



उत्तर प्रदेश UTTAR PRADESH

132099

LEASE-DEED

21  
-66



B. K. S. Abhye/Boh...

Benapani Basumatary

Flah

LEASE DEED



LEASE DEED MADE on the 17<sup>th</sup> day of Dec 2016 year 2016 between the Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the "Lessor" which expression shall, unless the context does not so admit include its successors, assigns) of the one part and Sh/Smt./Km. PADMINI BRAHMA - SMT. ABHAYASWARI ISRAHMA AND aged            years S/o, D/o W/o Shri SMT. RENU SINGH, D/o. MRS. BINAPANI BLO. BASUMATARY, W/O PRANTAL BRAHMA, W/O AJAY BRAHMA, W/O AJIT KUMAR, W/O RABIN BASUMATARY (hereinafter called the "Lessee" which expression shall unless context does not so admit, include his/her/their/its heirs, executors, administrators representatives and permitted assigns) of the other part. R/O 38, JANPATH, GUYT. OF INDIA, NEW DELHI-110001

WHEREAS the plot hereinafter described forms part of the land acquired under the land Acquisition Act, 1894, and developed by the Lessor for the purpose of setting up urban and industrial township.

WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing residential building according to building plan approved by the Lessor.

**1. NOW THIS LEASE DEED WITNESSTH AS FOLLOWS :**

That in consideration of the premium of Rs. 140770/- (Rupees Fourteen Lacs Seven Thousand Seven Hundred Seventy only), out of which Rs. 140770/- (Rupees one Lac forty thousand seven hundred seventy) have been paid by the lessee to the Lessor (the receipt whereof the Lessor both hereby acknowledges) and the balance of which is to paid by the lessee in the manner hereinafter provided in instalment on dates specified below :

Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before
Rs. ....				on or before

And in consideration of Rs. 140770/- (Rupees one Lac forty thousand seven hundred seventy) paid in lump sump on account of one time lease rent which is 10% of the total premium of the plot of the lessor both hereby demise and lease of the lessee, all that plot of land numbered as 46 Situated in Block 4 at Sector P2

P. Brahma  
Abhayaswari Prasanna  
Renu Singh

er Noida Industrial Development Area, District Gautam Budh Nagar contained by Square  
be the same, a little more, or less and bounded (situated at tehsil Gautam Budh Nagar,  
Gautam Budh Nagar).

measurement

558.60Sqm.

21201-57044

IN THE NORTH By .....  
ON THE SOUTH By .....  
ON THE EAST By .....  
ON THE WEST By .....

And which said plot is more clearly delineated and shown in attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as "the demised premises" with their appurtenances unto the Lessee to the term of Ninety years commencing from (the execution of the lease deed) ..... (date of possession) except and always reserving to the lessor :-

- (a) A right to lay water mains, drains, sewers or electric wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- (b) Full rights and title to all mines, minerals, coals, washing gold's earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) /flat or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the lessee.

**II AND THE LESSEE DOTH HEREBY DECLARE AND CONVENIENT WITH THE LESSOR IN THE MANNER FOLLOWING:-**

- 1) That the lessee will pay to the lessor the balance of the premium in the installments mentioned in clause 1 above by the dates mentioned therein. If the lessee fail to pay any installments by the due date, he shall thereafter pay the same with interest @ 20% p.a. compounded quarterly on the instalment in the arrears from the due date till the date of payment provided that for failure to pay three consecutive installments or any instalment/ amount continuously for six months, whichever is earlier, the lessor may determine the lease with penalties and consequences give in clause III hereinafter.
- 2) That the lease will bear, pay and discharge all rates, assessments of every description including beneficitation levy and user charges which during the said term be assessed charged or imposed upon either on the landlord or the tenant or the occupier in respect of demised premises or the buildings to be erected thereupon.

Abhayanshu (2) Bhatnagar

Abhayanshu

Lessee will obey and submit to all directions issued or regulations made by the  
now existing or hereafter to exist so far as the same are incidental to the possession  
movable property or so far as they affect the health, safety or convenience of the  
inhabitants of the place

the lessee will at his own cost, erect on the demised premises in accordance with  
the plan, elevation and design and in a position to be approved by the lessor or any officer  
authorised by the Lessor, in that behalf in writing and in substantial and workman like  
manner, a residential building only with all necessary sewers, drains and other  
appurtenances according to the directions issued or regulations made in respect of  
buildings, drains, latrines and connection with sewers.

- 5) The allottee at his own expense will take permission for sewerage, electricity, and water connections from the concerned departments of the lessor or from the competent authority in this regard.
- 6) That the Lessee will construct the building according to the architectural and elevation control as prescribed by the Lessor.
- 7) That the Lessee will keep the demised premises and buildings -
  - i) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,
  - ii) and 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.
- 8) That the lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Lessor/ framed/issued under Sections 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act. 1976 and rules made therein.
- 9) If the maintenance work of any area is not found satisfactory according to the lessor, then the required maintenance work will be carried out by the lessor and the expenses incurred in carrying out such works will be borne by the allottee/s, collectively or in parts. The decision of the lessor will be final as regards to the expenses incurred in the maintenance work.
- 10) In case of non-compliance of these terms and conditions, and any direction of the lessor, the lessor shall have the right to impose such penalty as the CEO of the lessor may consider just and/or expedient.
- 11) That the lessee will not make, or permit to be made, any alteration in or additions to the said buildings or other erections for the time being on the demised premises erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the terms of such permission in writing of the plan if any, approved by the lessor or any officer authorised by the lessor in that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice form the lessor or such requiring him so to do correct such deviation as aforesaid if and the lessee shall neglect to correct such deviation for

P. B. Bhatia

Abhaykari Pooabme

Manoj Kumar

of one calendar month after the receipt of such notice then it shall be the duty of the lessor or to cause such deviation to be correct at the expenses of the lessee which the lessee hereby agrees to reimburse by paying to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf

That the lessee shall use the demised premises only for the purpose of constructing a building for residential purpose and no other purpose without the consent of the lessor and subject to such terms and conditions as lessor may impose and will not do or suffer to be done on demised premises or any part thereof, any act or thing which may be or grow to be nuisance, damage, annoyance or inconvenience to the lessor or the Owner, occupier of other premises in the neighbourhood.

- 13) That the lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of any description whatsoever for keeping horse, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.
- 14) That the lessee will not assign, relinquish (except in favour of lessor), sublet, transfer or part with possession of the demised premises without prior permission of the lessor. The transfer of the plot to lessee's legal heir will be allowed with the prior permission for an officer authorised by him/her in this regard.
- 15) That lessee may however with the prior permission of the lessor and subject to such conditions as it may impose, mortgage the demised premises to any government/semi-government organisation/financial institutions for the purpose of securing loan for acquiring the plot and / or constructing house thereupon.
- 16) In case of transfer, transfer charges as fixed by the lessor shall be payable by the lessee to the lessor at the time of transfer.
- 17) That the lessee will not assign, relinquish, mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any subdivision thereof by metes and bounds or otherwise.
- 18) That the lessor shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of lessor.
- 19) That every transfer, assignment, relinquishment, mortgage, subletting of the whole of the demised, premises, or building or both shall be subject to and the transferee, assignee or sublessee shall be bound by all covenants and conditions herein contained and be answerable to the lessor in all respect the therefor.

Provided always that if the lessee or his/her/their/its transferee or permitted assignees, and the case may be will assign, relinquish,, mortgage, sub-let or transfer the demised premises and building thereon as a whole or residue on the said term he/she/its will deliver at his/her/its/their own expenses to the lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof, within a month after the same shall have been duly registered under the Indian Registration Act or other amending statute.

P.B.L.  
Abhaymani Boratone

Pilapuri Pasu

Provided that in the event of sale or fore closure of the mortgaged or charged property the lessor shall be entitled to claim and recover 25% of the unearned increase in the value of said land as first charge, 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 all the parties concerned.

Provided further that lessor shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage of the unearned increase as aforesaid.

- 20) That the lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of decree of insolvency/court.
- 21) That the lessee will permit the members, officers and subordinates of the lessor and workmen and other employed by the lessor from time to time and at all reasonable time of the day, during the said terms after three days, previous notice to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the lessee will give notice of the provision of this sub-clause to his/her/their/its tenants.
- 22) That the lessee shall not exercise his/her/their/its option of the determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rent deed substantially or permanently unfit for building purposes.
- 23) FOR SCHEME .....> **ALPHA, BETA, GAMMA**

That the lessee shall have to erect and complete building on the leased land unto the date ..... The lessor may grant extension in exceptional circumstances, for one year on payment of extension charges of 8% of total premium of the plot from the date for completion of construction as mentioned above.

- 23a) FOR SCHEME .....> **FDP-01, SWARN NAGARI & MHS-01**

That the lessee shall have to erect and complete building on the leased land within three years from the due date of execution of lease deed i.e. .... or within five year from the date of allotment i.e. .... which ever the date comes later, unless extension is allowed by the lessor in exceptional circumstance and on such conditions as it may impose. (Extension of one year, two year and three years may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of total premium of the plot respectively as an extension charges by the lessor).

- 23b) FOR SCHEME .....> **DELTA**

That the Lessee shall have to erect and complete building on the leased land within nine years from the date of allotment or upto December 2003 which ever is earlier, unless extension is allowed by the lessor in exceptional circumstance and on such conditions as it may impose. (Extension of one year, two years and three years may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of the total premium of the plot, as an extension charges by the lessee).

*Debo*  
Date  
Industrial  
Authority  
Brahme  
Brahme  
Brahme

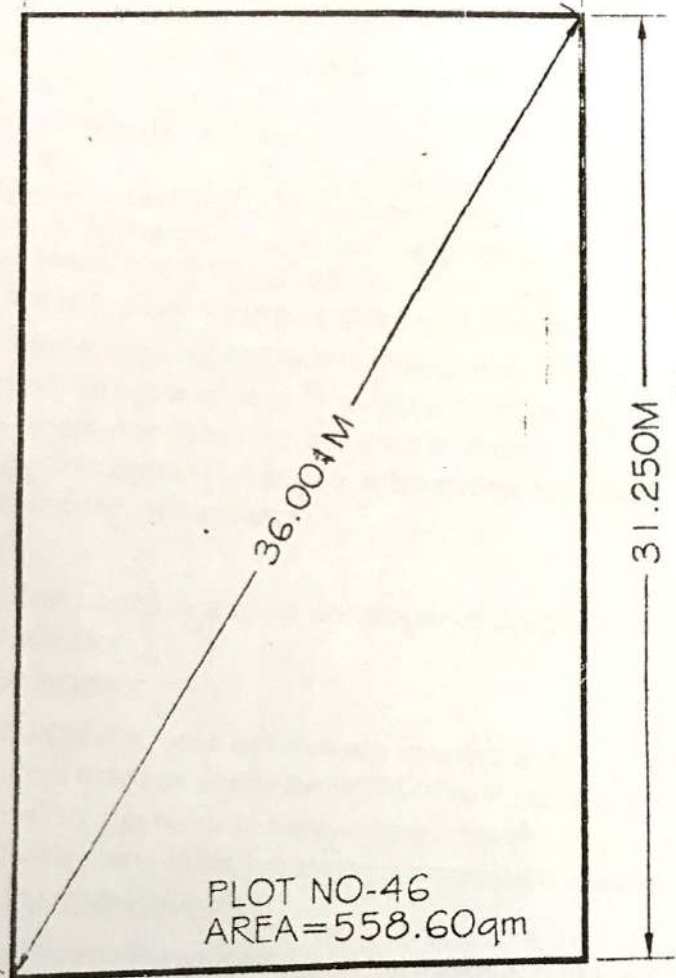
*Brahme*  
Abhayaswari Brahme.  
(5)  
*Debo*

PLOT NO-46

PLOT NO-45

17.875M

12.00M WIDE ROAD



31.250M

PLOT NO-47

PLOT NO-46  
AREA=558.60qm

*Plate*

12.00 M WIDE ROAD

AREA=558.60sqm

SIGN-*P. B. B. R. N. A.*  
 POSSESSION TAKEN OVER  
 ALLOWED

*Bac paan P. B. B. R. N. A.*  
*Abha... ..*

SIGN-  
 POSSESSION HANDED OVER  
 A.M. [GNIDA]



LEASE PLAN FOR PLOT NO-46  
 SETC-11-133, PECTOR-PHI] Pocket G

*(Signature)*  
 ASST MGR(ENGG)

*(Signature)*  
 MGR(ENGG)



GNIDA INDUSTRIAL  
 DEVELOPMENT AUTHORITY

SM(ENGG)

DRAFTSMAN

at the lessee shall have to erect and complete building on the leased land within seven years from the date of allotment or upto December 2003 whichever is later unless extension is allowed by the lessor in exceptional circumstances and on such conditions as it may impose. (Extension of one year, two years and three years may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of the total premium of the plot, as an extension charges by the lessee).

3d) The date of Lease Deed Registration shall be reckoned as the date of possession. The Lessee shall to take possession on the same day.

23e) FOR SCHEME .....> SIGMA 01 & 02 *Everoj*

That the lessee shall to erect and complete building on the leased land within two years from the due date of execution of lease deed i.e. .... or within five years from the date of allotment i.e. .... which ever the date comes later, unless the extension is allowed by the lessor under exceptional circumstances and on such terms and conditions as it may be imposed. (Extension of one year, two years and three years may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of the total premium of the plot, as an extension charges by the lessee).

24) That in case the lessee does not construct building within the time provided for above, this deed of lease will be liable to be determined with the penalties and consequences given in clause III hereinafter. However, in exceptional circumstances the lessor or any officer authorised by him can allow extension, subject to the fulfillment of such conditions, charges as he may impose for the same.

**FOR VILLAGERS**

The lessee claims that he/she is a bonafide villager of Greater Noida whose land has been acquired by the lessor.

**FOR GENERAL CATEGORY**

The lessee claims that he/she does not own any residential plot or house in full or any part on lease hold or free hold basis or under HPTA (Hire Purchase Tenancy Agreement/ License Agreement) in Greater Noida Industrial Development Area either, in his/her wife/ husband's name or in the name of his/her minor or dependent children.

**FOR GREATER NOIDA EMPLOYEES**

The lessee claims that he/she is an employee of the lessor and he/she or spouse and/or dependent children do not own any residential plot or house in full of in part, on leasehold or freehold basis or under HPTA (Hire Purchase Tenancy Agreement/License Agreement) in Greater Noida Industrial Development Area.

If the lessee does not abide by the terms and conditions and building rules or any other rules and regulations framed 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 and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

*Blaha*

*Alokayamaji (6) B. a. h. m.*

*Manjari Prasad...*

*Dats*



AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING :-

Notwithstanding anything herein before contained if there shall have been in the opinion of the lessor (Whose decision shall be final and binding) any breach by the lessee or any person claiming through or under him/her/their/its of any of the covenants or conditions hereinbefore contained and on his/her/their/its parts to be observed and performed and in particular and without prejudice to the generality of the sub clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or the part of demised premises before constructing a building on it as hereinbefore provided within the period mentioned in sub clause 23 or 23 (a) of clause II it shall be lawful for the lessor without prejudice to any other right of action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof and determine this demise and thereupon it:

- i) At the time of re-entry the demised premises has not been occupied by the lessee by way of constructing a building thereon, the lessor may re-allot the demised premises and entire deposited amount shall stand, forfeited in favour of the lessor.
  - ii) At the time of re-entry the demised premises are 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 premises all erection or buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and the building, fixtures and things there on, but upon lessee removing the erections, building fixtures and things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amounts as may be determined, by the lessor provided that the lessor may at its option agree to purchase the said erection, buildings, and fixtures upon payment to the lessee, price therefore and for his interest in the premises as may be mutually agreed upon.
- B. If lessee is found to have obtained the allotment and lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
- C. If the lessee commit any act or omission on the demised premises resulting in nuisance, it shall be lawful for the lessor to ask the lessee to remove the nuisance within a reasonable period, failing which the lessor shall itself get the nuisance removed at lessee's cost and charge damages from the lessee during the period of substance of nuisance.
- D. Any losses suffered by the lessor on a fresh grant of demised premises for breach of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor.
- E. All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) or any rule or regulations made there under shall be deemed to be duly served as provided us 43 of the U.P Urban Planning and Development Act 1973 as re-enacted and modified by Uttar Pradesh President's Act (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

*Seema*

*Ashayamari (7) Prabhme.*

*Abhinav*

*Beant Singh Prabhme,*

*Abhe*  
Party)  
District  
Country  
are  
for  
Hinda

Chief Executive Officer of the lessor reserves the right to make such additions and alterations or modification in these terms and conditions as may be considered just and expedient.

All power exercise by the lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The lessor may also authorise any of its officers to exercise all or any of the powers exerciseable by it under this lease.

Provided that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the lessor with the functions similar to those of Chief Executive Officer.

H. 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.

I. All arrears payable to lessor shall be recoverable as arrears of land revenue.

J. In case of any clarification, or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the lessor shall be final and binding on the lessee.

K. Any relaxation, concession or indulgence granted by the lessor to the Lessee shall not in any way prejudice the legal right of the lessor.

L. In the event of any dispute with regard to the terms and conditions of the lease deed the same shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property is situated) or the High Court of Judicature at Allahabad.

IN WITNESS WHERE OF THE parties hereto have set their hand on the day and in the year herein first above written.

In the presence of

1. Witness For and on behalf of the Lessor  
PRANTAL BRAHMA S/O. HARIBHUSAN BRAHMA  
Address 02, NARMADA, VAISHALI SECTOR - 4, GHAZIABAD (U.P.)

2. Witness For and on behalf of the Lessor  
AJAY KUMAR BRAHMA S/O L. THABINDRA BRAHMA  
BENGTOLGATE P.O. CHAPAGURI. PIN-783380.  
Address DIST:- CHIRANG BTC ASSAM.

Certified true and exact copy of the original in all respect.

LESSEE For and on behalf of the Lessor

P. Brahma

Abhayaswari Brahma

(8)

EVLC1  
Plot No. 02298  
Plot Area 500  
Payment Plan Inst 4

REGISTRATION  
Date 29-05-2000

To:  
MRS PADMINI BRAHMA  
88, JANPATH, GOVERNMENT  
TOURIST OFFICE, NEW DELHI

NEW DELHI 110001

Dear MRS PADMINI BRAHMA

The Draw of lots of EVECIScheme was held on 12-02-2000  
We are please to inform you that you have been allotted plot no. 46  
in block G of Sector P4 of Builders Area In future correspondence,

kindly mention your allotment number along with plot number, block and sect.  
Your Allotment Number is : EVE0157044  
Amount Deposited as Registration Money Rs. : 120000  
Allotment Money Payable Rs. : 276000  
To be paid on or before : 09-04-2000

The instalments shall be payable on or before the due dates as mentioned  
in Payment Scheduled annexed as annexure 'A' to this allotment letter.

The allotment money and the instalments can be deposited in any of the  
following bank branches directly through a Bank Draft/Pay Order drawn in favor  
of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY payable at NOIDA, NEW  
DELHI/GREATER NOIDA :-

1. Oriental Bank of Commerce, G-Block, Sector-20, NOIDA-201301.
2. Vijaya Bank, Sector-19, NOIDA-201301.
3. Corporation Bank, B-1, Sector-26, NOIDA-201301.

Please write your NAME, ALLOTMENT NUMBER, PLOT NUMBER along with BLOCK and  
Sector on the covering letter and also on the back of the Draft/Pay Order.

The following documents and formalities are to be complied with at the time  
of executing the lease deed, the timing of which shall be intimated to you  
seperately

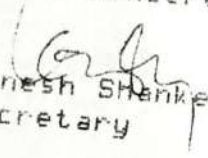
1. U.P. State Non-Judicial stamp paper are required for an amount equal to  
rupees of 12.5% of the total premium of plot plus lease rent. (The aforesaid  
rates shall be applicable as determined by the Govt. U.P from time to time).  
These stamp papers are to be purchased from Sub-Treasury, Sector-1, noida,  
Distt.-Gautam Budh Nagar.
2. One separate stamp paper of Rs. 50/- in addition to above mentioned stamp  
papers for 'possession'.

Two copies of recent passport size photograph of the allottee  
certified by a Magistrate/Captain/Officer.

Two specimen signatures of the allottee on separate sheet of paper and  
of a Banker/Magistrate/Captain/Officer.

In addition to above, you will be required to pay registration fee of the  
plot of 2% of total premium plus one cent, subject to a maximum of Rs. 500  
in cash to the Sub-Registrar at the time of registration of lease deed.  
a. Two persons, above 21 years of age are required as witnesses in the  
registrars office, for execution of lease deed.

The terms & conditions of the broucher of the scheme 'EVECI  
shall form part of this allotment letter and shall be binding on the  
allotees.

Yours Sincerely  
  
(Ganesh Shanker Tripathi)  
Secretary

Note:

- 1) If, at the time of lease deed it is found that the plot size is  
increased/decreased, the premium of the plot, amount of Stamp Paper, lease re  
and registration charges will increase/decrease accordingly.
- 2) If you want to avail loan facility, then you can contact CANFIN HOMES LTD  
A-762, Sector-19, Noida or H.D.F.C., G-22,23, Sector-18, Noida,  
Distt.- Gautam Budh Nagar (U.P.).

PAYMENT SCHEDULE

Type	Due Date	Amnt
Installment I	08-10-2000	135830
Installment II	04-04-2001	135830
Installment III	01-10-2001	135830
Installment IV	30-03-2002	135830
Installment V	26-09-2002	135830
Installment VI	25-03-2003	135830
Installment VII	21-09-2003	135830
Installment VIII	19-03-2004	135830



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. CR. e.11/2006/2607

Date 4/12/06

PADMINI BRAHMA, ABHAYASWAR BRAHMA, RENU SINGH, BINAPANI BRAHMA,

Plot Code .....  
Allotment No. E.169-57044  
Plot No. 46  
Block No. G  
Sector PE

N/O Lessee / Allottee's Name  
& Address PRANJAY BRAHMA, AJAY BRAHMA  
AJIT KUMAR, RABIN BASUMATARY  
R/o 38 Jangpatti, Court of  
India, New Delhi

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East		558.60 sqm	
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. 46.. Block No. G..... Sector PE..... on 4/12/06

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

P. Brahma  
Abhayaswari Brahma  
Risingh  
Binapani Basumatary

H-169, SECTOR-GAMMA, GREATER NOIDA CITY  
DISTT. GAUTAM BUDH NAGAR (U.P.)  
PIN - 201 308

Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)

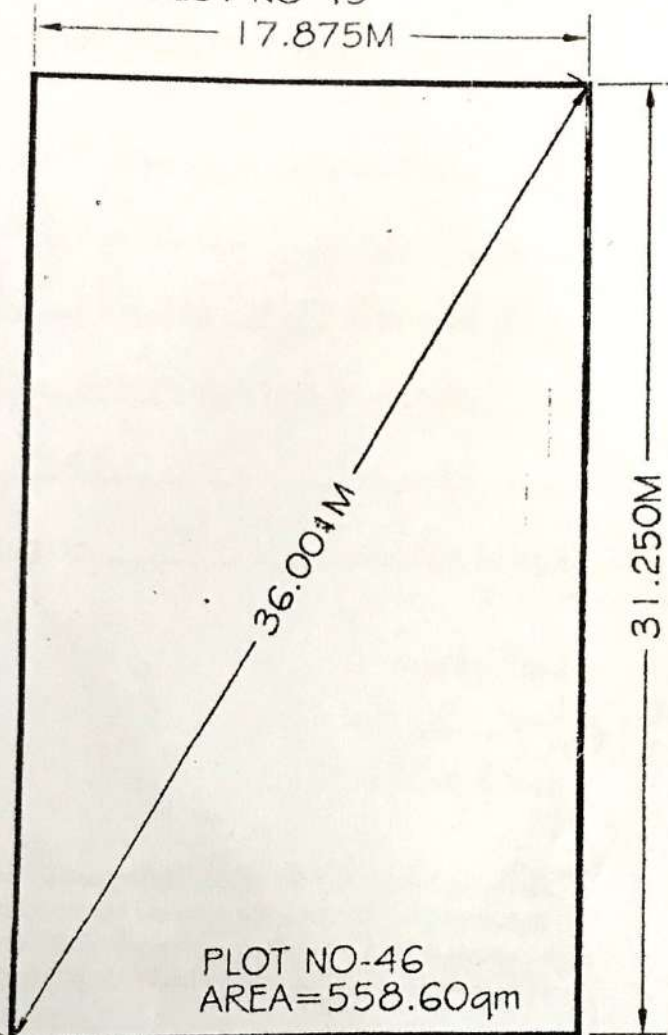
Abhanelam  
Incharge C.R. Cell  
Greater Noida Authority  
04/12/06

H-169, SECTOR-GAMMA, GREATER NOIDA CITY  
DISTT. GAUTAM BUDH NAGAR (U.P.)  
PIN - 201 308

PLOT NO-46

PLOT NO-45  
17.875M

12.00M WIDE ROAD



PLOT NO-47

PLOT NO-46  
AREA=558.60sqm

12.00 M WIDE ROAD

*Handwritten signature*  
 in charge  
 Date: 12/12/06

AREA=558.60sqm

SIGN- *Binapan Binapan*  
 POSSESSION TAKEN OVER  
 ALLOTTEE

SIGN-  
 POSSESSION HANDED OVER  
 A.M.[GNIDA]



LEASE PLAN FOR PLOT NO-46  
 BETCH NO. 133 [SECTOR-PH1] Pocket G

*Handwritten signature*  
 ASST MGR(ENGG)

*Handwritten signature*  
 MGR(ENGG)



GREATER NOIDA INDUSTRIAL  
 DEVELOPMENT AUTHORITY

SM(ENGG)

DRAFTSMAN

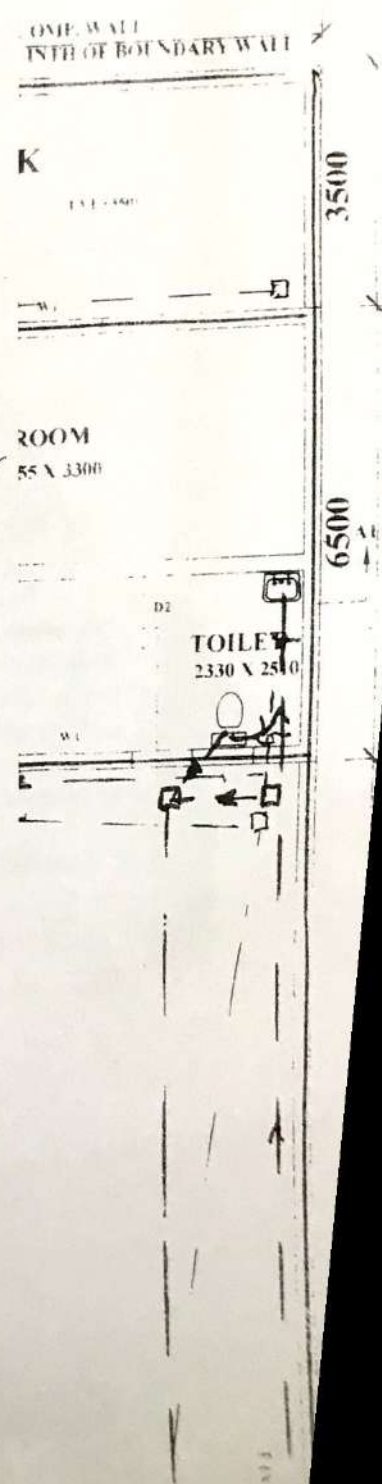
No.: 5644

RECEIPT

4100

**BUILDING PLAN AND DOCUMENTS FOR BUILDING PERMIT**

DESIGNED BY .....  
ARCHITECT ..... Mudit Gaf. .....  
GNIDA REF. NO. .... GN 00243 .....  
ADDRESS ..... Gaf Nursing Home Campus, K.P. Road BSR .....  
SHRI/SMT./KUMARI ..... SMT. PADAMINI BRAHMA .....  
IDENTIFICATION PLOT NO. .... 046 .....  
BLOCK ..... G ..... SECTOR ..... P1 ..... GREATER NOIDA



SIGNATURE

*[Handwritten Signature]*  
(Name & Seal)

Authority shall not be liable for any damages and losses on account of incorrect wrong information furnished by Architect and Owner and deviations or non-compliance of GNIDA Building regulations 2002, Direction, Zonal Plan (all as amended from time to time) and all other requirements stipulated by Authority from time to time for deemed sanction.  
Applicant is liable to pay all charges which are required by GNIDA on account of submission of all above documents.  
Incomplete application shall be rejected automatically without any information.

31250

FRONT OPEN  
17875 X 21250



**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**

169, CHITVAN ESTATE, SECTOR-GAMMA, GREATER NOIDA CITY-201308

No.: 5739

RECEIPT

RECEIVED BUILDING PLAN AND DOCUMENTS FOR OCCUPANCY  
CERTIFICATE PREPARED BY

ARCHITECT ..... VANSHALI CHAUHAN .....

GNIDA REF. NO. .... GN 00 229 .....

ADDRESS ..... F-346, ALPHA-II, Gr-Noida .....

OF SHRI/SMT./KUMARI ..... PADMINI BRAHMA .....

RESIDENTIAL PLOT NO. .... 046 .....

BLOCK ..... G ..... SECTOR ..... P1

GREATER NOIDA औद्योगिक विकास प्राधिकरण  
169, चितवन इस्टेट, गाना सेक्टर  
GREATER NOIDA  
GREATER NOIDA सिटी - जी 10 बी 0 नगर

SIGNATURE

(Name & Seal)

Sitemast  
7/6/07

Note:

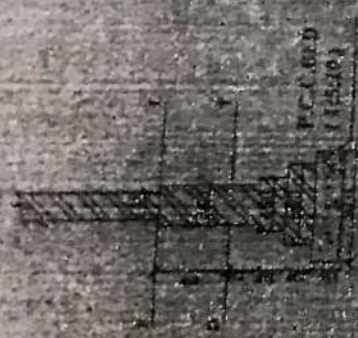
- Authority shall not be liable for any damages and losses on account of incorrect/wrong information furnished by Architect and Owner and deviations or non-compliance of GNIDA Building regulations 2002, Direction, Zonal Plan (all as amended from time to time) and all other requirements stipulated by Authority from time to time for deemed sanction.
- Applicant is liable to pay all charges which are required by GNIDA on account of submission of all above documents.
- Incomplete application shall be rejected automatically without any information.

THIS IS CERTIFIED THAT THIS DRAWING IS BEING SUBMITTED UNDER DUELED COMPLIANCE FOR PLOT NO. 46 BLOCK 'C' SECTOR 'A' IS IN ACCORDANCE WITH THE PROVISIONS OF CEILING AND INDUSTRIAL AREA BUILDING REGULATIONS AND DIRECTIONS (AS AMENDED UP TO DATE) AND ALL OTHER REQUIREMENTS STIPULATED BY THE AUTHORITY FROM TIME TO TIME.

AREA CHART

*Kushal*  
 AR VRUSHANTH CONSULTANTS  
 Reg. No. CE 222  
 F-308, 5th Floor  
 Greater Noida

ADMAN ASSOCIATES  
 PLOT NO. 46, BLOCK 'C', SECTOR 'A', GREATER NOIDA



FOUNDATION DETAIL



KITCHEN

← 120 M WIDE ROAD →

ENVELOPE PLAN & SITE PLAN  
 OF G.F.

IN THIS  
 WALL

ON A-A1

PLAN

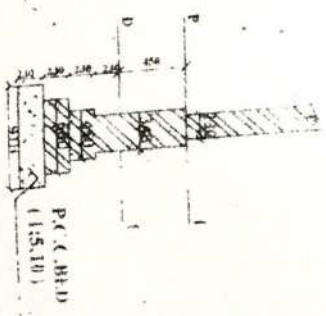
RAILINGS  
 SHED PROTECTIVE  
 HOE BILLS OVER  
 R.C.C. SLAB



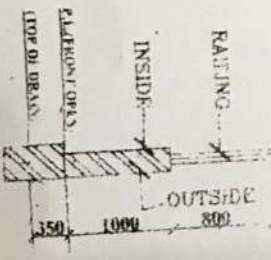
**SECTION A-A1**



**FOUNDATION DETAIL**



**FOUNDATION DETAIL**



**BOUNDARY DETAIL**

THIS IS CERTIFIED THAT THE ABOVE DRAWING IS BEING SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTHERN PROVINCES AND FEDERAL CAPITAL TERRITORY ACT, 1957 AND ALL OTHER REQUIREMENTS SUBMITTED TO THE AUTHORITY FROM TIME TO TIME.

**AREA CHART**

TOTAL AREA OF THE PLOT 17.875 X 31.250 = 558.593 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE = 65% OF PLOT AREA = 363.985 SQ.MT.  
 EXIST. GROUND COVERAGE = PLOT AREA - OPEN AREA = 558.60 - 467.592 = 91.008 SQ.MT.  
 % OF G.F. COVERAGE = 16.292 SQ.MT.  
 DETAIL OF OPEN AREA - A B & C  
 AREA OF 'A' = 17.875 X 3.500 = 62.562 SQ.MT.  
 AREA OF 'B' = 3.875 X 4.600 = 17.812 SQ.MT.  
 AREA OF 'C' = 17.875 X 31.250 = 558.543 SQ.MT.  
 OPEN AREA = (A+B+C) = 467.592 SQ.MT.  
 TOTAL EXIST. COVERED AREA = 91.008 SQ.MT.  
 F.A.R. EXIST. = 16.292

**SCHEDULE OF OPENING**

SNO	TYPE	SIZE	ILL.	LANTEL	REM.
1		1800 X 1200	906	3106	RENT