

**SANCTION LETTER****STATE BANK OF INDIA  
RACC BULANDSHAHR**

To  
1) Shri/Smt/Kum  
Mr.AJAY KRISHNA VISHVESHA S/O D/O W/O Mr.SHIV DUTT SHARMA  
S/O S D SHARMA, A-5 DM COMPOUND OPPOSITE COMMISNERS, OFFICE JHANSI-284003

RACPC / HL /

Date:28-10-2020

Dear Sir,

**PERSONAL SEGMENT ADVANCES  
HOME LOAN - - HL FOR INDIVIDUALS****Mr. AJAY KRISHNA VISHVESHA s/d/w of Mr. SHIV DUTT SHARMA****MEDIUM TERM LOAN OF ₹58,00,000.00**

With reference to your application dated **06/10/2020** , we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **RACC BULANDSHAHR** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,

*Raj Kumar*  
ASSTT. GENERAL MANAGER  
RAJKUMAR  
K-12730



**ARRANGEMENT LETTER****Home Loan - HL FOR INDIVIDUALS**State Bank of India  
RACC BULANDSHAHR

To

1) Shri/Smt/Kum  
Mr. AJAY KRISHNA VISHVESHA S/O D/O W/O Mr. SHIV  
DUTT SHARMA  
S/O S D SHARMA, A-5 DM COMPOUND OPPOSITE  
COMMISNERS, OFFICE JHANSI-284003

Date: 29/10/2020

Reference No.

Dear Sir/Madam,

**HL FOR INDIVIDUALS****HOME LOAN : ₹ 58,00,000.00**

1. We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 06/10/2020, we have decided to sanction a Home Loan limit of ₹.58,00,000.00 (Rupees Fifty Eight Lakhs Only) to you, as per the undernoted break - up -

(i) Home Loan -	₹.58,00,000.00
(ii) Funding of Home Loan Insurance Cover (If requested) -	₹.0.00
	Total - ₹.58,00,000.00

on the following terms and conditions. **Exercise of Option provided in paragraph 13 is mandatory.**

**2. Purpose :**

(i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs / renovation of new/second-hand residential house / flat / plot of land / purchase of consumer durables / furnishings / takeover of Home Loan (hereinafter referred to as the 'project') as described below -

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**Property Address : FLAT NO.A-3, PLOT F-2,SECTORP-PI-II,GREATER NOIDA**

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(ii) Premium of Home Loan Insurance Cover (If requested) - ₹.0.00

**3. Margin :** 27.95 % of the total cost of the project **3.a Margin Amount : ₹. 22,50,000.00**

**4. Interest :** Interest will be charged and applied at the rate mentioned below *on daily outstanding debit balance in your account at monthly rests :-*

**4A. Loan on Floating Rate of Interest**

The effective rate of Interest on the loan outstanding will be charged at the rate of 3.25%(spread) above RBI's Repo Rate which presently is 4% p.a. as on 1st day of current calendar quarter. The present effective rate of interest being 7.25% p.a. calculated on daily balance of the loan amount at monthly rests, subject to interest rate reset on the 1st day of every calendar quarter, on the basis of prevailing RBI Repo

<https://pbbulos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los>

10/28/2020

Rate. The spread is sum of Credit Risk Premium of .6 % and other cost including operating cost. The Bank shall at any time and from time to time be entitled to change Credit Risk Premium when borrower's credit assessment undergo change. Also, other cost including operating cost can be altered periodically at Bank's discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

**Concession for maintaining salary account\*** - Concession of \_\_\_\_\_ % p.a. is included in the above mentioned interest rate on account of maintenance of your salary account with our Bank. This will be referred as Salary Account concession in this document.

**Customer's obligation for continuation of Salary Account concession** - In the circumstances like change of job etc., where in salary is not credited by your employer to your account maintained with us, you would be required to issue Standing Instructions to the salary account servicing bank to transfer entire salary credit to your account maintained with us for continuation of Salary Account concession mentioned above. For the limited purpose of continuation of concessions in interest rates, your account with us under this arrangement will be reckoned as pseudo-salary account

**Withdrawal of Salary Account Concession** - In the event of discontinuation of salary account/pseudo-salary account with us, the Bank shall have the right to withdraw the Salary Account concession mentioned above, and the interest rate shall be revised accordingly. \*(Strike Off, if not applicable)

The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the loan account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of the terms and conditions of the advances or any change in the credit rating of the borrower, for such period as the Bank deems it fit and necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

Any concession in interest rate would be applicable for two months from the date of sanction or till the currency of the specific campaign, whichever is earlier.

#### 5. Repayment :

The loan is to be repaid in equated monthly instalment of ₹ 56,652.00 commencing from Next Month. Your liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

**5.a Moratorium Period:** 0 Months

#### 6. Interest rate in case of default -

For Home Loans above ₹. 25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest should be recovered @ 2% p.m. (over and above the applicable interest rate) on the overdue amount for the period of default, for any reason, including a bounced cheque. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate - ₹.250/- for every bounced cheque).

#### 6A. Interest Rate in case of non-compliance to Agreed Term and Conditions-

In case valid mortgage is not created by the borrower (s) in favour of the Bank for any reasons within 60 days of execution of Sale Deed or the issue of possession letter by builder, whichever is earlier, penal interest (compounded on monthly basis) will be recovered @ 2% p.a. (over and above the applicable interest rate) for the delayed period on the entire outstanding.

#### 7. Pre-closure / Pre-Payment Charges:

For Floating Interest Rate Loan-NIL

For Fixed-cum-Floating Interest Rate Loan- Pre-payment penalty @ 2% plus Goods and Services Tax will be levied on the loans foreclosed/prepaid amount during the initial fixed interest period of 2/3/5/10 years. However, loans foreclosed/prepaid after the initial fixed interest period mentioned above will not attract any pre-payment penalty

#### 8. Security :

The loan will be secured by :

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at 3,PLOT F-2POCKET-F,SECTOR PI,GHAZIABAD-NOIDA,203001,UTTAR PRADESH,INDIA for which the loan has been sanctioned, valued at ₹.80,50,000.00 belonging to Mr. AJAY KRISHNA VISHVESHA S/O D/O W/O Mr.SHIV DUTT SHARMA (Borrower(s)) in favour of the Bank.

b) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at \_\_\_\_\_ valued at ₹. \_\_\_\_\_ and building/flat situated at \_\_\_\_\_ belonging to \_\_\_\_\_ (Guarantor) in favour of the Bank.

#### 9. Utilisation of the loan :

The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat or the modification/extension proposed by you in the existing house/flat should be strictly according to the plan approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

#### 10. Insurance :

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the Borrower. Cost of the same shall be borne by you.

The borrower shall always be responsible to ensure that the insurance policy in respect of the hypothecated assets remain valid till all the dues of the bank are repaid and to keep such insurance policy renewed each year.

The bank shall not be liable for any consequence arising from non-renewal of insurance in any year even if the Bank has in any previous year renewed the insurance of the hypothecated assets by debiting the borrower's account for failure of the borrower to renew such insurance policy.

#### 11. MORTGAGE GUARANTEE COVER FROM IMGCG(Where ever applicable)

As you have opted for IMGCG mortgage guarantee cover, the Mortgage Guarantee Fee in connection with the loan shall be borne by you. The Mortgage guarantee shall be governed by the terms and conditions of the master guarantee between IMGCG and the Bank and the deed of Mortgage Guarantee issued by IMGCG in favour of the bank, to which you shall adhere by executing Letter of adherence. IMGCG officials will have the right to severally review the loan application and other supporting documents. IMGCG officials might ask for additional data, if considered necessary.

In case of sanction of additional EMI/NMI upto 5% over and above the permissible EMI/NMI ratio as per extant guidelines of the Bank, if the guarantee cover is declined by IMGCG, you will bring in additional liquid collateral of 7.5% to 15%, as the case may be, of loan amount.

Repayment obligations under the housing loan will continue as per the terms of the housing loan. Neither the issuance of the Mortgage Guarantee nor payment by IMGCG under the Mortgage Guarantee shall dilute, set off, adjust, settle, compromise, reduce pay or in any manner impact your payment obligations under the housing loan. Any payment made by IMGCG under the Mortgage guarantee shall not absolve you from making any payment under the loan agreement.

#### 12. Inspection :

The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

#### 13. Legal expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Periodic reassessment, if any, of the value of the property funded through this loan for the purpose of regulatory compliances shall be done at your cost.

#### 13. Servicing of interest during moratorium period :

##### A. Capitalization of pre-EMI interest\*

The loan amount will be fixed suitably taking into account the approximate pre-EMI interest during the moratorium period, duly compounded at the applicable interest rate (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation of the total loan amount (i.e. actual loan plus pre-EMI interest) will be subject to fulfilment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income. Please execute check-off authority with your employer/ tender post-dated cheques towards the EMIs of the loan amount. After completion of the moratorium period, you will have an option to request to reset EMI based on the actual outstandings in the loan account after final disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards the EMIs so arrived at.

##### B. Servicing of pre-EMI interest\*

Please tender post dated cheques drawn at monthly intervals / ECS mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

(\* score off whichever is not applicable)

#### 15. Disbursement :

The loan will be disbursed only on the following conditions :

a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's Solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank.

b) All the security documents prescribed below have been executed by you/co-applicant(s) / guarantor(s) -

(i) Loan Agreement

(ii) Affidavit

(iii)

(iv)

c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in installments)

Construction Stages	Description	Amount (₹.)
1	3	58,00,000.00
	SBI Life Premia	.00
	Total (Loan amount + SBI Life Premia)	58,00,000.00

d) You will have to bring in proportionate margin at each stage of disbursement. Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan/in favour of the Financial Institution from where your loan is being taken over.

16. The Bank reserves the right to collect any tax if levied by the State/Central government and/or other Authorities in respect of this transaction.

17. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

17. The sanction of loan will be valid for three months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. 50% of the applicable processing fee would be payable for each fresh sanction. However, interest rate will be subject to change from time to time during the intervening period and depending on change in RBI's REPO RATE the effective rate may vary.

19. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

20. The Borrower shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted herein.\*\*

(\*\* Applicable in respect of advances which are secured by guarantee )

21. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within 07 days from the date of this letter.

Yours faithfully,

   
Asst. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.

I/We wish to avail\* / do not wish to avail\* loan for funding of premium of Home Loan Insurance cover. (\*strike off whichever is not applicable).

**RAJKUMAR**  
K-12730

Mr. AJAY KRISHNA VISHVESHA S/O D/O W/O Mr. SHIV DUTT SHARMA  
S/O S D SHARMA, A-5 DM COMPOUND OPPOSITE COMMISNERS, OFFICE JHANSI-284003

(Borrower)

(Signature)

Date:

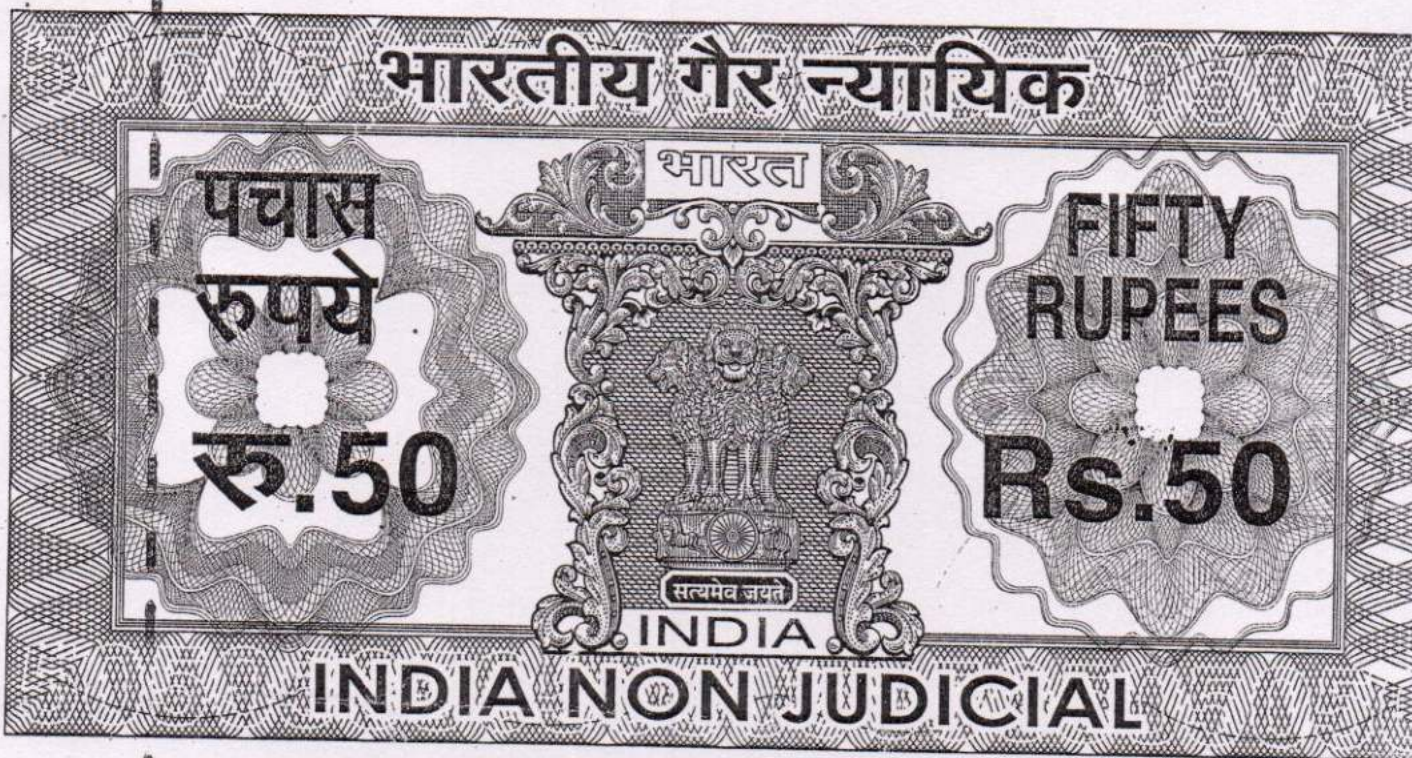
Place: BULANSAHAR MAIN

Terms and conditions of the loan are accepted by me/us as a guarantor(s).

**Guarantor(s)**

Date:

Place: BULANSAHAR MAIN



उत्तर प्रदेश UTTAR PRADESH

BX 276282

AND WHEREAS the VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDEE has also agreed to acquire the same.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said property has been settled an amount of Rs. 80,50,000/- (Rupees Eighty Lacs and Five thousand Only) between both the parties.
2. That the VENDOR has received a sum of Rs. 8,50,000/- (Rupees Eight Lacs only Only) from the VENDEE as FULL AND FINAL / PART payment the receipt of which the payment has been made in the following manner.

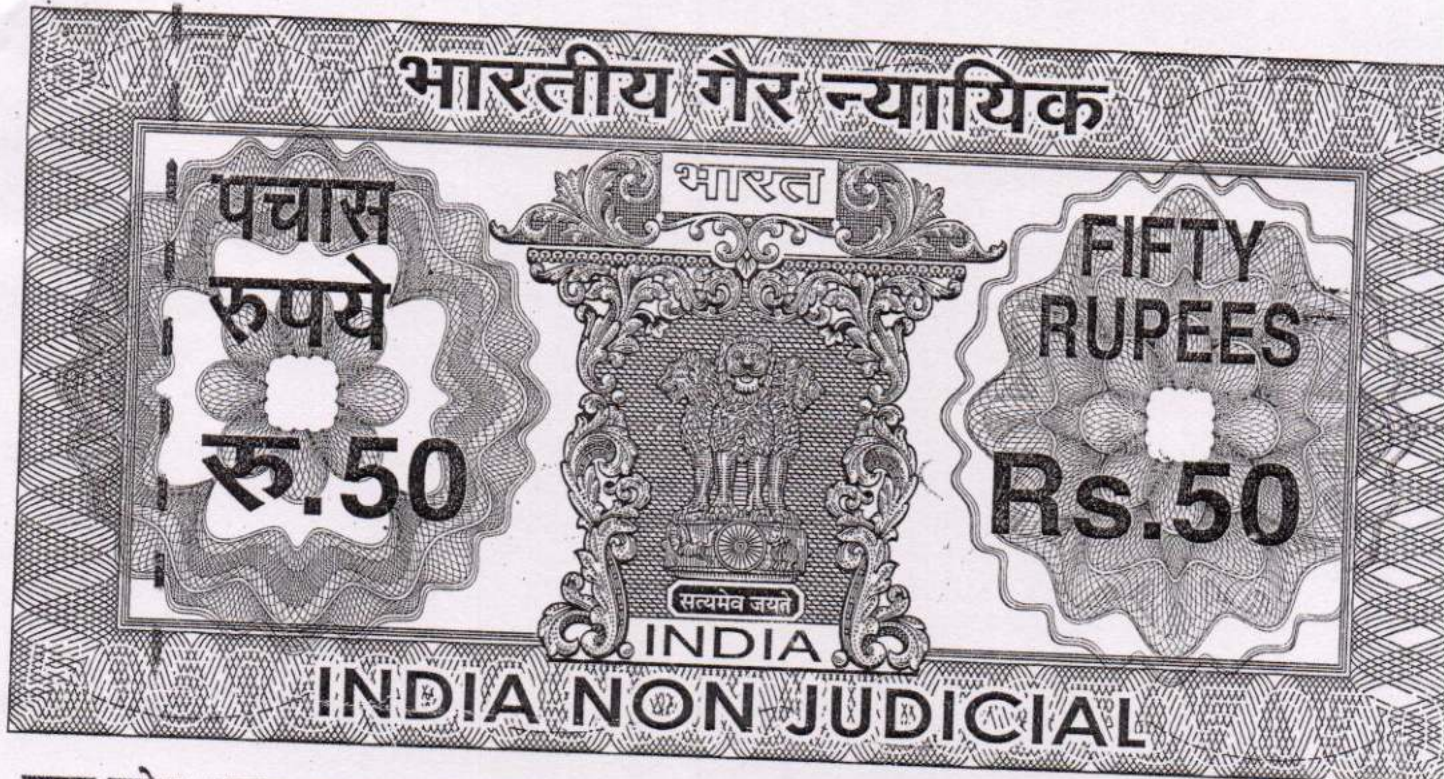
S.No.	MODE OF PAYMENT	DATE	AMOUNT (Rs.)
1.	By 550218 Cheque (SBI)	02/08/2020	1,50,000/-
2.	" 550221 (SBI)	10/08/2020	2,50,000/-
3.	" 902952 (SBI)	10/08/2020	4,50,000/-

Total:

8,50,000/-

*Intan*

*Ashisheshwar Eight Lacs only.*



उत्तर प्रदेश UTTAR PRADESH

BX 276281

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 32<sup>nd</sup> day of August 2020 between S.K. Patra, No - A-18, Sector - 39, Noida (U.P.), hereinafter called the VENDOR.

AND

Sh. Ajay Krishna Vishwaha S/o Sh. S.D. Sharma  
No. District and Session Judge  
Session House Bulandshahr (U.P.), hereinafter called the VENDEE.

(The expression and word of the VENDOR and VENDEE shall mean and include their heirs, successors, assignees, nominees, executors, administrators and legal representatives respectively).

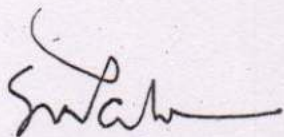
WHEREAS the VENDOR is the lawful owner of a A-03, Area-261.65  
Sector - 7-2, Gr. Noida, G.B. Nagar (U.P.)

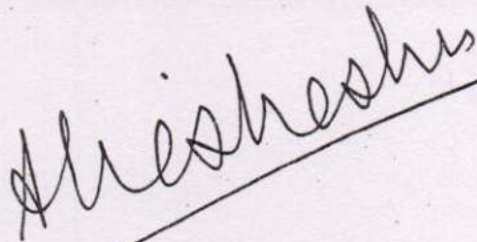
referred as the PROPERTY, hereinafter

Sutar

Asheshkumar

3. That the balance amount of Rs. 72,50,500/-  
(Rupees Seventy two lacs and Fifty thousand only)  
Shall be payable by VENDEE to the VENDOR/ Noida/Greater Noida Authority, at the time of the execution of TRANSFER DEED/ LEASE DEED.
4. That the VENDOR will hand over the lawful, actual, peaceful and vacant physical possession of the said property to the VENDEE at the time of execution of Transfer Deed/Lease Deed.
5. That VENDOR shall apply and obtain the permission for transfer/sale of the said property in favour of the VENDEE aforesaid or his/her legal heirs, nominee(s) from the Noida/Greater Noida Authority and shall get the transfer deed registered within 90 days after such permission, and VENDOR will also execute the LEASE DEED with the Noida/Greater Noida Authority if and when required.
6. That the VENDOR has assured the VENDEE that the above said property is free from all sorts of encumbrance such as mortgage, sale, pledge, lien, gift etc. and if proved otherwise the VENDOR shall be liable and responsible for the entire compensation.
7. That the VENDOR confirms & assures the VENDEE that VENDOR or his/her spouse living did not avail & shall never be availed such and facility contrary to the terms/ conditions of the allotment & other benefit of the aforesaid property till the execution & registration of final TRANSFER DEED & mutation process of process property in process of the VENDEE or his/ her legal heirs nominees etc.
8. That if due to mis-statement of the VENDOR the above property/ other benefits relating to the property canceled/ withdrawn by the Greater Noida Authority, all the damages will be claimed by the VENDEE from the VENDOR. And in case whereas due to changes in this scheme of canceled VENDEE shall be entitled to all substitute alternatives accommodation & other benefits from the Noida/Greater Noida Authority.
9. That the VENDOR has received the payment against the above said property and shall not demand any further payment at the time of execution of lease deed if & when required and also make himself present for further sale in any other name if desired by the VENDEE, on receiving of balance amount, if any.
10. That in case any Document/Transfer Application is changed by Noida/Greater Noida Authority, then the VENDOR will execute and sign the relevant documents etc.



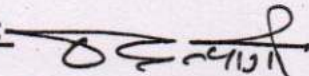




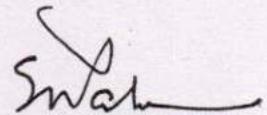
11. That if the Vendee does not execute the Transfer Deed within the given time then his deposited amount will be forfeited by the Vendor.
12. Due to any incase the VENDEE fails to pay the balance amount (if any) within 90 days. Means till dated as per agreement from today. Then this agreement to sell shall be deemed as cancelled on the part & fault of VENDEE and avoidable on the part of VENDOR. The VENDOR may forfeit and amount to the execution till 10% of the total sale consideration as forfeiture of the earnest money out of the party payment made so for.
13. That in case of breach of any clause by the VENDOR aforesaid, the VENDEE shall have the right to get the Transfer Deed/Sale Deed registered through Court of law after depositing the balance amount of this agreement to sell in the court.

IN WITNESSES WHERE OF, the VENDOR and VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL at palace, on the day month & year first above mentioned in the presence of the following witness:-


WITNESSES:

  
1. B.D. Tyagi

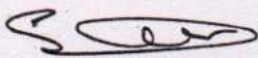
No - C-70 NFL Society  
Sector - Pi-2, G.R. Noida  
G.B. Nagar (U.P)



VENDOR

  
VENDEE

②

  
Subodh Kumar

No - B-19, Vidhi Vihar  
Sector - Pi-2, G.R. Noida  
G.B. Nagar (U.P)

**NFL Employees Sahkari Awas Samiti Limited**  
**Distt. Gautam Budh Nagar ,NOIDA**  
**(NFL Complex, A-11, Sector -24, NOIDA)**  
**(REGN. No.2556 Dated 27<sup>th</sup> March,1999)**

Ref. No.NFLE/SAS/2007

Date: June 21,2007

Sh. S.K. Patra  
Membership No.:37

Address: A-18, Sector 39,  
NOIDA

**Subject: Allotment Letter.**

Dear Sir/Madam,

It is to inform you that in terms of our notice dated May 24, 2007 regarding holding the 'Draw of Lot' for allotment of specific plot to members under Greater NOIDA Scheme on 10<sup>th</sup> June, 2007, the 'Draw of Lot' was held on the said date by the Managing Committee in the presence of Shri R.K.Verma, Housing Officer (Housing), Ghaziabad, representative nominated by Joint Commissioner (Housing) Uttar Pradesh Awas & Vikas Parishad (Cooperative Section), Lucknow and the members who attended the event at the site of the plot.

NFL Employees Sahakari Awas Samiti Limited is pleased to inform you have been allotted the plot detailed below, out of the plot of the land allotted to the Society by Greater NOIDA at Plot No. 2 Block 'F', Sector- Pi-II, Greater Noida.

Plot No.	Size (M <sup>2</sup> )	Dimension ( in Meter)
A - 3	261.45	21.00 X 12.45

The allotment is subject to terms & conditions laid down by the Greater NOIDA Authority, bye-laws of the society and payment of all the Dues. Kindly note that final cost of plot is being worked out and shall be intimated separately.

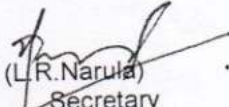
Please return the duplicate copy of this allotment letter duly signed by you as a token of acceptance of the above allotment.

Possession of your plot shall be given after your clearing all dues and completion of all formalities.

Thanking you,

Your Sincerely,  
For NFL Employees Sahkari Awas Samiti Ltd.



  
(L.R. Narula)  
Secretary

# NFL Employees Sahkari Awas Samiti Limited

Distt. Gautam Budh Nagar ,NOIDA  
(NFL Complex, A-11, Sector -24, NOIDA)  
(REGN. No.2556 Dated 27<sup>th</sup> March,1999)

Ref. No.NFL/SAS/P07

Date: 24-06-08

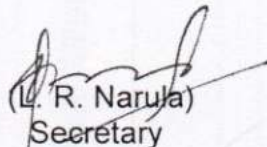
## POSSESSION LETTER

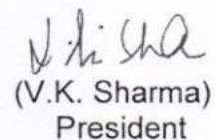
The Society is pleased to hand over the possession of Sub Plot No. A - 3, measuring 261.45 Sq. Meters to Sh. S.K. Patra S/o Sh. P.K. Patra Membership No. 37, ( as per Draw of Lot held on 10-6-2007), out of the plot allotted to the Society at Plot No. F-2 Sec-Pi-II, Greater Noida, Distt. Gautam Budh Nagar, in accordance with the Agreement dated 21-06-2007, executed between the Member and the Society. A copy of Plot Plan & Layout Plan is attached.



(Seal of Society)

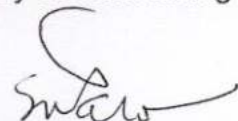
For NFL Employees Sahkari Awas Samiti Ltd.

  
(L. R. Narula)  
Secretary

  
(V.K. Sharma)  
President

I, Sh. S.K. Patra S/o Sh. P.K. Patra, Membership No. 37, hereby confirm taking over the Possession of the above plot.

Signature of Member



Date:

24-06-08

Address:

A-18, Sector 39, NOIDA

ADJOINING OTHERS PROPERTY (HUDCO)

12450

ADJOINING PLOT NO A4  
21000

ADJOINING PLOT NO A2

24413

ROAD 12 M RW

NOTE :- ALL THE DIMENSIONS ARE IN MM.

**PLOT NO. = A3**

**AREA OF PLOT = 261.45 SQ.M.**



NORTH

SITE ENGR./ INCHARGE

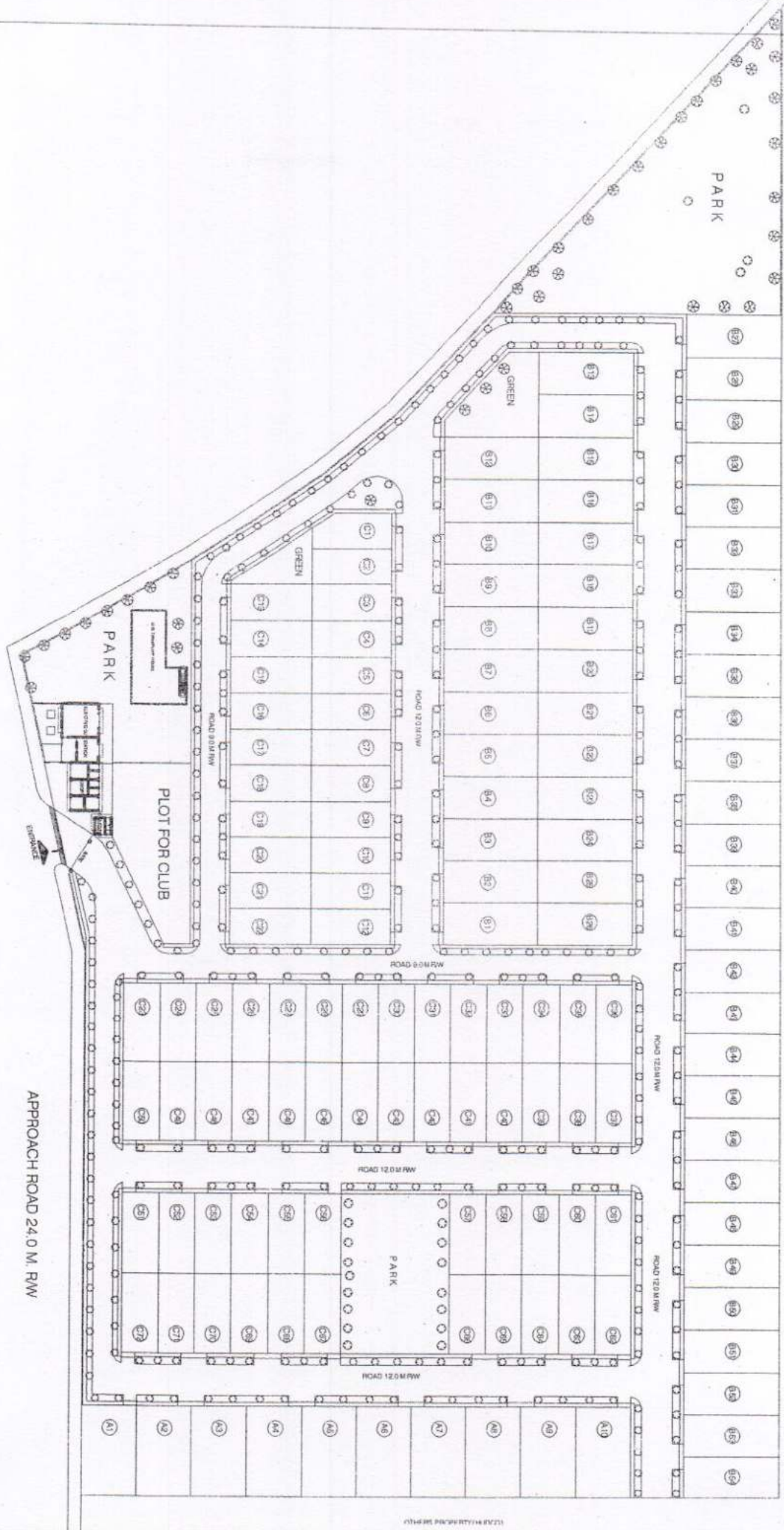
FOR N.F.L. EMPLOYEES SEHKARI AWAS SAMITI LTD.

PRESIDENT / SECRETARY

**N.F.L. EMPLOYEES SEHKARI AWAS SAMITI LTD.  
ON PLOT NO. F-02, SECTOR- PI, GREATER NOIDA.**

**COSMIC ARCHITECTS PVT. LTD.**  
77, GULMOHAR COMMERCIAL COMPLEX  
SECTOR -15 NOIDA PH 2513935 · 2513958

OWNER PROPERTY (COMMONWEALTH)



# LAYOUT PLAN



SITE ENGR./INCHARGE

PRESIDENT / SECRETARY

FOR N.F.L. EMPLOYEES SEHKARI AWAS SAMITI LTD

**N.F.L. EMPLOYEES SEHKARI AWAS SAMITI LTD.**  
**ON PLOT NO. F-02, SECTOR-PI, GREATER NOIDA.**

**COSMIC ARCHITECTS PVT. LTD.**  
 77 GULMOHAR COMMERCIAL COMPLEX  
 SECTOR-15, NOIDA, PH. 2513935 ; 2513958

# Greater Noida Industrial Development Authority

169, Chitvan Estate Sector-Gamma, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP)A-03/NF-LSA3/00-2689

Dated. 24/8/2011

To,

Secretary  
N.F.L. Giddy  
Sector-178  
G.N. Noida

Sir,

With reference to your application no.....dated.....for grant of **Occupancy Certificate** of Group Housing Individual Residential building erected on in plot no...A-03.....pocket...N.F.-L.....sector...178...I have to inform you that occupancy certificate is being granted by the Authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on r/w of road..
7. You are required to maintain green patri in front of the
8. Other terms and conditions shall be as mentioned in Annexure 'A'

Yours faithfully

*Leenu*  
24/8/11  
(LEENU SAHGAL)  
G.M.(PLNG&ARCH)

Encl: Copy of one set drawings ( )  
Copy to: G.M. (Engg.) for information and n.a.

Bo A

DOOR SCHEDULE & WINDOW SCHEDULE

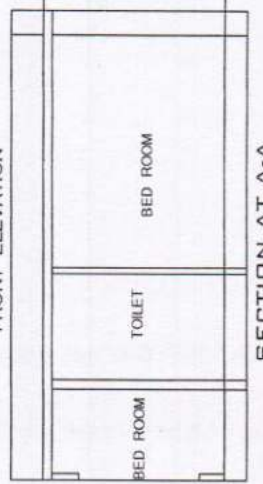
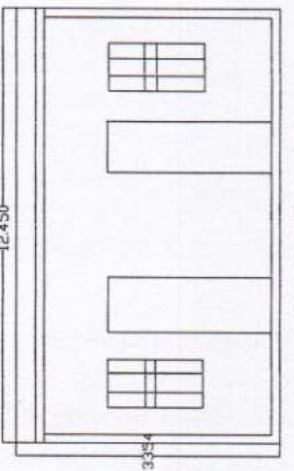
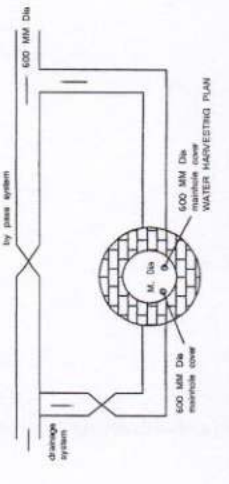
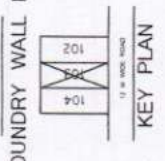
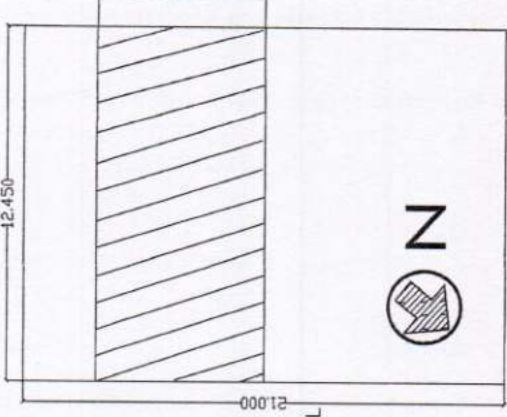
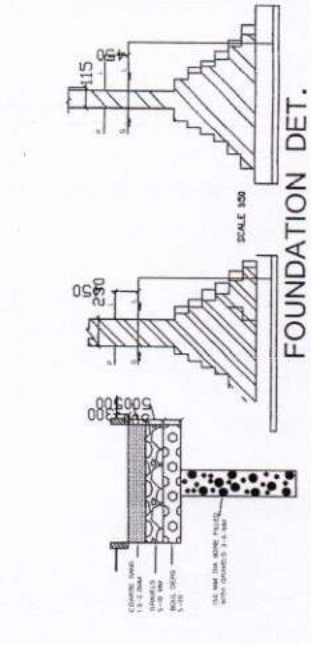
D	1000X2100	W3	900X1500
D1	900X2100	W4	1200X1500
D2	750X2100	W5	1500X1500
V	450X600	W6	1800X1500

COMPLETION  
BUILDING PLAN ON  
PLOT NO.003  
BLOCK, A  
SECTOR-PI NFL SOCIETY LTD.  
GREATER NOIDA CITY  
MR.S.K.PATRA

EXIS. AREA OF GR.  
FLOOR 12.45 X 3.937  
= 49.01

AREA STATEMENT

PLOT AREA	WIDTH IN M	LEM IN M	AREA SQ.M
	12.45	21.00	261.45
FAR	180%		
COVERED AREA SOM			
TOTAL PERMISSIBLE COVERED AREA	PERMISSIBLE AREA	EXISTING COVERED AREA	
GROUND FL.	196.09	49.01	
FIRST FL.		60.00	
SECOND FL.		00.00	
TOTAL		49.01	



Greater Noida Industrial Dev. Authority  
Vide L.O. No. 24/18/2011  
24/18/2011  
Drawing Checked & Verified By  
Sr. E.I. (Pings)  
24/18/2011



ARCHITECH SIGN.  
THIS IS CERTIFIED THAT THIS DRAWING BEING SUBMITTED UNDER THE COMPLETION FOR THE PLOT NO.003 BLOCK, A SECTOR-PI NFL SOCIETY LTD. IS IN ACCORDANCE WITH THE PROVISIONS OF GREATER NOIDA INDUSTRIAL AREA BUILDING REGULATIONS 2002 AND DIRECTIONS (AS AMENDED UPTO DATE) AND THE OTHER REQUIREMENTS STIPULATED BY THE AUTHORITY FROM TIME TO TIME.

OWNER SIGN. *Swam*  
SCALE 1:100  
N

# Greater Noida Industrial Development Authority

169, Chitvan Estate Sector-Gamma, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP).A-23/NF-2.SDS/04-2156

Dated..03/03/2011

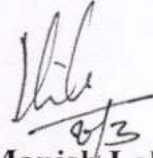
To,

Secretary  
N.F.I. Society  
Sector - P-1 & P-2  
Gr. Noida

Sir,

With reference to your application no. .... dated 03/03/2011 for grant of sanction of building plan on Plot No. A-23. Pocket NF-2. Sector- P-1 & P-2 Greater Noida, I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is granted under the provisions of 'The Greater Noida Industrial Development Area Building Regulation 2011
2. The validity of this sanction is as per lease deed. Upto- 8/3/2014
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate.
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2005
8. You shall be required to follow the terms and conditions as indicated in various NOC issued by the Authority.
9. No activity other than as specified in lease deed shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. Other terms and condition shall be as mentioned in Annexure-A.
12. No parking of any kind shall be permitted on r/w of road.



**Manish Lal**  
Senior Executive(Plng.)

Encl: Copy of sanctioned drawings ( )  
Copy to: G.M. (Engg.) for information and n.a.



Greater Noida  
 04-2156  
 21/03/2011  
 21/03/2011

**DOOR, SCHEDULE & WINDOW SCHEDULE**

W3	900X1500
W4	1200X1500
W5	1500X1500
W6	1800X1500

**SANCTION BUILDING PLAN ON PLOT NO. #03 BLOCK. A SECTOR, PI NFL SOCIETY LTD. GREATER NOIDA CITY MR.S.K.PATRA**

**PROP. AREA OF GR. FLOOR 12.45 X 3.937 = 49.01**

**AREA STATEMENT**

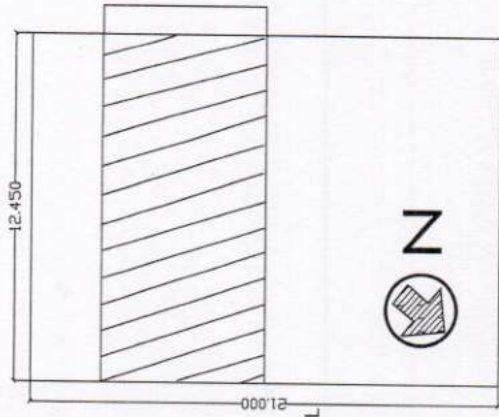
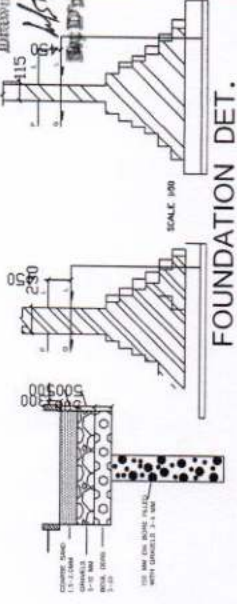
PLOT AREA	12.45	LEM IN M.	21.00	AREA SQM.	261.45
FAR	180%				

COVERED AREA SQM	
PERMISSIBLE	EXISTING
COVERED AREA	COVERED AREA
540.00	49.01
GROUND FL.	49.01
FIRST FL.	49.01
SECOND FL.	49.01
TOTAL	49.01



**ARCHITECH SIGN.**

THIS IS CERTIFIED THAT THIS DRAWING BEING SUBMITTED UNDER THE SANCTION FOR THE PLOT NO.103 BLOCK. A SECTOR, PI NFL SOCIETY LTD IS IN ACCORDANCE WITH THE PROVISIONS OF GREATER NOIDA INDUSTRIAL AREA BUILDING REGULATIONS, 2002 AND DIRECTIONS (AS AMENDED UP TO DATE) AND THE OTHER REQUIREMENTS STIPULATED BY THE AUTHORITY FROM TIME TO TIME.



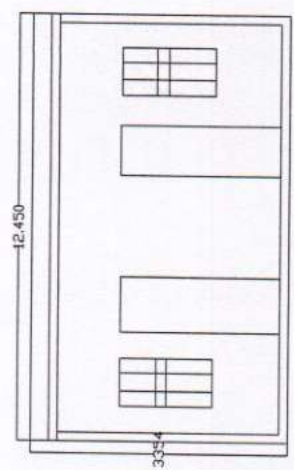
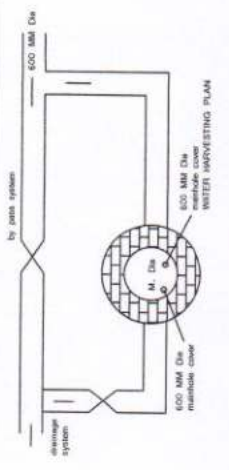
**SITE ENVELOP PLAN**

**DWNER SIGN.**

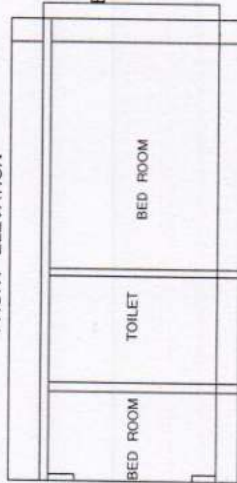
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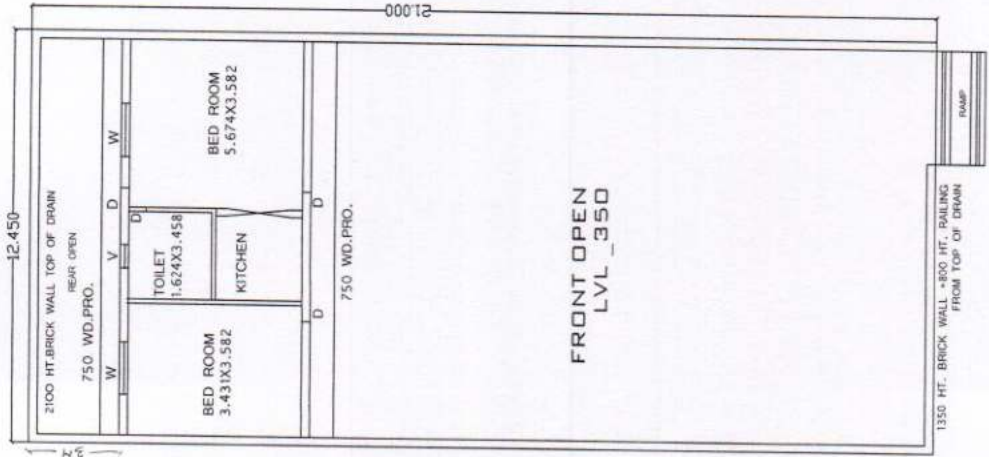
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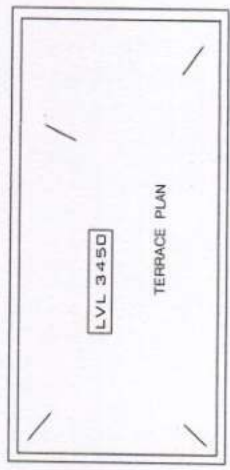
**FRONT ELEVATION**



**SECTION AT A-A**



**FRONT OPEN LVL\_350**



**TERRACE PLAN**

I-11797/2011



उत्तर प्रदेश UTTAR PRADESH

U 595417



Gautam Budh Nagar

SUB LEASE DEED



Gautam Budh Nagar

Ch. Stamp

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

प्रबंधक संपत्ति  
 ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण  
 ग्रेटर नोएडा

For NFL Employees S.A.S. Ltd.

Signature

(Mahabir Singh)  
Auth. Exe. Member

(R. Narula)  
Secretary




उत्तर प्रदेश UTTAR PRADESH


U 595418

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

  
प्रबन्धक सम्पत्ति  
ग्रैंडर नोएडा औद्योगिक विकास प्राधिकरण  
ग्रैंडर नोएडा.

For NFL Employees S.A.S. Ltd.

  
(Mahabir Singh)  
Auth. Exe. Member

  
R. Narain  
Secretary





उत्तर प्रदेश UTTAR PRADESH

U 595419

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

*Swan*

For NFL Employees S.A.S. Ltd.

*[Signature]*  
हयसक सभसि  
उतर नोएडा औषोमिक त्रिभार पामिकरण  
सेटर पीएडा

*[Signature]*  
(Mahabir Singh)  
Auth. Exp. Member

*[Signature]*  
(R. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 595122

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

*ms*

*[Signature]*

For NFL Employees S.A.S. Ltd.

भारतीय न्यायिक  
उत्तर प्रदेश, विधायक विकास प्राधिकरण  
उत्तर प्रदेश

*MS*  
(Mahabir Singh)  
Auth. Exe. Member

*[Signature]*  
(L. R. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 595123

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

कार्यालय कोषागार  
वर्ष 1978-79  
कार्यालय कोषागार  
वर्ष 1978-79

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(R. Narayan)  
Secretary

*Handwritten signature*



उत्तर प्रदेश UTTAR PRADESH

U 595124

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

ब्रह्मचक सभसि  
बंदर नोएडा औद्योगिक विकास प्राधिकरण  
बंदर नोएडा

For NFL Employees S.A.S. Ltd

(Mahabir Singh)  
Auth. Exe. Member

(R. Narula)  
Secretary

Smab



उत्तर प्रदेश UTTAR PRADESH

U 596613

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

— इच्छुक सम्पत्ति  
ग्रेटर नोएडा औद्योगिक विकास निधि लि.  
ग्रेटर नोएडा

or NFL Employees S.A.S. Ltd.

(Manabir Singh)  
Auth. Exe. Member

(L. K. Narula)  
Secretary

*Sub*





उत्तर प्रदेश UTTAR PRADESH

U 596614

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

प्रतिष्ठापक सम्पत्ति  
ग्रैंटर नोएडा औद्योगिक विकास प्राधिकरण  
ग्रैंटर नोएडा

*Swain*

For NFL Employees S.A.S. Ltd.

*MS*  
(Mahabir Singh)  
Auth. Exe. Member

*(L.R. Narula)*  
Secretary



उत्तर प्रदेश UTTAR PRADESH

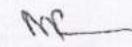
U 596615

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

उत्तर प्रदेश गैर न्यायिक न्यायिक प्रमाणपत्र  
गौतम बुद्ध नगर

for NFL Employees S.A.S. Ltd.

  
(Mahabir Singh)  
Auth. Exe. Member

  
(R. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 596853

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

*[Handwritten signature]*

*[Handwritten signature]*

For NFL Employees S.A.S. Ltd.

*[Handwritten signature]*  
(Mahabir Singh)  
Auth. Exe. Member

*[Handwritten signature]*  
(L. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 596854

**SUB LEASE DEED**

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

ब्रह्मचक सम्पत्ति  
सेक्टर नोएडा औद्योगिक वि... निगरण  
सेक्टर नोएडा

for NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

R. Narain  
Secretary

*Indra*



उत्तर प्रदेश UTTAR PRADESH

U 596855

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

ब्रह्मचक संपत्ति  
राज नोएडा औद्योगिक विकास प्राधिकरण  
प्लॉट नो. 2

or NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(L. R. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

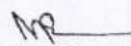
U 594755


**SUB LEASE DEED**

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

प्रमुख अधिकारी  
ग्रैंड नोएडा औद्योगिक विकास प्राधिकरण  
ग्रैंड नोएडा

For NFL Employees S.A.S. Ltd.

  
(Mahabir Singh)  
Auth. Exe. Member

  
(L. K. Rana)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 594756

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

सदस्यक सहायक  
ग्रैंटर गोएडा औद्योगिक विकास प्राधिकरण  
ग्रैंटर गोएडा

For NFL Employees S.A.S. Ltd

MS  
(Mahabir Singh)  
Auth. Exe. Member

(R. Narula)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 594757

SUB LEASE DEED

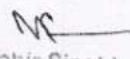
This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)





ब्रह्मचक सम्पत्ति  
शहर नोएडा औद्योगिक विकास प्राधिकरण  
शहर नोएडा

or NFL Employees S.A.S. Ltd.

  
(Manabir Singh)  
Auth. Exe. Member

  
R. Narula  
Secretary



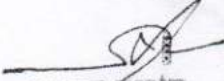


उत्तर प्रदेश UTTAR PRADESH

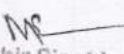
U 595524

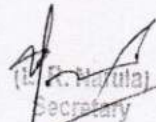
SUB LEASE DEED

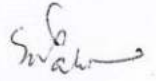
This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees, Sahakari Awass Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

  
प्रमुख सदस्य  
गौतम बुद्ध नगर औद्योगिक विकास प्राधिकरण  
गौतम बुद्ध नगर

For NFL Employees S.A.S. Ltd.

  
(Mahabir Singh)  
Auth. Exe. Member

  
(Secretary)  
Secretary





उत्तर प्रदेश UTTAR PRADESH

U 595525

**SUB LEASE DEED**

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees, Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

उत्तर प्रदेश कोषागार  
वारेण्ट कोषाधिकारी गौतम बुद्ध नगर

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(R. Narayana)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

U 595921

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

बिचलक सन्धलि  
उत्तर प्रदेश औद्योगिक विकास प्राधिकरण  
गौतम बुद्ध नगर

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(L. K. Sharma)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

M 476681

SUB LEASE DEED

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

Secretary



उत्तर प्रदेश UTTAR PRADESH

D 163076

**SUB LEASE DEED**

This Stamp Paper is attached with and part of Sublease Deed for Plot No. A-03 having its area 261.45 Sq. Mtrs. of NFL Employees Sahakari Awas Samiti Ltd. at Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)

इस दस्तावेज के साथ  
उत्तर प्रदेश गैर न्यायिक निकाय प्रमाणित  
पत्र नं. 163076

For NFL Employees S.A.S. Ltd.

(Manabir Singh)  
Auth. Exe. Member

(L. K. Nardola)  
Secretary



उत्तर प्रदेश UTTAR PRADESH

X 953188

**SUB LEASE DEED**

This Stamp Paper is attached with and part of Sublease Deed for **Plot No. A-03** having its area **261.45 Sq. Mtrs.** of **NFL Employees Sahakari Awas Samiti Ltd.** at **Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)**

ब्रह्मचर्यक सभ्यास  
बंदर नोएडा औद्योगिक विकास प्राधिकरण  
बंदर नोएडा

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member


Secretary

**Tripartite Sub-Lease Deed**

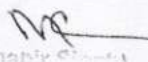
**Valuation** :- 36,61,000/-  
**Consideration** :- 7,18,988/-  
**Stamp** :- 91550/-

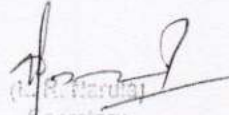
This indenture on this            day of            Two Thousand and Eleven only between Greater Noida Industrial Development Authority, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No.6 of 1976) hereinafter called the 'Lessor' or First Party which expression shall unless the context does not so admit include its successors and assignee on the one part and the **NFL Employees Sahakari Awas Samiti Ltd.** registered under the Societies Act **R. No. 2556 with U.P. Avas Vikas Parishad, Lucknow**, having its registered office at **C/o. NFL Complex, A-11, Sector-24, Noida, Gautam Budh Nagar (U.P.)** through its Secretary **Mr. L. R. Narula S/o. Late Sh. M. R. Narula R/o. NFL Complex, A-11, Sector-24, Noida** & its Member Managing Committee **Mr. Mahabir Singh S/o. Late Sh. Chet Ram R/o. NFL Complex, A-11, Sector-24, Noida, Distt. G. B. Nagar (U.P.)** (hereinafter called the 'Lessee' or Second Party) which expression shall unless the context requires a different of another meaning include its successors and assignees of the Second Part and **Sh. S. K. Patra S/o. Sh. P. K. Patra R/o. A-18, Sector-39, Noida** (hereinafter called the 'Sub-Lessee' or Third Party) and the first name of these is called the "Allottee" which expression shall unless inconsistent with the context or meaning include his/her heirs executors, administrators, legal representatives and permitted assignees of the Third Party. Original Member of registered Co-operative Housing Society, membership No. **37**.

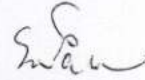
WHEREAS BY A LEASE EXECUTED ON **29-03-2004** and registered in the office of the Sub-Registrar, Greater Noida Industrial Development Authority (hereinafter called 'The Lease') a copy of which excluding the plan has been given to the Third Party the receipt of which is acknowledged by them, between the Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter called the Lessor or the First Party) and the Lessee **NFL Employees Sahakari Awas Samiti Ltd.** (the society) has demised on lease basis for 90 years commencing from **29-03-2004** the following plot of land in GNIDA situated at Tehsil & District Gautam Budh Nagar contained by 40818 + 2647 = 43465 Square metres be the same, a little more, or less and bounded

  
प्रबंधक सभासद  
ग्रहण नोएडा औद्योगिक विकास प्राधिकरण  
ग्रहण नोएडा

for NFL Employees S.A.S. Ltd.

  
(Mahabir Singh)  
Auth. Exe. Member

  
(L. R. Narula)  
Secretary



Admeasurement 43465 Sqm

ON THE NORTH BY:-  
ON THE SOUTH BY:-  
ON THE EAST BY:-  
ON THE WEST BY:-

} As Per Lease Plan

The Lease Deed for plot area 40818 sqm is registered with the Sub-Registrar, Greater Noida vide Book No. 1, Volume No. 767, Page No. 337/380, Document No. 1793, on Dated 29-03-2004.

And the Supplementary Lease Deed for plot area 2647 sqm is registered with the Sub-Registrar, Greater Noida vide Book No. 1, Volume No. 3567, Page No. 243/330, Document No. 9012, on Dated 25-07-2008.


The Lessee has developed the above plot and plot/dwelling units on the terms and conditions laid down in the said Lease Deed and the Complex is called "NFL Employees Sahakari Awas Samiti Ltd" at Greater Noida. It has various types of plot/dwelling units in it.

AND WHEREAS under the said lease deed the lessee can allot to its registrants a plot/dwelling unit in Greater Noida, including the undivided share of land, common area and facilities appurtenant to the plot/dwelling unit on such premium as decided by the Lessee and one time lease rent as fixed by Greater Noida Industrial Development Authority, the Lessor.

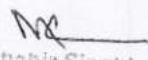
AND WHEREAS the allottee has applied to NFL Employees Sahakari Awas Samiti Ltd. (The society), the second party, for allotment of a plot/dwelling unit and on the faith of the statements and representations made by the allottee at various times, the second party has delivered possession of the plot/dwelling unit to the Allottee with the condition that the Allottee will become a member of the register Co-operative Society called NFL Employees Sahakari Awas Samiti Ltd. Society, having its Office at NFL Complex, A-11, Sector-24, Noida, Gautam Budh Nagar (U.P.) and that the Society will maintain, manage and administer the complex, the common land, common area and facilities.


AND THAT NFL Employees Sahakari Awas Samiti Ltd. (Society) the Second Party, has paid to GNIDA one time lease money in respect of the land which GNIDA, the first party acknowledges. The Third Party, Allottee shall not be liable to pay yearly ground/lease rent. The Allottee will also observe covenants, terms and conditions as laid down hereunder.

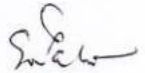
Both the Second Party/Third Party have carried out inspection of the building plans of the said plot dwelling unit and have satisfied themselves as to the soundness of construction thereof and the conditions and descriptions of all fixtures and fittings installed and/or provided therein and also the common amenities, facilities and passages

  
बिनामिक संपत्ति  
बृहन् नोएडा औद्योगिक विकास प्राधिकरण  
बृहन् नोएडा

for NFL Employees S.A.S. Ltd

  
(Mahabir Singh)  
Auth. Exe. Member

  
(L. R. Narula)  
Secretary





pertaining to the said plot/dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex i.e. "NFL Employees Sahakari Awas Samiti Ltd".

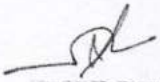
The Lessee hereby declares that the Allottee solemnly affirms:

- I. That **Sh. S. K. Patra S/o. Sh. P. K. Patra R/o. A-18, Sector-39, Noida** is a bonafide member of Lessee since **23-02-1999** has paid the cost of internal development and share of land to the Lessee.
- II. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

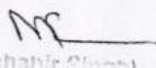
That in consideration of the amount of **Rs. 7,18,988/- (Seven Lac Eighteen Thousand Nine Hundred Eighty Eight Only)** which includes the cost of internal development and the share of the land, paid by the third party to the second party, receipt whereof the second party, hereby acknowledge and the third party agreeing to observe and perform the terms and conditions herein mentioned. The second party doeth hereby handover to the third party the plot/dwelling unit numbered **A-03 at Plot No.-2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.)** more particularly described in Schedule-I hereunder written and for greater clearness has been delineated and shown in the attached plan together with all rights, casements and appurtenances whatsoever to the said plot/dwelling unit along with undivided share in common portions, passages and common facilities, subject to the covenants and conditions herein contained.

The second party do hereby also sub-lease unto the said third Party, for un-expired portion of 90 years lease granted by GNIDA, which commenced **29-03-2004** on undivided title to the land proportionate to the amount paid by the third party in relation to the total cost of the land.

1. The vacant and peaceful possession of the internal development of the plot/dwelling units has been given to the third Party.
2. The Authority reserves the right to all mine and minerals, coals, washing goods, earth, oils, quarries, in, over, or under the said Land and full right and power at the time to do acts and things which may be necessary or expedient for the enjoying the same without providing or leaving any vertical support for the surface of the said Land or for any building for the time being standing thereon provided always the Authority shall make reasonable compensation to Allottee for all damages directly ascertained by the exercise of such rights. To decide the amount of the reasonable compensation, the decision of the Authority will be final and binding on the Allottee.
3. The allottee shall be entitled to sub-let the whole or any part of the said plot/dwelling unit, leased to him for purposes of private dwelling only on a tenancy from month to month.

  
महबिर् सिंह  
2003 सी.ए.डी. विभागीय विकास प्राधिकरण  
प्लेट-एफ नोडा

for NFL Employees S.A.S. Ltd

  
(Mahabir Singh)  
Auth. Exe. Member

  
(Secretary)  
Secretary



4. The third party shall pay every year in advance, unto the lessor the yearly lease rent fixed now and determined from time to time by the lessor without any rebate or deductions whatsoever and shall pay any other taxes, charges, levies and imposition payable for the time being by the second party in relation to the land share of the third party. Lessee has deposited lump sum one time lease rent.
5. The Third party shall pay annual rent, taxes, charges, levies and imposition payable for the time being by the second Party as occupier of the said plot/dwelling unit as and when the same becomes due and payable and shall, in addition, thereto also pay all other liabilities, charges, repairs, maintenance and replacement etc.
6. The Second and Third party shall, at all times duly perform and observe all the covenants and conditions which are contained in the said "The Lease" executed between the Lessor and the second party and observe the same as applicable and relating to the land pertaining to the unit given to him.
7. The Third Party shall not sell, transfer, assign or otherwise part with the possession of the whole or part of the plot/dwelling unit to anyone except with the previous consent in writing of the lessor which he shall be entitled to refuse in his absolute discretion.

Provided that in the event of the consent being given, the Lessor may impose such terms and conditions and may permit transfer on payment of prevailing transfer charges, in addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of transfer charge will be final and binding provided further that the Lessor shall have the preemptive right to purchase the property after deducting the amount payable to the Lessor on account of transfer charges less depreciation.

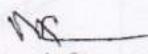
8. The allottee shall not mortgage the plot/dwelling unit for the purpose of securing any loan at any stage except, with the prior permission of the lessee (second party) in writing, which shall be obtained or given by the Lessee.


Provided that in the event of the sale or foreclosure of the mortgaged or charged property the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account the unearned increase in the value of the land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be the first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

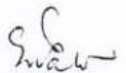
9. Wherever the title of the third party in the plot/dwelling unit is transferred in any manner whatsoever, the transfer shall be bound by all covenants and conditions contained herein or contained in the said 'The Lease' and he be answerable in all respects therefore in so far as the same may be applicable to effect and relate to the plot/dwelling unit.
10. In the event of the death of the third party the person on whom the title of the deceased devolves shall, within three months of the devolution give notice of such devolution to the Lessor.

  
 (Signature)

for NTL Employees S.A.S. Ltd.

  
 (Mehabir Singh)  
 Auth. Exe. Member

  
 (L. R. Nanda)  
 Secretary



11. The third party shall from time to time and at all times pay directly to the local Government/Central Government/Local Authorities or GNIDA existing or to exist in future all rates, taxes charge and assessment of every description which are now or may any time hereafter during the continuance of this deed be assessed, charged or imposed upon the plot/dwelling unit hereby transferred or on the landlord or tenant in respect thereof.
12. The Second/Third Party shall in all respects comply with and be bound by the building, drainage and other bye-laws of the GNIDA or any other competent Authority for the time being in force or to exist in future.
13. The Second party at his own expense will take permission for sewerage, electricity, and water connections from the concerned department of the Authority or from any Competent Authority in this regard and provide the same of the third Party's plot/dwelling unit. The second/third party shall keep the demised plot/dwelling unit.
  - i. at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor and
  - ii. the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
14. That the Allottee shall not be entitled to claim partition of his/her undivided share in the land as aforesaid, and the same shall always remain undivided and impartible and unidentified.
15. The Allottee undertakes to put to use plot/dwelling unit for residential use only. In case of default, a penalty of Rs. 2,500/- per day may be imposed upon the defaulter by the Authority, Use of the Plot/dwelling unit other than residential will render Allottee liable for cancellation and the Allottee will be paid no compensation thereof.
16. The Second/Third party shall abide by all regulations, Bye-laws, directions and guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the UP Industrial Area Development Act 1976 and rules made therein.
17. In case of non-compliance of terms and conditions and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just or expedient.
18. If the maintenance work of any area is not found satisfactory as per the authority guidelines, the required maintenance work will be carried out by the Authority and the expenses incurred in carrying out such works will be borne by the second / third Party collectively or in parts. The decision of the Authority will be final as to the expenses incurred in the maintenance work.
19. The second/third party shall maintain all services in good order and good shape for a minimum period of one year or the extended period as may be necessitated after the date of completion of internal development works at its own cost and

ब्रह्मचक सम्पत्ति  
इंटर नोएडा औद्योगिक विकास प्राधिकरण  
इंटर नोएडा

For IITL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(S. R. Karula)  
Secretary

S. R. Karula

thereafter develop a system by which the long term maintenance of the area, services, buildings shall be ensured to the satisfaction of the authority.

20. The Third party shall not without the sanction or permission in writing of the Lessor erect any building or make any alteration or sub-divide or amalgamate such transferred leased plot/dwelling unit.
21. The Third party (Allottee) shall abide by the terms/conditions laid down by the Second Party (Lessee) in addition to the terms/conditions laid down by the Lessor from time to time.
22. The Second /Third party shall not in any manner whatsoever encroach upon the common lands, areas and facilities and services not handed over to them. All unauthorized encroachment made by the Second /Third party shall be liable to be removed at their cost.
23. The Second/ third party shall on the determination of the sub-lease of the land, peacefully yield up the said land unto the Lessor after removing the super structure within stipulated period from the land.
24. The allottee has become a member of the **NFL Employees Sahakari Awas Samiti Ltd.** (the society), Greater Noida, formed by the Lessee for the purpose of maintaining and managing the common areas of the plot/dwelling unit. In case of any conflict, the decision taken by the Lessor shall be final.
25. The Second/third Party shall ensure the premises against fire either singly or collectively with other Allottees and keep the insurance current at all times.
26. The Second/Third party and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damages are caused to the premises or the sanitary works therein.
27. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the Allottee, who will also pay the stamp duty of transfer of immovable property levied, or any other duty or charge that may be levied by any authority empowered in this behalf.
28. After this deed is executed, no disputes or differences relating to the registration, booking and allotment and in all such other matters as are instrumental to these and are likely to effect the mutual rights, interests, privileges and claims of the Second/third party would be entertained. In the event of any dispute, still arising with regard to the terms and conditions of the deed, the same shall be subject to the jurisdiction of District Court G. B. Nagar or the High Court of Judicature at Allahabad.
29. In case of any breach of the terms and conditions this deed by the Second/Third party, the Lessor will have the right. to re-enter the demised plot/dwelling unit after determining the sub-lease of the demised plot/dwelling unit. If it is occupied by any structure built unauthorizedly by the Second/Third party, the Lessor will remove the same at the expense and cost to Third party. At the time re-entry of the demised plot/dwelling unit the Lessor may re-allot the demised plot/dwelling unit to any person.

प्रबन्धक सम्पास  
इंटर नोएडा औद्योगिक विकास प्राधिकरण  
ग्रेटर नोएडा

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exo-Member

L. R. Narula  
Secretary

S.S.

30. If the third party is found to have obtained the allotment, transfer and sub- lease of the demised premises by any misrepresentation/mis-statement of fraud this deed may be cancelled and possession of the demised premises may be taken over by the Lessor and the Second/third Party in such an event will not be entitled to claim any compensation in respect thereof.
31. All notices, orders and other documents required under the terms of the sub- lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (UP Act No.6 of 1976) or any rules or regulations made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act 1973 as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modification) Act 1974 (UP Act No.30 of 1974).
32. The provisions of The Uttar Pradesh Ownership of Flats Act, 1975 as amended from time to time and the Uttar Pradesh Ownership of Flats Rule, 1984 and all ownership of Flats Rules, 1984 and all other rules, regulations other and statutory laws, wherever applicable will be observed and complied with.
33. All powers exercised by the Lessor under this deed may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this deed.
34. All clauses of the "The Lease" executed by GNIDA in favour of **NFL Employees Sahakari Awas Samiti Ltd..** (the society) on **29-03-2004** shall be applicable to this sub-lease deed and in case of any contradiction the decision of the Lessor shall be final.
35. The Chief Executive Officer of the Lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
36. All arrears payable to Lessor shall be recoverable as arrears of land revenue.
37. Any relaxation, concession or indulgence granted by the Lessor to the Lessee/Allottee shall not in anyway prejudice the legal right of the Lessor.

बिहार नगरपालिका विकास प्राधिकरण  
मेरठ नोएडा

For NFL Employees S.A.S. Ltd.

(Mahabir Singh)  
Auth. Exe. Member

(S. P. Khandelwal)  
Secretary

Suaw

**SCHEDULE-I (ABOVE REFERRED TO)**

Plot/dwelling unit configuration being unit number A-03 at "NFL Employees Sahakari Awas Samiti Ltd.", Plot No. 2, Pocket-F, Sector-Pi, Greater Noida, Gautam Budh Nagar (U.P.) Developed by NFL Employees Sahakari Awas Samiti Ltd. (the society) having area of 261.45 sq. mtr.

ON THE NORTH BY:-  
ON THE SOUTH BY:-  
ON THE EAST BY:-  
ON THE WEST BY:-

} As Per Lease Plan

IN WITNESS WHEREOF THE PARTIES have hereunto set their hands, the day and year first above written.

of NFL Employees S.A.S. Ltd.

**SIGNED & DELIVERED BY**

Witness Signature



For and on behalf of the Lessee / Second Party

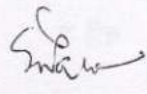
Name: Santosh Kumar Singh.

S/o Balnaam Singh  
Address: A-11, Sec-24,  
Noida.

(Member Secy)  
NFL Employees S.A.S. Ltd.



(R. Arun)  
Secretary



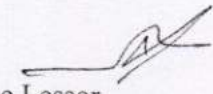
For and on behalf of the Allottee / Third Party

Witness Signature

For and on behalf of the Lessor

Name: Shiv Kumar  
S/o Amar Singh

Address: A-11 Sec-24  
Noida.





# एन० एफ० एल० इम्पलाईज सहकारी आवास समिति लि० गौतम बुद्ध नगर, उत्तर प्रदेश

उत्तर प्रदेश सहकारी समिति अधिनियम 1965  
(उत्तर प्रदेश अधिनियम संख्या 11, 1966 के अधीन निबन्धित)

## अंशधन प्रमाण पत्र

प्रमाणित किया जाता है कि श्री/श्रीमती..... पुत्र/पत्नी श्री पी० के० पात्रा.....  
समिति की उप-विधियों के अन्तर्गत एक शेयर (100 रु० प्रति शेयर) के पंजीकृत  
स्वामी हैं। यह प्रमाण-पत्र उक्त समिति की मुहर के साथ दिनांक 23/2/99.....  
को दिया गया।

*[Signature]*  
(कोषाध्यक्ष)

*[Signature]*  
(अध्यक्ष)

*[Signature]*  
(सचिव)

पंजीकरण संख्या : 2556

दिनांक : 27-3-99

टिप्पणी : शेयर धारक अधिनियम आदि उप-विधियों के अधीन अपने शेयर समिति की पूर्व अनुमति के बिना किसी अन्य व्यक्ति को हस्तान्तरित नहीं कर सकेगा।