Services** as enumerated above.
9. That the lessee will complete construction and obtain occupancy certificate from the building cell department within the validity period of the approved building plans and put the same in operation as per plans approved by the lessor and as per provisions of clause No 13 of this lease deed for allotment and cancellation of plot. In case such allottee/ lessee who are interested to avail exemption of stamp duty has to obtain approval of Development plan within 18 months from the date of registration of Lease Deed from the competent authority of the lessor and complete the 40% of the total permissible covered area on the allotted plot within 3 years from the date of handing over of possession and also have to complete whole construction within five years from the date of handing over of possession.

In the event of lessee's not complying with above clause Bank Guarantee submitted by the lessee will be invoked and encashed.

Provided that the lessee has the option of availing exemption from stamp duty shall execute an Agreement and submit Bank Guarantee as per provision of Government order No KN-05/305/11-2005-500 (136) 2003 Dt. 19.01.2005, 3014/76-6-05/500 (40) /2000 dt. 19-12-05 & 2168/78-2-2005/46 IT / 2005 dated 30.12.2005

The lessee is not willing to avail the benefit of exemption of stamp duty vide undertaking dt 3/10/2006.



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S.K.K.
Authorised Signatory







- 13.A. The allottee/ lessee will complete construction and obtain occupancy certificate from the competent authority of the lessor within the validly period of the approved building plan. The lessee / Allottee shall ensure the functioning on the allotted plot as per schedule given below.

PLOT UPTO 1000 SQ. MTS.

Within two years from the actual date of possession

PLOTS ABOVE 1000 SQ MTRS BUT UPTO 2000 SQ MTRS.

Within three years from the actual date of possession

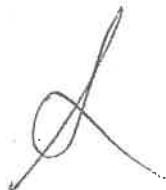
PLOTS ABOVE 2000 SQ MTRS BUT UPTO 4000 SQ MTRS

Within four years from the actual date of possession.

PLOT ABOVE 4000 SQ MTRS

Within five years from the actual date of possession.

- B. In case of non adherent to the aforementioned schedule for functioning, the cancellation of allotment and/ or determination of lease deed with forfeiture of money would be effected as per rules and the possession of the plot would be resumed by the lessor with structure thereof, if any and the allottee/ lessee will have no right to claim compensation thereof. However in exceptional circumstances an extension may be allowed by the lessor on payment of such charges and subject to terms and conditions, as deemed fit by the lessor.
- C. In the event of an extension, extension charges @ 4% of the premium would be chargeable for grant of extension for each year on pro rata monthly basis. The rate of extension charges as mentioned above may be re viewed by the lessor. In the event of extension not being granted, cancellation may be exercised following with revocation of lease deed with forfeiture amount as per then prevailing policy of the lessor in such an event the lessee will be at liberty to remove construction if any, in such eventuality. The rate of extension charges as mentioned above may be revised by the lessor/ Chief Executive officer without notice.



SIFAL Infotech Pvt. Ltd.
S.K. M.
Authorised Signatory





In is further classified that the provision of clause NO 9 of this lease deed shall not of applicable in respect of allotment and cancellation of plot as this clause NO 9 is applicable in cases of those lessee who one interested in availing exemption from stamp duty only.

14. That the lessee will keep the demised plot and the building therein at all time in a state of good and substantial repairs and in sanitary condition to the satisfaction of the lessor.
15. That the lessee shall not make or permit to make any alteration in or in addition to the said or their erections would be erected in terms of para 7 on the demised plot without the prior permission in writing of the lessor and except in accordance with terms of plan, approved by the lessor or any officer authorized by the lessor or if such authorized officer requiring it to correct such deviations as aforesaid shall correct it and if lessee shall neglect to correct such deviations within a period of a calendar month after the receipt of such notice to be corrected at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as decided by the lessor whose decision shall be final.
16. That the Lessees shall not be permitted to transfer the demised plot before making the unit functional and building constructed thereupon. However, at the discretion of CEO, the transfer may be permitted after making the unit functional and building constructed thereupon and laying transfer charges as prevailing at that time of transfer such transfer charges shall be paid to the Lessor. The decision of the Chairman/Chief Execution Officer for all purpose will be final and binding on the Lessee.
17. Notwithstanding anything contained in clause 20, the Lessee may, with the previous permission of CEO mortgage the Demised plot to any Government organisation or any Government recognized institution for raising loan for purpose of construction of the building/ functioning of the institution subject to such charges and terms and conditions as decided by the lessor at the time of granting the permission the first charges shall be of the lessor on the property.



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P.S. Kulkarni
Authorized Signatory







Provided that in the event of the sale of fore-closure of the mortgage or charged property, the Lessor shall be entitled to claim and recover such percentages as decided by the Lessor of the unearned increases in the value of the demised plot as aforesaid and the amount of the lessor's share of the said unearned increase shall be first charges in favour of the Lessor and having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on the Lessee.

Provided further that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of unearned increase as aforesaid. The Lessor has 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 it by or through execution of degree of insolvency by the court.

That the lessee shall not be allowed to be rented out the allotted premises or any part thereof. The plot cannot be transferred before making the unit functional and all such actions done for transfer of the plot will be deemed as null and void ab-intio.

18. That if the Lessee obtain the demised plot by suppression of any fact or misrepresentation, mis-statement of fraud or if there is any breach of condition of the lease or if the lessee does not abide by the terms and conditions of the building rules framed by the lessor or violate any terms of the lease deed the lease may be determined and the entire money paid by lessee will be forfeited, and the possession of the Demised plot and the structure raised thereon, unless removed by the Lessee within the time specified in the notice by the Lessor, may be taken over by the Lessor and Lessee will not be entitled to any compensation.



2024/10/10 10:00 AM
P. C. K. K. K.
Authorised Signatory




19. That the Lessee shall use the demised plot only for the construction for the **Software Unit /IT Enabled Services** according to the plan approved by the Lessor and in accordance with the building directions or regulations formulated under the provision of U.P. Industrial Area Development Act, 1976 and for no other purpose without the consent of the Lessor and subject to such terms and condition as the lessor may imposed and the Lessee will not do, or suffer to be done, on Demised plot or any part thereof anything which may not do or suffer to be done on demised plot or any part thereof any thing which may be or grow to be a nuisance, damage or cause annoyance or inconvenience to the lessor or the owner or occupier of the plot in the neighborhood, provided that the part of the building so constructed may be used by the Lessee for the normal watch and ward staff, so however that such accommodation shall be commensurate with the need.
20. That the Lessee will not assign, relinquish, sublet, transfer or part with the possession of any portion of the Demised plot and building thereof or cause any subdivision thereof. The Lessee will have In house vehicle parking within the premises. I
21. Even if permission is granted by the lessor for transfer assignment mortgage or subletting of the whole demised plot or building or both shall be subject to and the transferee assignee or the sub lessee shall be bounded all convenience and conditions herein contained and be answerable to the lessor in all respect thereof.
22. Provided always that the lessee, or transferee or permitted assignees, as the case may be assign, relinquish mortgage sublet, or transfer the Demised premises and Building thereon as a whole on the said terms after prior and written permission of the Lessor and it will deliver, as its own expenses, to the lessor or at the Lessor's officer, attested copy of the assignment, relinquishment, mortgage, sub-letting or transfer deed together with notice thereof within a month after the same shall have been duly registered under the Indian Registration Act or any other law relating to such registration and for the time being in force.




SIFAL Infotech Pvt. Ltd.
S. K. K. K.
Authorized Signatory






23. That the Lessee will permit the Members, officers and subordinates of the Lessor and workers and other persons employed by the Lessor from time to time, and at all reasonable times of the day, with prior intimation to enter into and upon the Demised plot and building to be erected thereon in order to **inspect the same and carry on necessary works mentioned before and lessee will notice of the provisions of this sub clause to his /her/their/its tenants.**
24. That the Lessee will not erect or permit to be erected on any part of the demised plot any stables sheds or other structure of descriptions whatsoever for keeping horse cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
25. That the Lessee shall not exercise its option of determining the lease nor hold the lessor responsible to make good the damage if any fire, tempest, flood or army or a mob or other irresistible force any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
- (A). That the lessee shall keep the lessor indemnified against any or all claims for damages which may be caused to any property belonging to lessee/ others in consequence of the execution of the aforesaid works as specified below or otherwise and also against claim for damages of the lessee or his workman or representative.
- a) Injures or destroys any building or part thereof or their structure continuous or adjacent to the demised premises.
 - b) Keep the foundation, tunnels or other pits on the demised premises upon or exposed to weather causing any injury to continuous or adjacent building or
 - c) Digs any pits near the foundation of any building thereby causing any injury or damage to such building.
 - d) The damages under sub-clause (a) above shall be assessed by the lessor whose decision as to the extent of injury or damage or the amount payable shall be final and binding on the lessee.



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P.S. K.K.
Authorised Signatory

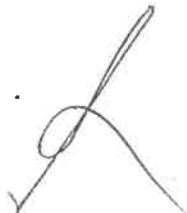




- e) The terms and conditions of allotment and building bye-laws shall be binding upon the lessee.
- (B) If the lessee does not abide by the terms and conditions of the lease and building bye laws or any other rules framed or directions issued by the lessor the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor followed by forfeiture of deposits as per prevailing policy.

26. And it is hereby agreed and declared by and between the parties to these present as follows:

- i) Notwithstanding anything hereinbefore contained hereinabove, if in the opinion of the Lessor, (whose decision shall be final and binding) any breach violation of terms and conditions of the registration/ allotment/ lease deed/ or non deposit of dues and any of the covenants/ conditions hereinbefore contained and is to be observed and performed and in particular and without prejudice to the generality of sub-clause, if Lessee transfer(s), assign(s), relinquish(s) or mortgage(s) the whole of the Demised premises before construction of a building on it's part as hereinbefore provided within the period mentioned above, or if the Lessee or the persons in whom the right is hereby created are adjusted insolvent.
- ii) It shall be lawful for the Lessor, without prejudice to any other action, to re-enter the Demised plot or any part thereof and determine this lease and forfeited the amount as per rules and thereupon.
- iii) If, at any time of re-entering, the demised plot shall not have been occupied by nor any building constructed by the Lessee, the Lessor may re-allot the Demised plot and refund the payment if any, after making adjustment as required without deducting arrears of Lease /interest/ extension/charges and other charges as per rules.

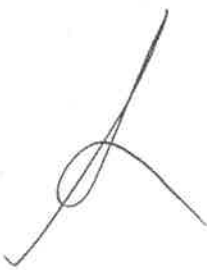


SIPRA Infotech Pvt. Ltd.
P.S. Kulkarni
Authorised Signatory





- iv) If at any time entering, the Demised plot shall not have been occupied by any building constructed by the Lessee thereon, the Lessee shall, within a period of three months from the date of re-entry, remove from the Demised plot all erection or building, fixtures and things which at any time and during the said terms shall be affixed or get upon the demised plot and leave the same in a good condition as it was on the date of the demise, the default of the same shall become the property of the Lessor without payment of any compensation to the Lessee for the land and building, structures and things therein within the lessee may be paid such amount as may work out in accordance with the principle given in the sub - clause (ii) above, provided that the lessor may at its options agree to purchase from the lessee his interest in the demised plot.
- v) Any loss suffered by the lessor on a fresh grant of the demised plot breaches of conditions as aforesaid on part of the lessee for or any person claiming through or under him, shall be recoverable by the Lessor.
- vi) All notice, order and other documents required under the terms of the lease or under the U.P. Act No. 6 of 1976 or any rule or regulation made there under shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act, 1973 as re-enacted and the notified U.P. Residents Act 1974 (Act No. 30 of 1974) re-enacted with modification.
- vii) The Provisions of U.P. Industrial Area Development Act. 1976 and as any rules and regulations framed under the Act or any Directions issued shall binding on the lessee and his/her/ their successor.
- viii) All power exercised by the Lessor under this lease may be exercised by the Chairman/CEO. The lessor may also authorize any of its officers to exercise all or any of the powers by it under this rule.



SITAI Infotech Pvt. Ltd.
P.S. KHE
Authorized Signatory




- ix) Any relaxation or concession granted by the Lessor to lessee shall not, in any way, prejudice the legal rights of the lessor.
- x) Any disputes arising with regards to this deed shall be subjected to jurisdiction of civil courts at Gautam Budh Nagar or High Courts of Judicature of Allahabad.
- xi) The land is in peaceful possession of the Lessor and will be accepted by lessee free from any encroachment and obstruction.
- xii) The Chairman/CEO of the lessor reserves the right to make such amendments, additions, alterations or modification, in the terms and conditions of the lease from time to time as they may consider just and reasonable.
- xiii) Subject to the sub-clause (IX) in case of any clarification or interpretation regarding these terms and conditions of the Lease Deed, the decision of Chairman, CEO of the lessor will be final and binding on the Lessee.
- xiv) The lessee shall complete the project within stipulated period as mentioned in clause 9 & 13 of lease deed. In case the lessee fails to comply with the terms and condition of allotment letter, lease deed, broacher or not make the project functional within stipulated period as mentioned in clause 13 of lease deed, that action shall be taken as per rules and regulations of the authorities regarding cancellation.

Sud

- xv) The terms and conditions of Brochure, Allotment letter dt. ~~5.11.06~~ lease Building Bye-laws and as amended from time to time shall be binding on the Lessee.

P. K. K. K.

[Handwritten signature]

SITAL Infotech Pvt. Ltd.
P. K. K. K.
Authorised Signatory



आज दिनांक 03/10/2006 को

बही सं. 1 जिल्द सं. 748

पृष्ठ सं. 185 से 242 पर क्रमांक 5912

रजिस्ट्रीकृत किया गया ।


सी० पी० सिंह

उप-निबंधक तृतीय

नौएडा


3/10/2006



xvi) The lessee has submitted the bank Guarantee the Rs _____ dated _____ issue for the valid upto _____
 That the para No 10.11 are deleted for telephonic

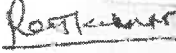
IN TESTIMONY WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL ON THE DAY AND MONTH AND IN THE YEAR HEREIN ABOVE WRITTEN:

WITNESSES:

- Signature 
 Name Madan Lal Gupta
 Father's Name Late Prakash Chand Gupta
 Address C-13 Cutwal 12/10/04


THE LESSOR



- Signature 
 Name Raj Kumar
 Father's Name S. D. Sharma
 Address 251, IV MUKARFI MARKET, DELHI 9

SIVAL Infotech Pvt. Ltd.
THE LESSEE
 Authorized Signatory





Handwritten markings on the right side of the page, including a large 'C' and other illegible characters.

New Okhla Industrial Development Authority
Man. Administrator Okhla, Gurgaon, Haryana
NOIDA 201301

Provisional

Regd. No.-760

No. NOIDA/Instt./06/985

Dated 26-9-06

INSTITUTIONAL DEPTT.

To,

M/s Sifal Infotech Pvt. Ltd.
B-9, Chirag Enclave,
New Delhi.-110048

Sub : Reservation Cum-Allotment Letter

Sir,

In Continuation to this office letter No.:NOIDA/Instt./06/985 dt.5/4/06 the Plot No.04, Sector-73, Area-20,130 Sq. mtrs. is allotted in lieu of Plot No.5B, Sector-73, NOIDA for Software IT unit/ I.T.E.S on lease hold basis for 90 years.

| | | |
|-----|--|---|
| (A) | Plot no. | 4, Sector- 73 |
| (B) | Total Area of Plot | 20,130-00 Sq. Mtrs. |
| (C) | Allotment Rate of Land | 3750 /- Per Sq. Mtr. + 2 % Location Charges i. e. Rs. 3825 /- Per Sq. Mtr. |
| (D) | Total Premium of the Plot | Rs. 7,69,97,250.00 |
| (E) | Registration Money Deposited | Rs. 74,86,950.00 |
| (F) | One Year Advance Lease Rent | Rs. 19,24,931.25 = 25,068.75 Excess deposited |
| (G) | Balance Allotment Money + one year Lease rent to be deposited within 30 days from issue of this letter in any bank authorized by Noida (20 % of Total premium) | Rs. 1,56,12,225.00 = 3,00,825.00 Excess deposited |
| 1. | Balance 70 % amount with interest @ 11 % per annum will be payable in 10 half yearly installments. | Rs. 5,38,98,075.00 -3,25,893.00 = Rs. 5,35,72,182.00 |

2. In case of default on the part of the allottee for non-deposit of allotment Money, the allotment will be cancelled. Defaults in the payment of installments shall bear @ 14 % interest on late payments till time the allotment is not cancelled due to default as per terms of allotment. The non-execution of the legal documents and/not taking over possession of the plot or delay in payment of lease rent, the allotment of the plot is liable to be cancelled.

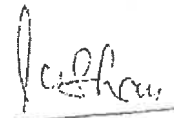
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No change in project can be made without the prior written permission of the Authority.


4. In case of any clarification about the allotment letter, you may meet the concerned officer in the office on any working day.
5. In case of any problem in implementation of the project with any State Govt. Deptt or/and co-ordination is required is required please contact the Authority on any working day.
6. Allottee will obtain all necessary permissions and clearance etc. from the requisite Department / Agency as if necessary according to Law, Rules and Regulations in force. This shall also apply in case of relevant amenities / facilities that allottee may need for their project. However in case of any problem the allottee may approach this Authority, which will provide all feasible and available assistance to the allottee assistance to the allottee in procurement of the subject amenities / facilities.
7. The allottee shall ensure full compliance with the conditions imposed in the No Objection Certificate issued by the U. P. pollution Control Board and will work according to the pollution control laws in force.
8. The allottee will comply with all the terms & conditions pertaining to the supply of water and drainage / sewerage facilities when provided by the Authority.
9. The plot is allotted on as where is basis.
10. The terms & conditions laid down for Software IT & ITES and the lease deed will be binding.
11. Permission to Rent out / transfer will be granted after the declared functional.
12. Allottee shall have to make sufficient provision of parking in the plot itself. The other term & conditions of allotment shall remain the same as specified in the prochure of the scheme.

Copy to :-

- 1 CAP
- 2 AO (Institutional)
- 3 Project Engineer



Desk Officer

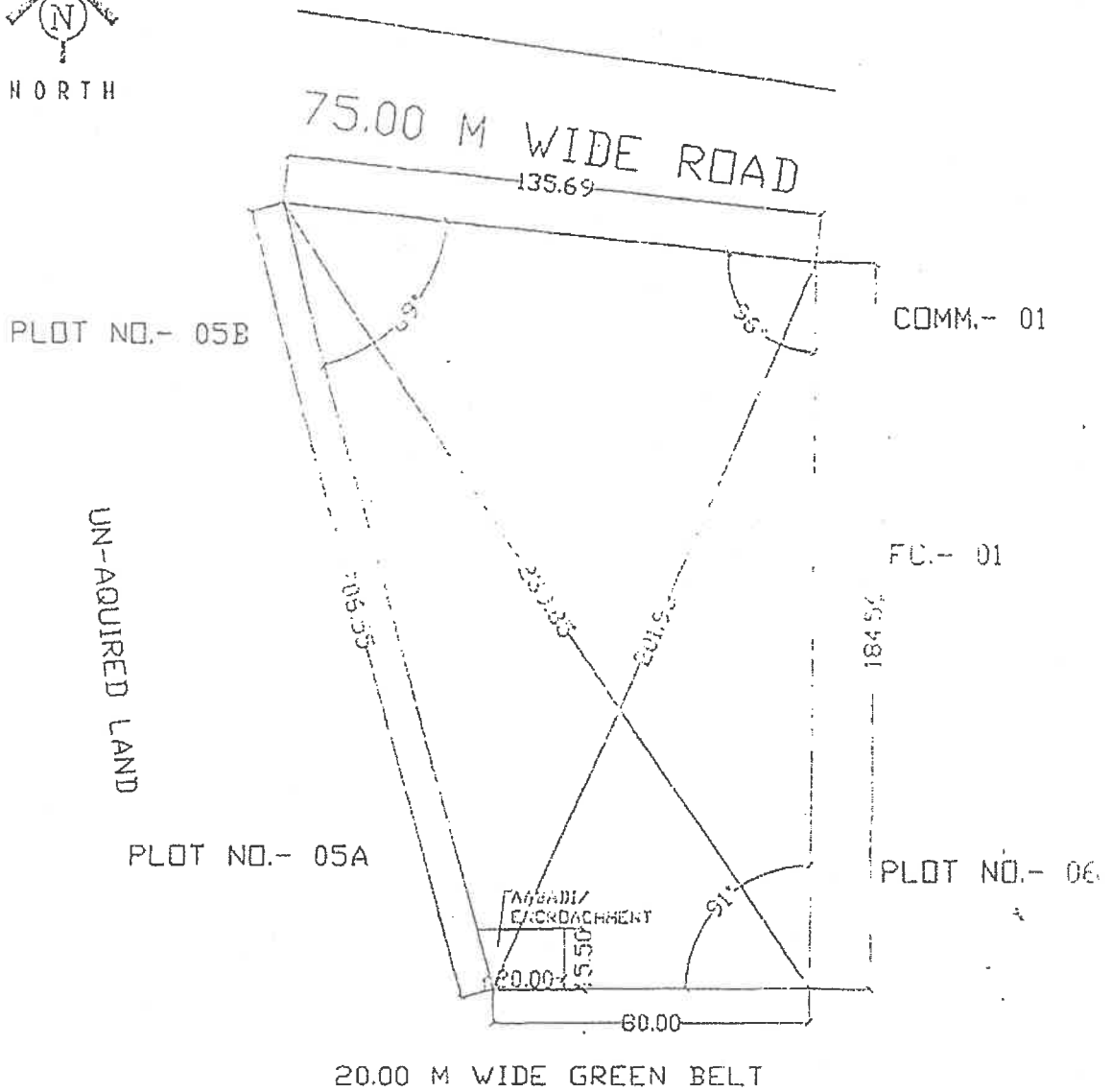


Desk Officer

PLJT NO.- 04
 GROSS AREA-20440.00 SQM
 AREA UNDER AABADI/ ENCROACHMENT -310.00 SQM
 PRESENTLY AVAILABLE AREA-20130.00 SQM



NORTH



NOTE- AREA OF PLOT MAY BE DECREASED/ INCREASED AFTER CONSTRUCTION OF ROADS AND DRAINS AND AREA PARTIALLY UNDER AABADI WHICH IS SHOWN IN THE SITE PLAN.

[Signature]
 JE

C.C.D-I

[Signature]
 H.P.E.S.O.I.C.

C.C.D-I

(P.S.)

नवोन ओखला औद्योगिक विकास प्राधिकरण
कार्यालय परियोजना अभियन्ता, सी.सी.डी.-प्रथम,

संदर्भ - नोएडा/म0प्र0(सं.)/2006/1901
दिनांक 04-10-2006

कब्जा प्रमाण पत्र

आवंटी का नाम एवं पता

M/s SIFAL INFOTECH PVT. LTD.B-9, Chirag Enclave,
New Delhi- Through Authorised Signatory Sh. Paramjit
Singh Kohli S/o Sh. Harmohinder Singh Kohli R/o 8/12,
Tilak Nagar, New Delhi


| संस्थागत भूखण्ड संख्या | 004 | ब्लाक - | सैक्टर-73 |
|------------------------|--|---------|----------------------|
| भूखण्ड की स्थिति | भूखण्ड का क्षेत्रफल वर्ग मीटर | | टिप्पणी |
| उत्तर | 75.00 मीटर चौड़ी सड़क | | |
| दक्षिण | ग्रीन बैल्ट | | = 20130.00 वर्ग मीटर |
| पूर्व | भूखण्ड सं0 Comm.-01, FC-01 & Plot No.06, सैक्टर-73 | | |
| पश्चिम | भूखण्ड सं0 0 5बी, एवं 05ए सैक्टर-73 | | |

मैं /हम संस्थागत भूखण्ड सं0 004 ब्लाक - सैक्टर- 73 का कब्जा दि0 10-10-2006 को लिया है।

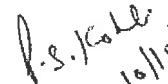
मैं / हम भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत है / हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

कब्जा देने वाले का हस्ताक्षर

कब्जा प्राप्त करने वाले का हस्ताक्षर


10/10/06

अवर अभियन्ता
सी.सी.डी.-प्रथम, नोएडा



10/10/06
भूखण्ड स्वामी

पत्र सं0 नोएडा/प0अ0(सी.सी.डी-1)/06/7203 दिनांक 10/10/06

प्रतिलिपि -

- भूखण्ड स्वामी ।
- विकास प्रबन्धक (संस्था0)
- वरिष्ठ लेखाधिकारी(संस्था0) ।


15/10/06


10/10/06
सहा परियोजना अभियन्ता
सी.सी.डी.-प्रथम, नोएडा




10/10/06

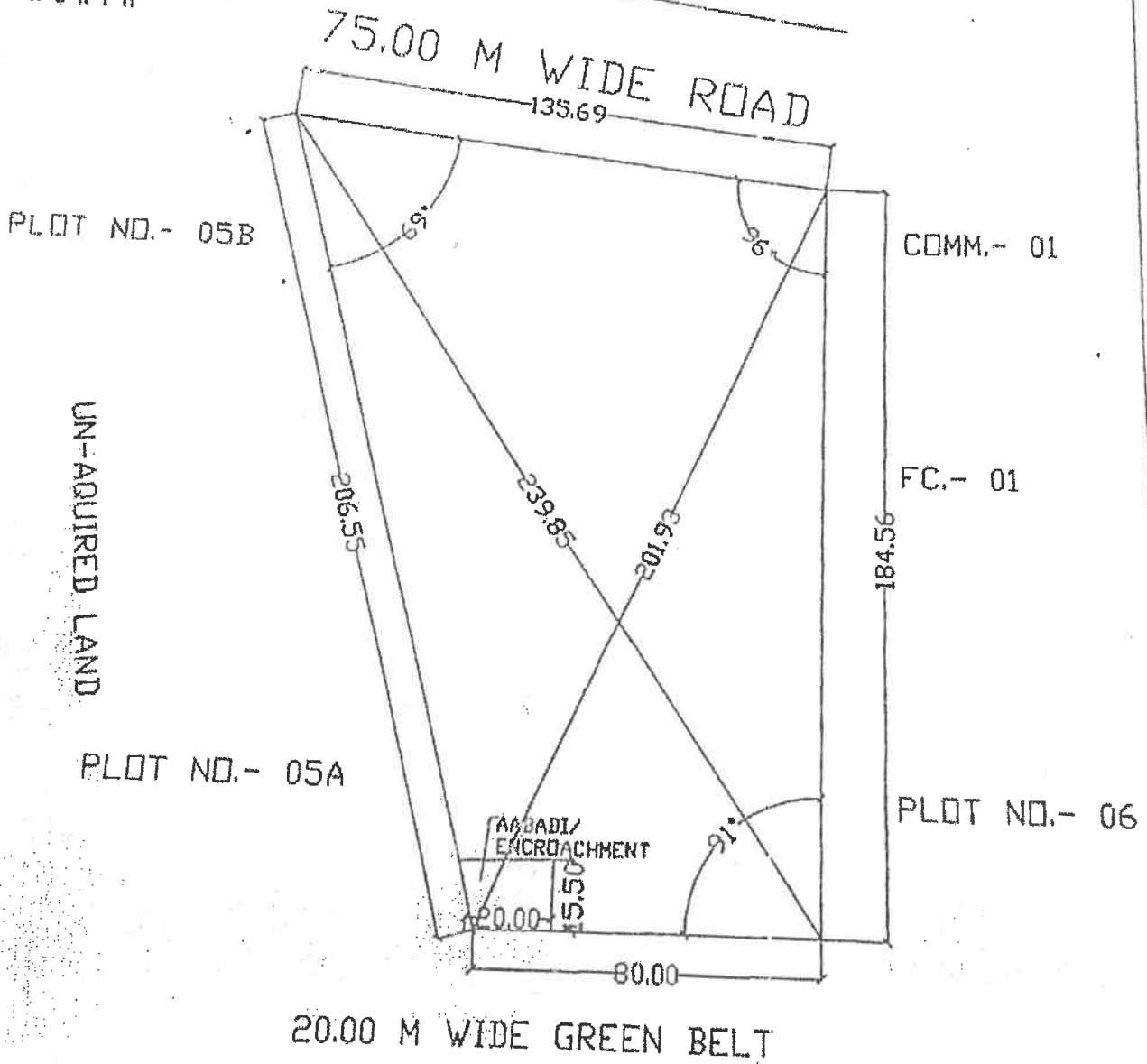
SITE PLAN OF SECTOR - 73/26

PLOT NO.- 04

GROSS AREA-20440.00 SQM

AREA UNDER AABADI/ ENCROACHMENT -310.00 SQM

PRESENTLY AVAILABLE AREA-20130.00 SQM



NOTE- AREA OF PLOT MAY BE DECREASED/ INCREASED AFTER CONSTRUCTION OF ROADS AND DRAINS AND AREA PARTIALLY UNDER AABADI WHICH IS SHOWN IN THE SITE PLAN.

[Signature]
JE
C.C.D-I

[Signature]
A.P.E. 8/86
C.C.D-I

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

A NON JUDICIAL

उत्तर प्रदेश U

SH

CE 404281



SUPPLEMENTARY DEED



This Supplementary Deed made on this 29 Day of OCT in the year Two Thousand Twenty between **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under section 3 of the Uttar Pradesh Industrial Development Act 1976 (UP Act No. 6 of 1976) through signatory Mr. Rohit Srivastava S/o Sh. Ashok Kumar through Authenticated POA Mr. Gautam S/o Sh. Kishan Pal vide dated 17.10.2019 hereinafter called the "LESSOR" (Which expression shall unless the context does not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the FIRST PART.

AND

M/s SIFAL INFOTECH PRIVATE LIMITED (PAN NO.AAJCS5011R) Having its registered office at **W-111A, GREATER KAILASH, PART-1, NEW DELHI-110048** through its Authorised Signatory **MR. UMESH KUMAR GUPTA S/o Mr. NAND KISHORE GUPTA, R/o B-60, PATEL NAGAR-2nd MEERUT ROAD, NEAR PNB BANK, GHAZIABAD U.P.,-201001** (duly authorized vide resolution dated, herein after called the "LESSEE" (Which expression shall unless the context does not so admit, include their legal heirs, executors, administrators, representatives and permitted assigns) of the SECOND PART).

SECRET
CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL

रोहित श्रीवास्तव
सहायक
नौएडा

For Sifal Infotech Private Limited

उमेश कुमार

Authorized Signatory

SUB REGISTRAR
NOIDA-III

(2)

Whereas the LESSOR is the lawful owner of Land at Plot No. 4, Sector- 73, Noida, duly allotted by the Noida Authority herein referred to as the said property and the same is bounded as under:-

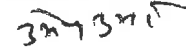
ON THE NORTH: As per Site Plan
ON THE SOUTH: As per Site Plan
ON THE EAST: As per Site Plan
ON THE WEST: As per Site Plan

Whereas the LESSOR has allotted an area of 20130 square meters vide allotment letter noida/instt./06/985 dated 05.04.2006 & Noida/Institutional/06/1874 Date 26.09.2006 for Plot No. 4, Sector- 73, Noida, and Lease Déed was executed between the Lessor and Lessee and also registered in favour of the LESSEE in the office of Sub registrar of Gautam Budh Nagar, U.P. Vide Bahi No.1, Zild No. 748 on Pages 185 to 242 Document No. 5912 Dated 03.10.2006. Whereas the additional plot area of 1993.10 sq. mtrs. became available on site for allotment and the same was allotted. The additional area of 1993.10 sq. mtrs. is allotted vide letter no. noida/instt./2020/671 dated 29.06.2020.



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For Sifal Infotech Private Limited



Authorized Signatory

(3)

NOW THIS DEED SHALL WITNESS AS UNDER:-

1. The Gross area of original allotted plot no. 04, Sector-73 shall be read as 22123.10 square meter instead of 20130 square meter.
2. The premium of originally allotted land of 20130 Square meter is already paid in installment by the LESSEE.
3. The premium of additional allotted land of 1993.10 square meter amounting to Rs. 3,07,41,575/- & The Location Charge of Rs. 59,78,610/- has been paid by the LESSEE vide challan No. 800004269 Dated 28.07.2020 & challan No. 800008992 Dated 04.09.2020
4. The LESSEE has paid one time lease rent of additional allotted plot area of 1993.10 sq. mtrs. amounting Rs. 1,15,28,091/- vide challan No.800013746 dated 29.09.2020.



रोहित श्रीवास्तव
सहायक
नौएडा

For Sifal Infotech Private Limited
3ms3me
Authorized Signatory

(4)

All the other terms and conditions of the Lease Deed & Allotment Letter or any other subsequent order by the LESSOR in regard to the terms and conditions as may be amended by Authority from time to time on the allotted property type shall remain applicable and binding upon the LESSEE.

Therefore this Supplementary Deed of the LEASE is being executed on 29 day of Oct 2020 in presence of following witness.

WITNESSES: -

1.
Mr. Ghanshyam Sharma
S/o Mr. H.S. Sharma
R/o Plot No. A-40, Sector-62, Noida U.P.,



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नौएडा

LESSOR

2.
Mr. Sachin Kumar
S/o Mr. Devi Sharan
R/o 159/4, Gaupuri Ghaziabad U.P.,

For Sifal Infotech Private Limited

Handwritten signature

Authorized Signatory

LESSEE

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सैक्टर -06 नोएडा

पत्र संख्या: नोएडा/संस्थागत/2020/ 671
दिनांक.....24/6/2020

अतिरिक्त क्षेत्रफल आवंटन पत्र

M/s Sifal Infotech Pvt. Ltd.
W-111A, First Floor, Greater Kailash Part-I,
New Delhi-110048.

विषय:- संथागत भूखण्ड संख्या 04 सैक्टर 73 नोएडा के संबंध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्र दिनांक 18.02.2020 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें भूखण्ड संख्या 04, सैक्टर-73 के समीप रिक्त क्षेत्रफल को आवंटित किये जाने का अनुरोध किया गया है। इस संबंध में सूचित करना है कि कार्यालय के पत्र संख्या नोएडा/संस्थागत/06/1974 दिनांक 26.09.2006 के द्वारा आपके पक्ष में भूखण्ड संख्या 04, सैक्टर-73 क्षेत्रफल 20,130 वर्ग मीटर का आवंटन Software IT unit/ITES हेतु किया गया। भूखण्ड का पट्टा प्रलेख दिनांक 03.10.2006 को निष्पादित कर दिनांक 10.10.2006 को आपके द्वारा भूखण्ड का कब्जा प्राप्त किया गया। वर्तमान में भूखण्ड के समीप अतिरिक्त क्षेत्रफल 1993.10 वर्ग मी को प्रचलित दर पर आपके पक्ष में आवंटित किये जाने के फलस्वरूप उक्त भूखण्ड का कुल क्षेत्रफल 22123.10 वर्ग मी हो गया है।

भूखण्ड के अतिरिक्त क्षेत्रफल 1993.10 वर्ग मीटर का आवंटन आपके पक्ष में निम्नानुसार किया जाता है:-

| | | |
|---|---|--------------------------------|
| 1 | भूखण्ड संख्या/ सैक्टर | 04, सैक्टर-73 |
| 2 | भूखण्ड का कब्जा प्राप्त क्षेत्रफल | 20130 वर्ग मीटर |
| 3 | भूखण्ड का वर्तमान क्षेत्रफल | 22123.10 वर्ग मीटर |
| 4 | भूखण्ड का बढ़ा क्षेत्रफल | 1993.10 वर्ग मीटर |
| 5 | वर्तमान आवंटन दर (4% स्थानिक शुल्क सहित) (रूपये 14830/- + 594/- प्रति वर्ग मीटर) | रूपये 15,424/- प्रति वर्ग मीटर |
| 6 | बढ़े हुये क्षेत्रफल का कुल भू-प्रीमियम | रूपये 3,07,41,575.00/- |
| 7 | बढ़े हुये क्षेत्रफल का एक मुश्त भू-भाटक | रूपये 1,15,28,091.00/- |
| 8 | पूर्व में आवंटित क्षेत्रफल 20130 वर्ग मीटर पर 2% अतिरिक्त लोकेशन चार्ज (कार्नर) | रूपये 59,78,610.00/- |
| 9 | कुल देयता (6+ 7+ 8) | रूपये 4,82,48,276.00/- |

कृपया उपरोक्त बिन्दु संख्या 6,7 एवं 8 के अनुसार देय धनराशि इस पत्र के जारी होने की तिथि से 30 दिन के अन्दर नोएडा के अधिकृत बैंक में जमा करा कर चालान की प्रति प्रस्तुत करने का कष्ट करें। योजना एवं आवंटन पत्र दिनांक 26.09.2006 की अन्य नियम व शर्तें यथावत रहेंगी।

भवदीय

विशेष कार्याधिकारी (संस्थागत)

नवीन कुमार सिंह

विशेष कार्याधिकारी - संस्थागत
विशेष कार्याधिकारी (संस्थागत)
नोएडा

प्रतिलिपि:- लेखाधिकारी (संस्थागत) नोएडा।

नवीन ओखला औद्योगिक विकास प्राधिकरण

वरिष्ठ प्रबन्धक, वर्क सर्किल-06

द्वितीय तल, जी ब्लॉक मार्किट, सैक्टर-20, नौएडा, गौ0बु0 नगर (उ0प्र0)

पत्र संख्या: नौएडा/व0प्र0-व0स0-6/2020/2696,

दिनांक 25/11/2020

कब्जा प्रमाण पत्र

पत्र सं0 नौएडा/Institutional/2020/1279, दिनांक 25.11.2020

आवंटी का नाम एवं पता

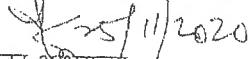
Mr. Sifal Infotech Private Limited
Registered Office At W- 111A Greater
Kailash, Part-I New Delhi-110048 Through
Its Authorised Signatory MR. Umesh
Kumar Gupta S/o Mr. Nand Kishore
Gupta,
R/o B-60, Patel Nagar-2nd Meerut Road,
Near PNB Bank, Ghaziabad U.P.,-201001,

औद्योगिक भूखण्ड संख्या 04 सैक्टर - 73 नौएडा

| भूखण्ड की स्थिति | भूखण्ड का क्षेत्रफल वर्ग मी0 | टिप्पणी |
|------------------|------------------------------|----------------|
| उत्तर - | | |
| दक्षिण - | As per site | = 1993.10 Sqm. |
| पूर्व - | | |
| पश्चिम - | | |

मैं / हम औद्योगिक भूखण्ड सं0 04 ब्लॉक सं0 - सैक्टर- 73 का कब्जा दिनांक 25.11.2020 को लिया है। मैं / हम औद्योगिक भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं / हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

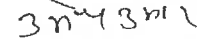
कब्जा देने वाले का हस्ताक्षर



अवर अभियन्ता

वर्क सर्किल-6, नौएडा

कब्जा प्राप्त करने वाले का हस्ताक्षर



आवंटी

प्रतिलिपि:-

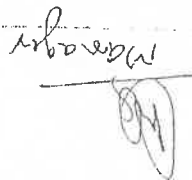
1. भूखण्ड स्वामी।
2. वरिष्ठ प्रबन्धक, वर्क सर्किल-6, को सादर सूचनार्थ
3. OS (INSTT), Noida
4. A.O. (INSTT), Noida



अवर अभियन्ता

वर्क सर्किल-6, नौएडा

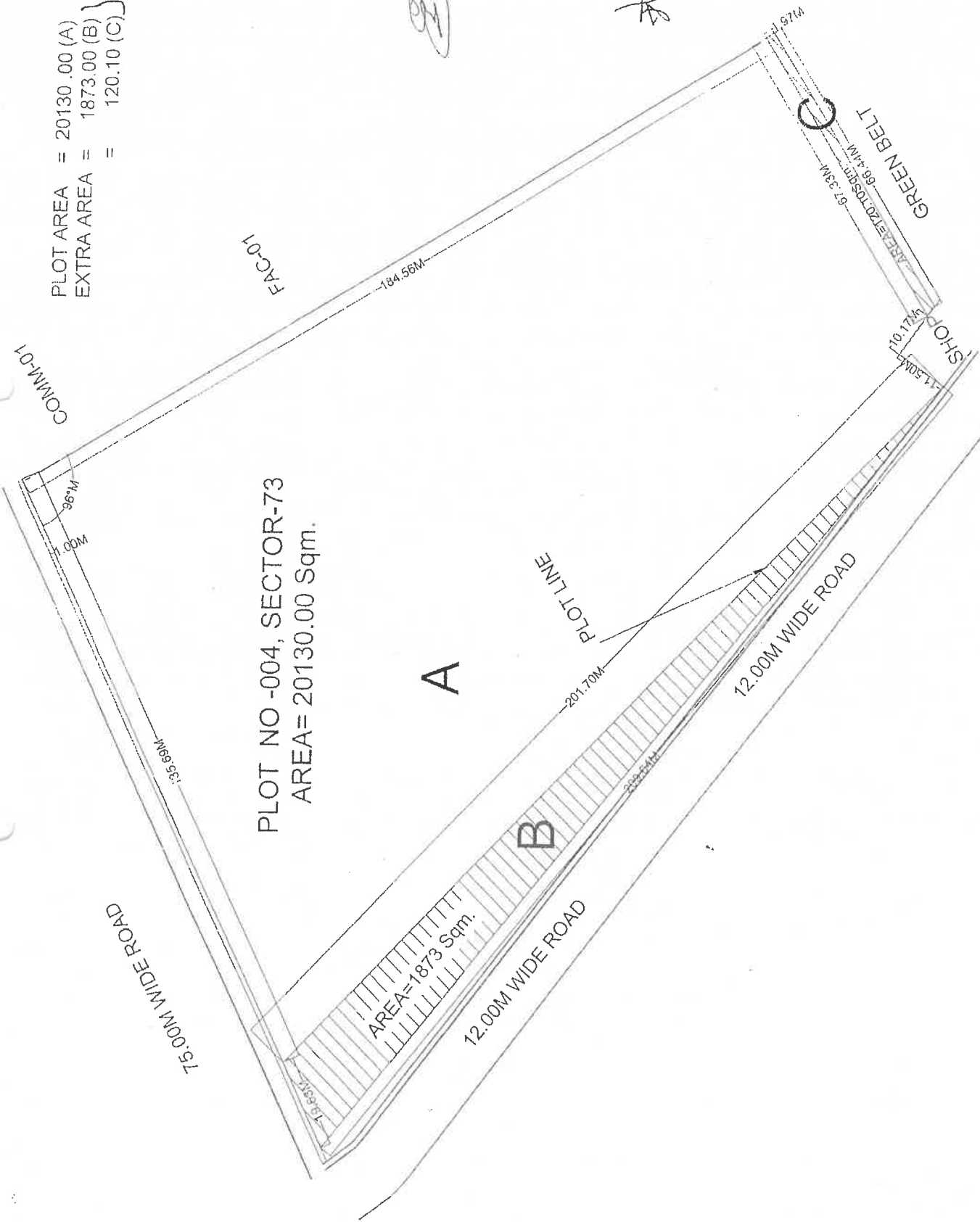
PLOT AREA = 20130.00 (A)
 EXTRA AREA = 1873.00 (B) } = 1993.10 Sqr
 = 120.10 (C)


 Manager


 GAE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLOT NO -004, SECTOR-73
 AREA= 20130.00 Sqm.

A

B

75.00M WIDE ROAD

12.00M WIDE ROAD

12.00M WIDE ROAD

GREEN BELT

SHOP

AREA=1873 Sqm.

1.97M

67.34M

68.44M

AREA=1707.05 Sqm

1.150M

10.17M

184.56M

201.70M

96M

1.00M

35.89M

COMM-01

FAC-01