



सत्यमेव जयते

INDIA NON JUDICIAL

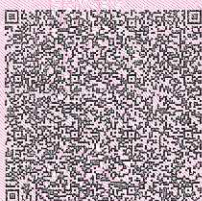
Government of Uttar Pradesh

e-Stamp

Mohit Choudhary
Advocate
Sub- Registrar Office
Dadri Mob-9399226007



Certificate No. : IN-UP32508936288368U
Certificate Issued Date : 28-Feb-2022 12:25 PM
Account Reference : NEWIMPACC (SV)/ up14043304/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404330455386956348469U
Purchased by : MANISH KUMAR
Description of Document : Article 35 Lease
Property Description : FLAT NO K-1801 TOWER-ROSEBERRY PROJECT GREENARCH PLOT NO GH-10A SECTOR-TECHZONE-IV GR.NOIDA U.P.
Consideration Price (Rs.) :
First Party : GNIDA AND NEW WAY HOMES PVT LTD
Second Party : MANISH KUMAR
Stamp Duty Paid By : MANISH KUMAR
Stamp Duty Amount(Rs.) : 3,05,000
(Three Lakh Five Thousand only)



E-STAMP
LOCKED

Please write or type below this line

Manish Kumar
मनिस कुमार (विलेसी)
ग्रेटर नोएडा प्राधिकरण

Adarsh

manish kumar

PU 0000935849

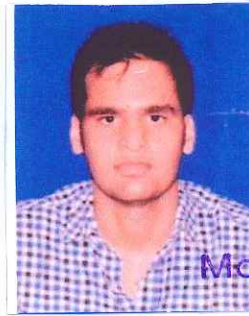
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





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Moit Choudhary
Advocate

Sub- Registrar
Dadri Mob: 9999226007

TRIPARTITE SUB-LEASE DEED

Sale Consideration	: Rs. 61,00,000/-
Market Value	: Rs. 43,31,000/-
Stamp Duty @ 5%	: Rs. 3,05,000/-
Car Parking	: One COVERED
Floor	: 18 th
Flat no	: 1801
TOWER	: K (ROSEBERRY)
Super Area	: 1695 SQ FT (157.46 MTRS)

Circle Rate @ Rs. 32,000/- Per Sq. Mtr.

(According to Govt. Circle Rate List mentioned on Page No.135, Sr. No.34,
Software V-Code is 0177, Floor rebate is as per Rate List.)

THIS SUB-LEASE DEED is made at Greater Noida Distt. Gautam Budh Nagar, on this
.....02..... day of APRIL 2022.

BY AND BETWEEN

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 referred to as the "**LESSOR**"), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART**.

AND

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

manish Kumar
Sub-Lessee(s)/Third Party





M/S NEW WAY HOMES PVT. LTD. (PAN NO. AADCN5663N), having its Registered office at A-16, IInd Floor May Fair Garden Hauz Khas New Delhi-110016, through its Authorised Signatory **Shri ADARSH RAGHUVANSHI** Son of Late Shri Krishan Pal Singh duly authorized by the Board of Directors, vide Board Resolution dated 30/01/2018 (hereinafter referred to as the "**LESSEE**"), which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors in-interest and assigns of the **SECOND PART**. And said **Shri Adarsh Raghuvanshi** has executed an authentic power of attorney duly registered vide bahi No.-6, Jild No.-3, Page No.-109 To 128, Serial No-23, dated 26.11.2021 with the Sub-registrar Dadri, Gautam Budh Nagar do hereby appoint **NARESH BHATI S/O. SH. OMBIR SINGH R/O. VILLAGE FAZAYALPUR, GREATER NOIDA, DISTT. G. B. NAGAR**, for the presentation of the duly executed document for registration in the Sub-Registrar office.

AND

MR. MANISH KUMAR S/O. MR. MUNNA LAL SINGH
(Pan No. ATJPK0686J)

R/O. 110, INDUS INNOVA, CURVERY-53, BEHIND H.P. MAHADEVAPURA, BANGALORE-560048, (hereinafter referred to as the "**SUB-LESSEE**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns of the **THIRD PART**;

WHEREAS:

- A. Greater Noida Industrial Development Authority ("**GNIDA**") as Lessor invited bids under its scheme No. BRS-04/2010 for allotment of Large Group Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
- B. The Lessee including other consortium were the successful bidder of the Plot No.GH-10A, situated at Sector Techzone-IV, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, vide Acceptance Letter No Prop/Brs-04/2011/290 dated 14.01.2011 and Allotment Letter No - PROP/BRS-04/2011/400 dated 01.03.2011

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

manish kumar
Sub-Lessee(s)/Third Party



आवेदन सं०: 202200742015341

उप पट्टा विलेख

बही सं०: 1

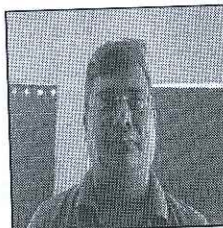
रजिस्ट्रेशन सं०: 12153

वर्ष: 2022

प्रतिफल- 6100000 स्टाम्प शुल्क- 305000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 61000 प्रतिलिपिकरण शुल्क - 100 योग : 61100

श्री मनीष कुमार,
पुत्र श्री मुन्ना लाल सिंह
व्यवसाय : अन्य
निवासी: 110 इंडस इन्डोवा कर्वी-53 महादेवपुरा बंगलारे

manish kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 06/04/2022 एवं 11:06:45 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी० के० अस्थाना
उप निबंधक : दादरी
गौतम बुद्ध नगर
06/04/2022

के० के० शर्मा
निबंधक लिपिक

