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उत्तर प्रदेश UTTAR PRADESH

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अवकाश पत्र व्यवस्थापक - 652328887 रु. 10/-

This Stamp Paper Attached

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बीस रुपये

Rs. 20

₹. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

Stamp Duty Paid in Cash Centrally in favour of
in presence of the Officer of the Collector
on 08/08/2011 at 11:00 AM. Passed under
section 19-A of the Stamp Act, 1899 in the
amount of Rs. 6523.00 only.
The said duty is paid in cash in the
presence of the Officer of the Collector
on 08/08/2011 at 11:00 AM.
By Officer, Noida
At Noida

Mr. Gopka Inf. Infrastructure Pvt. Ltd.

Plot No. 143B, Vikas Marg, Gurgaon

Size: 1000 Sq. Ft. only

08.8.2011

[Signature]

ATTACHED WITH THE LEASE DEED OF GROUP
HOUSING PLOT NO. GH-01/A SECTOR-143B, NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.)

LESSOR

Compared By Reader

LESSEE

Examiner *[Signature]*

Director

LEASE DEED

This Lease Deed made on 10th day of AUGUST, 2011 (Two thousand and ten) between the **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns of the one part and **M/s SIKKA INFRASTRUCTURE PRIVATE LIMITED**, a **Special Purpose Company**, within the meaning of Companies Act, 1956, having its registered office at **SIKKA HOUSE, C-60, PREET VIHAR, VIKAS MARG, DELHI-110092** through its Authorized Signatory **SHRI GURINDER SINGH SIKKA S/O LATE SHRI MATWAL SINGH, R/O C-23, PREET VIHAR, DELHI-110092**, duly authorized by the Board of Directors vide Resolution dated 10.08.2011 hereinafter called the Lessee (which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the other part.

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

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the **Plot No GH-01/A Sector-143B NOIDA (Sub Divided Plot of Plot No. GH-01 Sector-143B)** on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF-M/s **QUALITY READYMIX CONCRETE PVT. LTD.(LEAD MEMBER)**, **M/S SIKKA PROMOTERS PVT. LTD. (RELEVANT MEMBER)**, **M/S RANI PROMOTER PVT. LTD (RELEVANT MEMBER)**, **M/S ABHIMANYU HOUSING PVT. LTD. (RELEVANT MEMBER)**, **M/S AA REALCON PVT. LTD. (RELEVANT MEMBER)**, **M/S SUNGLOW BUILDERS PVT. LTD.**

LESSOR

LESSEE

For SIKKA Infrastructure Pvt. Ltd.

Director

(RELEVANT MEMBER) & M/S AGARWAL ASSOCIATES (PROMOTERS) LTD. (RELEVANT MEMBER) the plot NO GH-01, SECTOR-143B, NOIDA, after fulfilling the terms and conditions prescribed in the brochure of Group Housing Scheme Code GH-2010 (IV) and its corrigendums, vide Reservation letter No. NOIDA / GHP /GH-2010-(IV) /2010/9981 dated 14.09.2010 and Allotment letter No. NOIDA /GHP/2010-(IV)/ GH-2010/1022 dated 20.09.2010 & for the development and marketing of Group Housing Pockets/ Flats on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

AND WHEREAS the lessor approved the sub division of Group Housing Plot No GH-01, Sector-143B as GH-01/A, Sector-143B (admeasuring to 50308.92 sq mtr), GH-01/B, Sector-143B (admeasuring to 12820.14 sq mtr) & GH-01/C, Sector-143B (admeasuring to 10,306.12 sq mtr) and the name and status of M/s SIKKA INFRASTRUCTURE PRIVATE LIMITED, as Special Purpose Company, on the request of consortium members (as mentioned above), in accordance with the Clause-C-8(e) of the brochure of the scheme, to develop and marketing the project on demarcated plot No.GH-01/A, Sector-143B, NOIDA measuring 53911.33 sq. mtrs vide letter No NOIDA/GHP/GH-2010-(IV)/2011/3904 dated 28 June, 2011 & Corrigendum Letter No. NOIDA/GHP/GH-2010-(IV)/2011/4411 dated 10th August, 2011, for 50308.92 sq. mtrs

AND WHEREAS the lessee is a Special Purpose Company comprising of-

LIST OF DIRECTORS

SL. NO.	NAME	RESIDENCE ADDRESS
1	SHRI GURINDER SINGH SIKKA S/O LATE SHRI MATWAL SINGH SIKKA,	C-23, PREET VIHAR, DELHI-110092.
2	SHRI HARVINDER SINGH SIKKA S/O SHRI GURINDER SINGH SIKKA	C-23, PREET VIHAR, DELHI-110092.
3	SHRI GURNEET SINGH SIKKA S/O SHRI GURINDER SINGH SIKKA	C-23, PREET VIHAR, DELHI-110092.
4	SHRI RAHUL BHASIN S/O SHRI KAPIL BHASIN	C-211, DEFENCE COLONY DELHI-110024
5	SHRI ARVIND KR. SINGH S/O SHRI JAIVEER SINGH	A-A63, SECTOR-61, NOIDA (U.P.)

LESSOR

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LESSEE

Director