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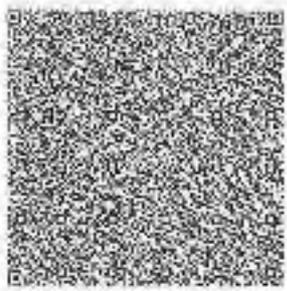
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

46
10000+100

Certificate No.	: IN-UP00141859275187L
Certificate Issued Date	: 30-Sep-2013 03:20 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100151496452078L
Purchased by	: ALISA INFRATECH PVT LTD
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. C3-A, SECTOR-129, NOIDA
Consideration Price (Rs.)	: 374,18,04,000 (Three Hundred Seventy Four Crore Eighteen Lakh Four Thousand only)
First Party	: JAYPEE INFRATECH LIMITED
Second Party	: ALISA INFRATECH PVT LTD
Stamp Duty Paid By	: ALISA INFRATECH PVT LTD
Stamp Duty Amount(Rs.)	: 18,70,90,200 (Eighteen Crore Seventy Lakh Ninety Thousand Two Hundred only)



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Statutory Alert.

1. The authenticity of this Stamp Certificate should be verified at www.echidnastamp.gov.in. Any discrepancy in the details on this Certificate are not available on the website renders it invalid.
2. The issue of affixing the self-imposed on the date of dissemination.
3. A list of approved vendors is available from the Department.





SUB – LEASE DEED

Sale Consideration : Rs.1,730,000,000.00

Stamp Duty paid : Rs.187,090,200.00

The Market Value is calculated according to Format- 2A (1), Part- 2 of Circle Rate List dated 01-08-2013, mentioned on Page No.21, Row No. 15.

Software V- Code: 0137

THIS **SUB – LEASE DEED** is made and entered on this **30th day of September, 2013** at **Noida**, District- Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAYPEE INFRATECH LIMITED, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at Sector – 128, Noida – 201304, U.P.** (hereinafter referred to as the "**Sub-Lessor**" or the "**First Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. Ajit Kumar, S/o. Mr. Jagdish Kumar, registered office at Sector – 128, Noida – 201304, U.P. duly authorized by the Chairman- Cum- Managing Director of the Company vide Power of Attorney dated 01.04.2013 duly authorized to execute this **Sub Lease Deed** on behalf of the "**Sub Lessor**".





AND

JAIPRAKASH ASSOCIATES LIMITED, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at Sector – 128, Noida – 201304, U.P.** (hereinafter referred to as the "**JAL**" or the "**Second Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. K. K. Anand, S/o. Mr. P. L. Anand, registered office at Sector – 128, Noida – 201304, U.P. duly authorized by Executive Vice Chairman of the Company vide Power of Attorney dated 31.05.2013, duly authorised to execute this **Sub Lease Deed** on behalf of the "**Second Party**".

AND

ALISA INFRA TECH PRIVATE LIMITED (having PAN: AALCA1613R), a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at- 119, B- 7, LGF, World Trade Centre, Babar Road, Connaught Place, New Delhi- 110001, India** (hereinafter referred to as the "**Sub-Lessee**" or the "**Third Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives acting through its authorized Signatory/ Director Mr. Yogesh Malik, S/o. Mr. Jitendra Mohan Malik, registered office at- 119, B- 7, LGF, World Trade Centre, Babar Road, Connaught Place, New Delhi- 110001, India, who has been duly authorized by a Board resolution dated 28.09.2013 to execute this **Sub Lease Deed** on behalf of the "**Sub Lessee**".



The **Sub-Lessor** or the **First Party**, **JAL** or the **Second Party** and the **Sub-Lessee** or the **Third Party** shall individually be referred to as the respective **Party** and collectively as the "**Parties**".

WHEREAS:

A. The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide G.O.P Notification No. 697 / 77 - 04 - 2001 - 3 (N) / 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide G.O.P Notification No. 1165 / 77 - 04 - 08 - 65N/ 08 dated 11.07.2008), under the U.P. Industrial Area Development Act 1976, presently having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar-201308, U.P. (hereinafter referred to as "**YEA**") for anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide G.O.P Notification No. 1165/77-04-08-65N/08 dated 11.07.2008) Project which, *inter alia*, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "**Expressway**").

B. By an agreement dated 07.02.2003, (hereinafter referred to as the "**Concession Agreement**") between Taj Expressway Industrial Development Authority (now YEA), and Jaiprakash Industries Ltd. (which was subsequently merged with Jaypee Cements Ltd. whose name was subsequently changed to Jaiprakash Associates Ltd. ("**JAL**", the **Second Party**)), Jaiprakash Industries Ltd. was granted concession for arrangement of finances, design, engineering, construction and

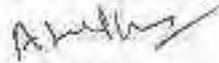


ने निष्पन्न स्वीकार किया।

शिकाई पत्रवाला श्री अतुल कुमार अग्रवाल

पुत्र श्री

पेला बकशला



निवासी एच 138 गामा 2 जी नोएडा

उ श्री जितेन्द्र ठाकुर

पुत्र श्री उत्तम सिंह ठाकुर



पेला अन्य

निवासी सी 128 नोएडा

ने की।

प्रत्यक्ष पर भाषियों के चिह्न अंगुठी नियमानुसार लिखे गये हैं।



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

(प्रभारी)
उप-निबन्धक द्वितीय
नोएडा
30/3/2013



operation of the **Expressway**, and to collect and retain toll from the vehicles using the **Expressway** during the term of the **Concession Period**, which is 36 (thirty six) years commencing from the date of commercial operation of the **Expressway** plus any extensions thereto, in accordance with the **Concession Agreement**.

- C. In terms of Clause 18.1 of the **Concession Agreement** and the directives of **YEA**, **JAL** the then Concessionaire, incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited (**Sub-Lessor**) for the implementation of the **Expressway** project. All the rights and obligations of **JAL** under the **Concession Agreement** were transferred to **Sub-Lessor** by an Assignment Agreement dated 19.10.2007 duly executed by and amongst **YEA**, **Sub-Lessor** and **JAL** followed by Project Transfer Agreement dated 22.10.2007 executed between **JAL** and **Sub-Lessor**, and therefore, the **Sub-Lessor** is now the Concessionaire.
- D. In terms of the **Concession Agreement**, **YEA** agreed to transfer on lease to the **Sub-Lessor**, 25 (twenty five) million square meters of land, for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the **Expressway**, including 5 (five) million square meters of land at Noida/Greater Noida.
- E. **YEA**, in part discharge of its obligations under the **Concession Agreement** for transfer of 5 (five) million square meters of land for development at Noida/Greater Noida, transferred on lease, for a period of ninety years, 498.94 Hect. (1232.38 acres) of land (hereinafter referred to as the "**Leased Land**"), to the **Sub-Lessor** through various lease deeds at Noida, the details of which are provided in **Annexure - I** attached hereto (hereinafter referred to as the "**Lease Deeds**") as per the terms and



पट्टा दाता

Registration No.: 12115

Year: 2013

Book No.: 1

0101 जेपी इन्फोटेक लि द्वारा अजीत कुमार

जगदीश कुमार

से 12B नोएडा

अन्य



0102 जयप्रकाश एसोसिएट्स लि द्वारा आर के आनन्द

पी एल आनन्द

से 12B नोएडा

अन्य



conditions specified therein, and the balance 7.06 Hect. (2.62 acres) land for development is in the process of being transferred by **YEA** to the **Sub-Lessor** to complete the transfer of 5 (five) million square meters of land at Noida.

- F. Out of 498.94 Hect. (1232.38 acres) **Leased Land**, 434.35 Hect. (1072.84 acres) land (hereinafter referred to as the "**Subject Land**") falls in Sectors 128, 129, 131, 133 and 134 of Noida (which has since been named as **Jaypee Greens, Wish Town, Noida**). The **Subject Land** includes the land transferred by **YEA** to **Sub-Lessor** through **Lease Deed** dated 15.02.2008 for grant of lease hold rights in the land admeasuring 26.063 Hect. (64.402 acres) situated in village Gejha Tilptabad, Tehsil Daori, District Gautam Budh Nagar U.P., as more particularly detailed in Schedule attached thereto and which was executed in favour of the **Sub-Lessor**, on terms and conditions as contained therein, for the term of 90 (ninety) years commencing from the date of transfer which lease deed has been duly registered in the office of the Sub-Registrar-II, Noida as Sl. No. 806 in Book No. 1, on 16.02.2008 (hereinafter referred to as the "**said Lease Deed**").
- G. The **YEA granted** unfettered right in favour of **Sub Lessor** to **Sub-lease** the whole or any part of the **Subject Land**; whether developed or undeveloped; by way of plots or constructed properties; or otherwise dispose of its interest in the **Subject Land/or part thereof** to any person in any manner whatsoever without requiring any consent or approval of **YEA** or of any other relevant authority.
- H. Under an arrangement between the **Sub-Lessor** and the **Second Party**, the **Sub-Lessor** has permitted the **Second Party** to develop, market and transfer the whole or any part of 17.52 Hect. (43.29 acres) of land in the



पट्टा गृहीता

Registration No. : 12115

Year : 2,013

Book No. : 1

020: अलिशा इन्फार्मेटिक प्रा लि द्वारा योगेश मलिक
जितेन्द्र मोहन मलिक
119 बी-7 एल जी एक बिल्डिंग ट्रेड सेंटर बाबर रोड कनाट प्लेस
अन्य

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Subject Land. On the request of the **Second Party**, and for the consideration being received by **JAL/ Second Party** from the **Sub-Lessee**, the **Sub-Lessor** has agreed to **sub-lease/ transfer Plot No. C3- A** measuring **18898.00 Sq.mtr. (4.67 acres approx.)** (hereinafter referred to as the "**Demised Plot**"), which is a part of the said 17.52 Hect. (43.29 acres) of land meant for the purpose of development of Master Plan Commercial Area as described in the Schedule of Property attached as **Annexure II** and located as per Location Plan attached as **Annexure III**, for commercial use, in favour of the **Sub-Lessee** through this **Sub-Lease Deed**.

- I. The **Sub-Lessor** prepared land use plan, layout plan and other plans for the development of the **Subject Land** (named as **Jaypee Greens Wish Town, Noida**), which includes the aforesaid 17.52 Hect. (43.29 acres) of land in Master Plan Commercial area, which were approved by New Okhla Industrial Development Authority, (hereinafter referred to as the "**NOIDA**"; vide letter no. NOIDA/SIP/2011/371 dated 23.03.2011, valid for a period of 5(five) years i.e. till 22.03.2016 and have since been revised and submitted by the **Sub-Lessor** to **NOIDA**. The said land use plan, layout plan and other plans as approved by **NOIDA** or any revision thereof or in future are hereinafter referred to as "**Development Plans**".
- J. The **Sub-Lessor** and the **Second Party** have represented, assured, warranted and confirmed to the **Sub-Lessee** that:
- (i) The **Sub-Lessor** is the owner, of the lease hold rights in the **Demised Plot**, which is earmarked for use as master plan commercial area, and the **Sub-Lessor** is legally competent to transfer, by way of **Sub-lease**, the **Demised Plot** and to execute





this **Sub-Lease Deed** in favour of the **Sub-Lessee** giving clean, clear and marketable title to the **Sub-Lessee** and that the **Sub-Lessee**, upon performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the Demised Plot during the term of this **Sub-Lease Deed** without any interruption, disturbance, claims or demands by the **Sub-Lessor** and/or the **Second Party** or by any person/s claiming for and on behalf of the **Sub-Lessor** and/or the **Second Party** except as per the covenants and provisions of this **Sub-Lease Deed**.

- (ii) The **Sub-Lessor** and/or the **Second Party** shall, subject to the terms mentioned herein, grant, transfer, convey and assure, from time to time, its reversionary rights and interests in respect of the **Demised Plot** as may be required by the **Sub-Lessee** for construction thereon as per applicable Master Plan, Rules and Building Regulations of **NOIDA**.
- (iii) The **Demised Plot** is free of all encumbrances, mortgages, liens, charges, pledges, security, assignment, privileges or priority of any kind having the effect of security or other such obligations, acquisition, injunction, gifts, attachments, hypothecation/s etc., disputes, encroachments, litigation, injunction, attachment in the decree of any court, stay order or equitable mortgage, will, trust, exchange, lease, claims, subsisting agreements (in favour of any persons, body corporate, firm, association of persons, trust, society etc.) or any other charges of any nature whatsoever and there are no pending attachment proceedings of the income Tax Department or any other department with respect thereto and no pending proceedings for acquisition or requisition or





notices therefore, and there is no impediment whatsoever in the way of the **Sub-Lessor** and/or the **Second Party** in transferring by way of **Sub-lease**, all their leasehold rights, title and interest in the **Demised Plot** and there are no restrictive covenants operating upon them and / or the **Demised Plot**;

- (iv) The **Sub-Lessor** and/or the **Second Party** undertake that they shall not do, omit or suffer to be done anything whereby the sub-leasehold rights granted in favour of the **Sub-Lessee** in the **Demised Plot** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever. This shall however, exclude circumstances where the sub-leasehold rights are affected account of applicable law, rule or regulation or policy of the State Government or the Central Government, or any other relevant authority.
- (v) The **Sub-Lessor** and/or the **Second Party** undertake that they shall defend their rights, title and interest in the **Demised Plot** hereby **sub-leased** in favour of the **Sub-Lessee** and shall keep the **Sub-Lessee** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason, which the **Sub-Lessee** may suffer by reason of any claim for any defect in title, in interest and leasehold rights of the **Sub-Lessor** and/or the **Second Party** in the **Demised Plot**.
- (vi) The payment of premium amount of the **Leased Land** has already been made by the **Sub-Lessor** to **YEA** and annual lease rent for the **Leased Land** payable to **YEA** is the obligation of the **Sub-Lessor** and/or the **Second Party** and the **Sub-Lessee** shall not be liable on this account;





- (vi) There is no legal impediment in entering into this **Sub-Lease Deed**;
- (vii) There are no proceedings, legal or otherwise, pending in connection with the ownership or any other right, title and/or interest therein or any other aspect of the **Demised Plot**;
- (ix) There are no dues or demands pending in respect of the **Demised Plot** and all costs, charges, rents, premiums, etc. in respect of the **Demised Plot** have been fully paid by the **Sub-lessor/Second Party**.

K. Based on the aforesaid representations, assurances, warranties and confirmations of the **Sub-Lessor** and the **Second Party**, **Sub-Lessee** has approached the **Second Party** for **Sub-lease** of the **Demised Plot** and the **Sub-Lessor** has agreed to **Sub-Lease** the **Demised Plot** for a period upto 27.02.2093 for a Consideration of Premium of **Rs.1,730,000,000.00 (Rupees One Hundred and Seventy Three Crores Only)** calculated @ **Rs.91,544.078 per square metre** on mutually agreed terms and conditions.

NOW, THEREFORE, THIS SUB LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

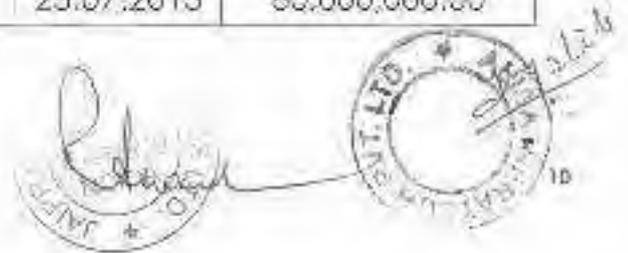
1. Based on the facts and circumstances as stated above, the **Sub-Lessor**, being the lawful lease holder of the **Demised Plot**, is competent to sub-lease the same to the **Sub-Lessee** and on the request of the **Second Party**, in Consideration of the payment of Premium of **Rs.1,73,00,00,000.00 (Rupees One Hundred and Seventy Three Crores Only)** calculated @ **Rs.91,544.078 per square metre** of **Demised Plot** which has already been paid by the **Sub-Lessee** to the **Second Party** as per the following details, which the **Sub Lessor** and the **Second Party**





admit and acknowledge, the **Sub-Lessor** hereby, transfers, conveys and assigns its rights, title and interest in the **Demised Plot** in favour of the **Sub-Lessee** on the terms and conditions mentioned hereinafter in this **Sub-Lease Deed**:

S.No.	Mode of Payment	Dated	Amount (₹)
1.	By Cheque No. 219738 drawn on Corporation Bank.	29.11.2012	50,000,000.00
2.	By Cheque No.116858 drawn on The Nainital Bank Ltd.	21.12.2012	210,000,000.00
3.	By Cheque No. 035505 drawn on The Nainital Bank Ltd.	25.12.2012	20,000,000.00
4.	By Cheque No. 035509 drawn on The Nainital Bank Ltd.	31.12.2012	100,000,000.00
5.	By Cheque No. 035510 drawn on The Nainital Bank Ltd.	31.12.2012	50,000,000.00
6.	By Cheque No. 117727 drawn on The Nainital Bank Ltd.	24.06.2013	130,000,000.00
7.	By RTGS from The Nainital Bank Ltd.	04.07.2013	10,000,000.00
8.	By RTGS from The Nainital Bank Ltd.	05.07.2013	8,174,075.00
9.	By RTGS from The Nainital Bank Ltd.	12.07.2013	120,000,000.00
10.	By RTGS from The Nainital Bank Ltd.	18.07.2013	10,000,000.00
11.	By RTGS from The Nainital Bank Ltd.	18.07.2013	8,500,000.00
12.	By RTGS from The Nainital Bank Ltd.	19.07.2013	10,000,000.00
13.	By RTGS from The Nainital Bank Ltd.	25.07.2013	80,000,000.00





14.	By RTGS from The Nainital Bank Ltd.	05.08.2013	9,900,000.00
15.	By RTGS from The Nainital Bank Ltd.	05.08.2013	9,900,000.00
16.	By RTGS from The Nainital Bank Ltd.	05.08.2013	2,00,000.00
17.	By RTGS from The Nainital Bank Ltd.	08.08.2013	9,000,000.00
18.	By RTGS from The Nainital Bank Ltd.	08.08.2013	9,000,000.00
19.	By RTGS from The Nainital Bank Ltd.	08.08.2013	9,000,000.00
20.	By RTGS from The Nainital Bank Ltd.	08.08.2013	3,000,000.00
21.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
22.	By RTGS from The Nainital Bank Limited.	12.08.2013	9,900,000.00
23.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
24.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
25.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
26.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
27.	By RTGS from The Nainital Bank Ltd.	12.08.2013	99,00,000.00
28.	By RTGS from The Nainital Bank Ltd.	12.08.2013	9,900,000.00
29.	By RTGS from The Nainital Bank Ltd.	12.08.2013	8,00,000.00
30.	By RTGS from The Nainital Bank Ltd.	13.08.2013	30,000,000.00
31.	By RTGS from The Nainital Bank Ltd.	13.08.2013	100,000,000.00
32.	By Cheque No. 511552 drawn on The Nainital Bank Ltd.	13.08.2013	30,000,000.00
33.	By RTGS from The Nainital Bank Ltd.	30.08.2013	22,500,000.00





34.	By RTGS from The Nainital Bank Ltd.	31.08.2013	9,000,000.00
35.	By RTGS from The Nainital Bank Ltd.	31.08.2013	10,700,925.00
36.	By Cheque No. 263052 drawn on IDBI Bank. #	18.09.2013	574,491,500.00
37.	Tax Deduction at Source by the Sub-Lessee	TDS	17,300,000.00
	Total		1,730,666,500.00
	Less Excess amount Refunded to Sub-Lessee vide Cheque No. 019653 drawn on Axis Bank Ltd.	28.09.2013	666,500.00
		GRAND TOTAL	1,730,000,000.00

Cheque handed over by Sub-Lessee on 30th September, 2013, subject to realisation.

The **Second Party** and the **Sub-Lessor** admit and acknowledge the receipt of the aforesaid amount from the **Sub-Lessee** towards payment of the entire full and final consideration for the **Demised Plot**. Neither the **Second Party** nor the **Sub-Lessor** shall, hereinafter, make any claim from the **Sub-Lessee** towards the consideration of the **Demised Plot**.

2. The **Sub-Lessor** and the **Second Party** have delivered the actual physical vacant possession of the **Demised Plot** to the **Sub-Lessee** and the **Sub-Lessee** has taken possession of the **Demised Plot**, subject to the covenants and conditions on the part of the **Parties** stated hereinafter, the **Sub-Lessor** doth hereby **Sub-leases** to the **Sub-Lessee**, the **Demised Plot** together with privileges, rights, easements and appurtenances up to the period expiring on 27.02.2093.



Handwritten signature of Edward





3. Upon execution of this **Sub- Lease Deed**, the **Sub-Lessor** shall furnish a copy of the **Sub-Lease Deed** each to **NOIDA** and **YEA**.
4. The **Sub-Lessee** has inspected and satisfied itself regarding the site, the layout plans and the said **Lease Deed** as provided by the **Second Party** and the **Sub-Lessor**.
5. The **Demised Plot** is being leased to the **Sub-Lessee** on the terms and conditions stated herein subject to the provisions of the said **Lease Deed**.
6. The **Sub-Lessee** shall have right to **Sub-lease** the whole of the **Demised Plot** whether developed or undeveloped; by way of constructed properties; on leave and license; or otherwise dispose off its interest in the **Demised Plot** , to any person as per rules, regulations and directions of **NOIDA/YEA**.
7. The **Sub-Lessee** shall be entitled to transfer the **Demised Plot** or the buildings constructed on the **Demised Plot** on further **Sub-lease(s)** within the terms of this **Sub-Lease Deed** and on payment of transfer charges, if any, to **NOIDA/ YEA** and/or the **Sub-Lessor** and/or the **Second Party**, as may be applicable. The **Sub-Lessee** shall not be entitled to sub-divide the **Demised Plot** except with the prior permission of the **NOIDA** and/or **YEA**, as applicable for grant of such permissions, and **Sub-Lessee** bearing all charges in relation to the sub-division of the **Demised Plot**, if any. The **Sub-Lessee** or its **subsequent Sub-lessees** for all such transfers shall follow the procedure, as may be specified by **NOIDA/YEA** and/or the **Sub-Lessor** and/or the **Second Party** before





executing any subsequent **Sub lease deeds** and such transfers shall always be subject to the applicable laws, byelaws, regulations etc. including payment of applicable charges, duties, taxes, levies etc payable to any authority /body/agency as the case may be. The **Sub-Lessee** or the **subsequent Sub-lessees** as the case may be shall notify to the **NOIDA/YEA** and the **Sub-Lessor** and/or the **Second Party** the details of such **Sub-leases** and provide copies of such transfer/sub-lease deeds to the **NOIDA/YEA** and the **Sub-Lessor** or any other authority as may be specified by **NOIDA/YEA** and/ or the **Sub-Lessor** and/or the **Second Party**.

8. It shall be permissible for the **Sub-Lessee** to provide for multiple renting of the buildings constructed on the **Demised Plot** which will include but not be limited to sub-lease / rent/ license, etc thereof.
9. The **Sub-Lessee** shall have the right to mortgage, pledge, hypothecate the **Demised Plot** or otherwise alienate in any manner the **Demised Plot** in favour of banks/financial institutions on such terms and conditions as may be specified by **YEA** and/or **NOIDA**.
10. The **Sub-Lessee** shall have a right of way to the roads adjoining the **Demised Plot** and shall be entitled to enter upon such roads for the purpose of accessing the **Demised Plot**.
11. The land use of the **Demised Plot** shall be Master Plan commercial development as per the **Development Plans** as revised from time to time and the **Sub-Lessee** shall adhere to the same. Further, the **Sub-Lessee** shall carry out the commercial development including units and common facilities for the purchasers/users of commercial space/units.



on the **Demised Plot** as permitted by the **NOIDA/YEA** and applicable laws, Rules, Building Regulations thereby, adhering to:-

- (i) Standards and Specifications laid down in the Building and other Regulations of **NOIDA**/relevant Indian Standards/National Code etc.
 - (ii) Applicable Master Plans and Rules & Regulations of **NOIDA** and other relevant authorities.
 - (iii) Government policies and relevant Codes of BIS/IS relating to disaster management in land use planning and construction work.
 - (iv) All other applicable and relevant laws, including but not limited to labour and environmental laws.
12. The ground coverage, height and setbacks etc. in respect of the **Demised Plot** shall be governed by the applicable **NOIDA** Rules and Building Regulations. As regards Floor Area Ratio (FAR), the **Sub-Lessee** shall be entitled to FAR in respect of the **Demised Plot** for Master Plan commercial development as per the applicable Rules and Building Regulations of **NOIDA**.
13. The Building drawings and relevant details for construction on the **Demised Plot** shall be subject to the approval of **NOIDA** for which the **Sub-Lessee** shall follow the procedure as may be prescribed by **NOIDA** from time to time. However, if necessary, the **Sub-Lessor** and/or the **Second Party** shall, at request of the **Sub-Lessee**, endeavor to help the **Sub-Lessee** in obtaining applicable permits, sanctions, approvals, clearances, etc., from **NOIDA** for effective enjoyment and












construction on the **Demised Plot**, without being responsible and/or liable for the same in any manner.

14. The **Sub-Lessee** shall accept variations, deletions, additions, alterations, modifications in the **Development Plans** made either by the **Sub-Lessor** and/or the **Second Party** as it deems fit and proper or by or pursuant to requirement of **NOIDA** which alterations may involve changes, including change in the surroundings of the **Demised Plot**, change in the number and height of the surrounding buildings, change in the nature of usage of the surrounding buildings etc. on the **Subject Land** and the **Sub-Lessee** shall be bound by such variations, deletions, additions, alterations and modifications etc. provided it do not result in any change in the (i) location, adjacent roads, entry and exit to the **Demised Plot**, (ii) usage & area of the **Demised Plot** and (iii) permissible FAR on the **Demised Plot**.
15. The **Sub-Lessee** shall be required to obtain all necessary sanctions / permits / approvals etc. from relevant authorities with regard to the **Demised Plot** and all activities thereon in its own name in accordance with the applicable laws and regulations of **NOIDA/YEA** and / or other relevant authorities.
16. The **Sub-Lessee** shall, at its own cost, keep the **Demised Plot**, the construction raised thereon, partitions, pipes and appurtenances thereto or belonging thereto, in good state and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the constructed property on or pertaining to the **Demised Plot** are not damaged or jeopardized in any manner whatsoever.



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17. (a). The **Sub-Lessee** shall pay its share of all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **NOIDA/YEA** or any local or other authority of Central or State Government in respect of the **Demised Plot** from the date of execution of this **Sub-Lease Deed** as computed by the **Sub-Lessor**. The share of such taxes, duties and other charges for the **Demised Plot** will be computed by the **Sub-Lessor** by first determining the same for the **Subject Land**, and then apportioning it to the area of the **Demised Plot** proportionately on the basis of the area of the **Demised Plot** and total saleable area of the **Subject Land**. Such payment shall be made by the **Sub-Lessee** to the **Sub-Lessor** or the relevant authority, as the case may be, on demand within the period as may be specified therein, failing which it will be treated as default on the part of the **Sub-Lessee**. In case any demand is received by the **Sub-Lessee** towards taxes, duties and other charges in respect of the **Demised Plot** for the period up to the date of execution of this **Sub-Lease Deed**, the same shall be liability of the **Sub Lessor** and/or the **Second Party**.

b) The **Sub-Lessee** shall pay all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **NOIDA/YEA** or any local or other authority of Central or State Govt. in respect of the buildings/apartments/facilities or any other development on the **Demised Plot**.

18. a) The **Sub-Lessor** and/or the **Second Party** shall provide external services namely sewage and water supply lines, generally as may be made available by the **Sub-Lessor** to other commercial plots in





the neighborhood of the **Demised Plot** within the **Subject Land** at a single point on the edge of the **Demised Plot** (hereinafter referred to as the "**Shared Areas & Facilities**"), within a reasonable time period, expected to be 4 years from the date of execution hereof, subject to receipt of requisite approval from Government and/or other authority, if any, for these services". The **Sub-Lessee** shall make its own arrangements for taking drainage, electrical connections and other facilities from the relevant authority at its own cost.

- b) The **Sub-Lessee** and/or **subsequent Sub-lessees** shall pay the maintenance charges including replacement charges, if any, in respect of **Shared Areas & Facilities** (hereinafter referred to as the "**Shared Areas & Facilities Charges**"), on pro-rata basis as may be decided by the **Sub-Lessor** or the **maintenance agency** (hereinafter referred to as the "**Designated Maintenance Agency**") from time to time. The **Shared Areas & Facilities Charges** shall commence from 01.04.2014 in respect of such **Shared Areas & Facilities** as may be available for use on the said date and for additional **Shared Areas & Facilities** from the date these are available for use, as may be decided by the **Sub-Lessor** or **Designated Maintenance Agency**.

The **Sub-Lessor** and/or the **Second Party** or the **Designated Maintenance Agency** shall be entitled to collect the taxes, dues, demands, charges, duties etc. as may be levied by concerned Municipal/ Governmental authorities including but not limited to **NOIDA/YEA** or any other statutory body on pro rata basis from the





Sub-Lessee so long as each unit within the **Leased Land** is not separately assessed for such purposes and the taxes, dues, demands, charges, duties etc are collectively levied for the **Jaypee Greens Wishtown Noida** or part thereof by concerned Municipal/ Governmental authorities including but not limited to **NOIDA** or any other statutory body,

19. a) The **Sub-Lessee** shall make its own arrangements at its own cost for all civil amenities such as electric supply, water supply, sewerage, drainage, internal roads, etc. within the **Demised Plot** (hereinafter referred to as the "**Common Areas & Facilities within the Demised Plot**") and maintain the same at its own cost and connect the same with the main system of the **Sub-Lessor** in respect of services provided by the **Sub-Lessor** as per para **18 (a)** above and with the main system of the relevant authorities at its own cost.
- b) The **Sub-Lessee** and/or **subsequent sub-lessees** shall be charged for receiving supply of services like sewerage and water etc. to the **Demised Plot** at the rate corresponding to the charges levied by relevant authorities or as applicable for other inhabitants on the basis adopted by the **Sub-Lessor** and/or the **Second Party / Designated Maintenance Agency**. However, the **Sub-Lessor** and/or the **Second Party** or **Designated Maintenance Agency** shall not be responsible for any interruption in water supply and/or its quality, **Sub-Lessee** may make its own arrangements for alternative source in case of any break down/interruption in water supply or other services as may be provided by the **Sub-Lessor** and/or the **Second Party**, at its own cost.





20. The **Sub-Lessee** hereby assures the **Sub-Lessor** and/or the **Second Party** that during the lease period, it shall promptly pay all the dues including the **Shared Areas & Facilities Charges** and charges towards sewerage & water supply etc. as per Invoices raised by the **Sub-Lessor** or **Designated Maintenance Agency**. Further, at the time of transfer of rights and obligations pertaining to maintenance of **Common Areas & Facilities** within the **Demised Plot** to an Association/Society of **subsequent Sub-lessees** of the commercial space/units or of the occupants/allottees etc. or to the **Sub-Lessee's** Maintenance Agency, the **Sub-Lessee** shall ensure:

- a) That the said Association/Society/the **Sub-Lessee's** Maintenance Agency enters into an Agreement with the **Sub Lessor** and/or the **Second Party** or **Designated Maintenance Agency** in a form and manner as may be decided by the **Sub Lessor** and/or the **Second Party** or **Designated Maintenance Agency** for taking over the responsibility to promptly pay all the dues including the **Shared Areas & Facilities Charges** and the charges towards sewerage and water supply etc. as per Invoices raised by the **Sub-Lessor** and/ or the **Second Party** or **Designated Maintenance Agency** from time to time.
- b) That bye laws of the said Association/Society/ **Sub-Lessee's** **Maintenance Agency** have provisions to ensure timely payment of the dues to the **Sub-Lessor** and/or the **Second Party** or **Designated Maintenance Agency** for availing the **Shared Areas & Facilities** and other services and that payment of the dues shall be the sole responsibility of such Association/Society/ **Sub-Lessee's** **Maintenance Agency** and such dues shall have first charge on all





inflows of the said Association/Society/ **Sub-Lessee's Maintenance Agency**.

- c) That in case, the **Sub-Lessee/Association/Society/ Sub-Lessee's Maintenance Agency** as the case may be defaults in payment of such dues on the due dates at any stage, the **Sub-Lessee/Association/Society/Sub-Lessee's** Maintenance Agency agrees to pay fine for such default as may be fixed by the **Sub Lessor** and/or the **Second Party** or the **Designated Management Agency**. In the event the default continues for more than two months, the **Sub-Lessor** or **Designated Maintenance Agency** may thereafter, at its sole discretion, stop the use of **Shared Areas & Facilities** by and the supply of services to the **Sub-Lessee** or the residents /occupants/allottees etc. within the **Demised Plot**.

21. The **Sub-Lessee** covenants and warrants that:

- (i) The **Sub-Lessee** shall follow all laws and bye-laws, rules, building regulations and directions of **NOIDA/YEA** and the local municipal or other authority now existing or hereinafter to exist in relation to the **Demised Plot** and construction thereon and so far as they affect the health, safety and convenience of inhabitants of the **Demised Plot** and the adjoining area.
- (ii) The **Sub-Lessee** shall bear the stamp duty charges and legal expenses of execution of this **Sub-Lease Deed** including the registration charges as may be applicable.
- (iii) The **Sub-Lessee** shall permit the members, officers and representatives of **NOIDA/YEA** and workmen and other persons employed by **NOIDA/YEA** at all reasonable time of the day with





prior notice to enter into and upon the **Demised Plot** and buildings to be erected thereupon in order to inspect the **Demised Plot** and buildings erected thereon.

22. The contents of the recitals of this **Sub-lease Deed** are true and correct and form an integral part of this deed and shall continue to remain binding on the **Sub-Lessor** and/or the **Second Party**.
23. **YEA** and / or the relevant authority shall have full right and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the **Demised Plot** or any part thereof and to do all acts and things, which may be reasonably necessary or expedient for the purpose of searching, removing and enjoying the same without affecting **Sub-Lessee's** right to peaceful possession and enjoyment.
24. The **Sub-Lessee** shall not display or exhibit on the **Demised Plot** any picture posters, statues, other articles which are indecent or immoral. The **Sub-Lessee** shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings which shall be constructed over the **Demised Plot** except at places as may be specified for the purpose by the **Sub-Lessor**, if so directed by **YEA** and/or **NOIDA** or any other Government authority.
25. The **Sub-Lessor** shall have no objection to the **Sub-Lessee** using the word '**Jaypee Wish Town**' in its address for indicating the specific location of the **Demised Plot** in its brochure, promotional and marketing material. However this will not give the **Sub-Lessee** the right to use the word '**Jaypee Wish Town**' in any manner, either expressly or impliedly, intentionally or otherwise, so as to convey an impression that the project

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developed by the **Sub-Lessee** in the **Demised Plot** is part of the project of the **Sub-Lessor** or has been / is being developed, constructed or carried out by the **Sub-Lessor**.

26. Nothing herein shall be construed to provide the **Sub-Lessee** with the right to prevent the **Sub-Lessor** from:
- i. Constructing or continuing with the construction of the other buildings, independent houses, apartments or other structures and services in the areas adjoining the **Demised Plot**;
 - ii. Putting up additional constructions, residential, commercial or of any other kind on the **Subject Land**, except on the **Demised Plot**; without affecting the common roads in the immediate periphery of the **Demised Plot**;
 - iii. Amending / altering the **Development Plans** without affecting the entry to and exit from the **Demised Plot** and the permissible FAR on the **Demised Plot**.

Provided always that the rights and interests of the **Sub-Lessee** in the **Demised Plot** are not affected in any manner whatsoever,

27. In case **Sub-Lessee** allows the use, occupation and construction on the **Demised Plot** to any person other than the **Sub-Lessee** itself, the **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the user, occupier and the construction agency of the **Demised Plot** or buildings thereon and shall bring all obligations, liabilities and responsibilities to the notice of such user, occupier or the construction agency of the **Demised Plot** or buildings thereon, wherein, insofar as the **Sub-Lessor** is concerned, it would be understood that any





default in carrying out the obligations, liabilities and responsibilities by the **Sub-Lessee's** user, occupier and/or the construction agency, shall be deemed to be the default of the **Sub-Lessee**.

28. The **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the **subsequent sub-lessees** in respect of the **Demised Plot** or buildings thereon and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such **subsequent Sub-lessees** of the **Demised Plot** or buildings thereon who will subsequently be bound by the terms of this **Sub-Lease Deed**.
29. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against all actions, suits, claims, demands and proceedings, third party claims and cost or expense that may be suffered by the **Sub-Lessor** in respect thereof on account of anything done or omitted to be done by the **Sub-Lessee** in connection with or arising out of the **Demised Plot**, at all times.
30. The **Sub-Lessee** shall keep the **Sub-Lessor** or the **Designated Maintenance Agency** indemnified against all costs, damages, claims, losses etc. on account of non-payment and / or delay in payment of dues including **Shared Areas & Facilities Charges** and charges towards electricity & water supply etc. for any reason whatsoever.
31. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against damages which may be caused to any property belonging to the **Sub-Lessor**/ its workmen / representative resulting from the execution of the works on the **Demised Plot** and also against claims for damages arising





from the actions of the **Sub-Lessee** or his workmen or representatives, which:

- a) Injure or destroy any building or part thereof or other structure contiguous or adjacent to the **Demised Plot**.
- b) Keeps the foundation, tunnels or other pits on the **Demised Plot** open or exposed to weather causing any injury to contiguous or adjacent plot and/or building.
- c) Causes any injury or damage to any building contiguous or adjacent to the **Demised Plot** by digging any pit near the foundation of such building.

The damages shall be assessed by the **Sub-Lessor** and/or the **Second Party**. However, the **Sub-Lessee** shall always have the right to challenge the damages assessed by the **Sub-Lessor/Second Party** in appropriate proceedings.

32. The **Sub-Lessee** undertakes that it shall comply with all the covenants, representations, warranties and undertakings contained herein, and keep the **Sub-Lessor**, its employees, representatives, agents harmless and indemnified of all claims, actions, as may be brought by the co-inhabitants of the **Sub-Lessee**, its guests or any person claiming through it, and all losses, damages, penalties, attorney fee, etc., as may be suffered by the **Sub-Lessor** on account of any act or omission by the **Sub-Lessee**.

33. The **Sub-Lessor** and/or the **Second Party** undertake that they shall comply with all the covenants, representations, warranties and undertakings contained herein. Be that as it may, the **Sub-Lessor**, shall





keep the **Sub-Lessee**, its employees, representatives, agents harmless and indemnified on account of any act or omission by the **Sub-Lessor**.

34. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessee**, **NOIDA/YEA** and/or the **Sub-Lessor** may, at their sole discretion, issue a written notice calling upon the **Sub-Lessee** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessee**, immediately upon receipt of such notice of the breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessor** and / or **NOIDA/YEA**, as the case may be, of such rectification or removal of breach or default in writing failing which **NOIDA/YEA** and / or the **Sub-Lessor** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

35. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessor**, the **Sub-Lessee** may, at its sole discretion, issue a written notice calling upon the **Sub-Lessor** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessor**, immediately upon receipt of such notice of such breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessee** of such rectification or removal of breach or default, by a written notice failing which the **Sub-Lessee** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

36. The **Sub-Lessee** shall not in any manner encroach upon the common land areas and facilities not handed over to the **Sub-Lessee**.












encroachment, in any manner whatsoever, made by the **Sub-Lessee** shall be treated as default under this **Sub-Lease Deed**.

37. The **Sub-Lessee** or the **Subsequent Sub-Lessee**s, as the case may be, may alienate, transfer or in any manner dispose of interest, rights in the **Demised Plot** or the construction raised thereon in accordance with the terms of this **Sub-Lease Deed** and in such forms as may be required under any applicable laws, rules regulation etc. of **NOIDA** and/or **YEA**. In such an event, the **NOIDA** and/or **YEA** and/or the **Sub-Lessor**, as the case may be may give consent on such terms and conditions including those relating to payment of transfer charges, administrative charges (or any other applicable charges), for permitting such transfer on payment of all dues payable by the **Sub-Lessee** to **NOIDA** and/or **YEA** and/or **Sub Lessor** and/or **Designated Maintenance Agency**.
38. In the event, any clause of this **Sub-Lease Deed** or the **Lease Deeds** or any **NOIDA/YEA** rules, regulations or building bye-laws are violated or breached by the **Sub-Lessee** or any **subsequent sub-lessee/s**, leading to the **NOIDA/YEA** levying penalty on **Sub-Lessee** or **subsequent sub-lessee** and/or re-entering the **Demised Plot**, then the **Sub-Lessor** shall not be liable to pay any penalty, charges, damages, compensation or return any monies to the **Sub-Lessee**.
39. Any notice, letter, communication, request, demand, statement to be made, served or communicated unto either of the **Parties** under these presents, shall be in writing and shall be deemed to be duly made, served or communicated only if the notice, letter, communication, request, demand, statement) is addressed to that **Party** at the address mentioned below or such other addresses as may be intimated by the



Party in this behalf to the other **Party** and delivered by hand against receipt or sent by registered post.

(a) Notices to the **Sub-Lessor/First Party** :

Jaypee Infratech Limited
Sector - 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)

Attention: Shri Sameer Gaur (Jt. Managing Director),
Telephone No.: 0120-4609000
Email: sameer.gaur@jalindia.co.in

(b) Notices to the **JAL/Second Party**:

Jaiprakash Associates Limited
Sector - 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)

Attention: Shri Rahul Kumar, (Director & CFO),
Telephone No.: 0120-4609000
Email: rahul.kumar@jalindia.co.in

(c) Notices to the **Sub-Lessee/Third Party**:

Aisa Infratech Private Limited
119, B-7, LGF, World Trade Centre,
Babar Road, Connaught Place, New Delhi- 110001.

Attention: Shri. Yogesh Malik, (Director),
Telephone No.: 8800399627
Email: ym@mybop.ir





40. The **Sub-Lessee** and / or the **subsequent sub-lessees**, as the case may be, shall be responsible to inform **NOIDA/YEA** and also the **Sub-Lessor** by Registered Post of all subsequent changes in their address, failing which all notices and other communications sent at their last address as available with **NOIDA/YEA** or the **Sub-Lessor** shall be deemed to have been served to the **Sub-Lessee** or the **subsequent sub-lessees**, as the case may be.
41. It shall be the responsibility of the **Sub-Lessor** to notify any change in its registered office address to the **Sub-Lessee** failing which, all notices and other communications sent to the **Sub-Lessor** at its registered office specified hereinabove shall be deemed to have been served on the **Sub-Lessor**.
42. This **Sub-Lease Deed** constitutes the entire understanding of the terms and conditions between the **Parties** with respect to the **Sub-lease** of the **Demised Plot** to the **Sub-Lessee** and supersedes and cancels any or all prior oral or written discussions, representation, understanding, arrangement, communication or expression of intent, if any, between the **Parties** relating to the **Demised Plot** and / or subject matter of this **Sub-Lease Deed**.
43. If any provision or part of any provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.





44. The **Parties** shall perform their obligations contained herein with due diligence and mutual cooperation keeping in view the interest of each other and execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this **Sub-Lease Deed**.
45. The **Parties** shall try to resolve any dispute between them amicably by mutual discussions/ negotiations. In case, the **Parties** are unable to resolve the disputes amicably within 30 (thirty) days from the date of the notification of the dispute by one **Party** to the other, the dispute shall be referred to arbitration of a sole arbitrator. The sole arbitrator shall be appointed by the Chairman of the **Sub-Lessor** and shall be an independent person not having any pecuniary interest in the **Sub-Lessor** or **Second Party**. The arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996 or any re-enactment or modification thereof for the time being in force and its decision shall be final and binding. The venue of arbitration shall be at Gautam Budh Nagar. The proceedings of arbitration shall be in English.
46. This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India.
47. The local Court of Gautam Budh Nagar, Uttar Pradesh and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this **Sub-Lease Deed**.





DETAILS OF LAND LEASED TO JAYPEE INFRA TECH LTD.

AT NOIDA

Sf. No.	Name of Village	Date of Execution	Area (Hect.)	Area (Acres)	Details of Lease Deed Registration
1	Sultanpur	28.02.2003	55.2727	136.40	Book No. 1, Volume No. 373 Page No. 39/72, Sl. No. 1656/1657 dt. 28.02.2003 with Sub-Registrar-II, NOIDA.
	Sultanpur (Surrender Deed)	19.12.2007	9.5014	-23.48	Book No. 1, Volume No. 1165 Page No. 395/414, Sl. No. 3718 dt. 20.12.2007 with Sub-Registrar Noida-II, (G.B. Nagar).
2	Sadarpur Majra Baklawarpur	28.02.2003	13.2088	32.59	Book No. 1, Volume No. 1126 Page No. 787/818, Sl. No. 1790/1791 dt. 28.02.2003 with Sub-Registrar III, NOIDA.
	Sadarpur Majra Baklawarpur (Surrender Deed)	19.12.2007	-3.4537	-8.53	Book No. 1, Volume No. 1795 Page No. 211/220, Sl. No. 5490 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
3	Sultanpur	17.04.2003	47.6740	117.66	Book No. 1, Volume No. 414 Page No. 1740, Sl. No. 5766/5767 dt. 17.04.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-3.4572	-1.13	Book No. 1, Volume No. 1974 Page No. 177/206, Sl. No. 2712 dt. 03.07.2010 with Sub-Registrar, Noida-II
4	Asgarpur	17.04.2003	23.4360	57.91	Book No. 1, Volume No. 417 Page No. 417/0, Sl. No. 5768/5769 dt. 17.04.2003 with Sub-Registrar-II, NOIDA
	Asgarpur (Surrender Deed)	19.12.2007	-3.1876	-7.88	Book No. 1, Volume No. 1165 Page No. 377/394, Sl. No. 3716 dt. 20.12.2007 with Sub-Registrar Noida-II, (G.B. Nagar).
		22.06.2009	0.4992	1.23	Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
5	Sultanpur	07.06.2003	22.5769	55.77	Book No. 1, Volume No. 430 Page No. 1069/1098, Sl. No. 7473/7472 dt. 07.06.2003 with Sub-Registrar III, NOIDA.





6	Sultanpur	03.07.2003	18.3000	45.21	Book No. 1, Volume No. 453 Page No. 391/420, Sl. No. 9726/9725 dt. 03.07.2003 with Sub-Registrar-II, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.0800	0.20	Book No. 1, Volume No. 1974 Page No. 119/146, Sl. No. 2710 dt. 03.07.2010 with Sub-Registrar, Noida-II
	Asgarpur	03.07.2003	17.4400	43.06	Book No. 1, Volume No. 453 Page No. 421/450, Sl. No. 9728/9729 dt. 03.07.2003 with Sub-Registrar -II, NOIDA.
7	Asgarpur (Surrender Deed)	19.12.2007	-1.1984	-9.96	Book No. 1, Volume No. 166 Page No. 577/396, Sl. No. 3717 dt. 20.12.2007 with Sub-Registrar Noida-II, (G.B. Nagar).
		22.06.2009	-0.6992	-1.73	Book No. 1, Volume No. 1646 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-II, (G.B. Nagar).
8	Shahpur Govardhanpur Bangar	03.07.2003	35.2680	87.12	Book No. 1, Volume No. 668 Page No. 923/956, Sl. No. 5635/5634 dt. 03.07.2003 with Sub-Registrar, (G.B. Nagar).
	Shahpur Govardhanpur Bangar (Surrender Deed)	12.11.2010	-0.0312	-0.08	Book No. 1, Volume No. 7868 Page No. 205/236, Sl. No. 1256 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
9	Sultanpur	26.07.2003	6.8130	21.77	Book No. 1, Volume No. 458 Page No. 49/74, Sl. No. 10197/10196 dt. 26.07.2003 with Sub-Registrar -II, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.1714	0.42	Book No. 1, Volume No. 1974 Page No. 147/176, Sl. No. 2711 dt. 03.07.2010 with Sub-Registrar, Noida -II
10	Shahpur Govardhanpur Bangar (Alternate Land)	20.12.2007	17.3421	42.85	Book No. 1, Volume No. 2763 Page No. 205/248, Sl. No. 74281 dt. 20.12.2007 with Sub-Registrar, (G.B. Nagar).
	Shahpur Govardhanpur Bangar	21.02.2007	6.6600	16.50	Book No. 1, Volume No. 1817 Page No. 266, Sl. No. 2555 dt. 21.02.2007 with Sub-Registrar, (G.B. Nagar).
11	Shahpur Govardhanpur Bangar (Surrender Deed)	12.11.2010	-1.5008	3.71	Book No. 1, Volume No. 7868 Page No. 97/128, Sl. No. 1252 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).





12	Wazidpur	15.02.2008	28.5863	70.64	Book No. 1, Volume No. 2974 Page No. 273/308, Sl. No. 1964 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
13	Geeta Tilpatabad	15.02.2008	26.0630	64.40	Book No. 1, Volume No. 1848 Page No. 435/470, Sl. No. 806 dt. 16.02.2008 with Sub-Registrar-I, NOIDA (G.B. Nagar).
14	Shahpur Goverdhanpur Bangor	15.02.2008	6.6600	16.46	Book No. 1, Volume No. 2974 Page No. 357/394, Sl. No. 1966 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Shahpur Goverdhanpur Bangor (Surrender Deed)	12.11.2010	-0.0702	-0.17	Book No. 1, Volume No. 7868 Page No. 129/160, Sl. No. 1253 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
15	Rohillapur	15.02.2008	60.2863	48.97	Book No. 1, Volume No. 2974 Page No. 309/356, Sl. No. 1965 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	12.11.2010	1.1997	2.96	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
		04.03.2010	-0.3530	-0.87	Book No. 1, Volume No. 6991 Page No. 359/388, Sl. No. 17105 dt. 01.07.2010 with Sub-Registrar, Sadar
16	Shahpur Goverdhanpur Khadar	15.05.2008	56.5270	164.39	Book No. 1, Volume No. 3320 Page No. 275/330, Sl. No. 5851 dt. 15.05.2008 with Sub-Registrar, Gautam Budh Nagar.
	Shahpur Goverdhanpur Khadar (Surrender Deed)	12.11.2010	-1.5862	-3.91	Book No. 1, Volume No. 7868 Page No. 55/82, Sl. No. 1250 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
	Shahpur Goverdhanpur Khadar	15.10.2008	3.3323	8.23	Volume No. 4195 Page No. 399/440, Sl. No. 521 dt. 09.01.2009 with Sub-Registrar, Sadar (G.B. Nagar).
17	Shahpur Goverdhanpur Khadar (Surrender Deed)	04.03.2010	-0.0680	-0.17	Book No. 1, Volume No. 6991 Page No. 329/358, Sl. No. 17104 dt. 01.07.2010 with Sub-Registrar, (G.B. Nagar), Sadar
	Rohillapur	04.03.2009	1.0100	2.50	Book No. 1, Volume No. 4806 Page No. 319/348, Sl. No. 8199 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar)





	Rohillaipur (Surrender Deed)	04.03.2010	-0.3790	-0.94	Book No. 1, Volume No. 699 Page No. 385/420, Sl. No. 17106 dt. 01.07.2010 with Sub-Registrar, Sadar
19	Shahpur Goverdhanpur Khadar	04.03.2009	2.1950	5.42	Book No. 1, Volume No. 4806 Page No. 349/376, Sl. No. 8200 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
20	Sultanpur	04.03.2009	6.4760	16.00	Book No. 1, Volume No. 1618 Page No. 51/100, Sl. No. 1670 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
21	Shahpur Goverdhanpur Bangar	05.03.2009	2.0680	5.11	Book No. 1, Volume No. 4806 Page No. 289/228, Sl. No. 8198 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
22	Wazidpur	25.05.2009	0.1010	0.25	Book No. 1, Volume No. 4806 Page No. 169/198, Sl. No. 8194 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
23	Shahpur Goverdhanpur Khadar	25.05.2009	0.2020	0.50	Book No. 1, Volume No. 4806 Page No. 199/228, Sl. No. 8195 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
24	Shahpur Goverdhanpur Bangar	25.05.2009	0.4300	1.06	Book No. 1, Volume No. 4806 Page No. 299/258, Sl. No. 8196 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
25	Asgarpur	25.05.2009	0.780	0.44	Book No. 1, Volume No. 1618 Page No. 101/150, Sl. No. 1671 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
26	Rohillaipur	25.05.2009	2.0260	5.01	Book No. 1, Volume No. 4806 Page No. 259/288, Sl. No. 8197 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
	Rohillaipur (Surrender Deed)	12.11.2010	-0.1453	-0.36	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar),
27	Rohillaipur	27.06.2009	7.2602	17.94	Book No. 1, Volume No. 4806 Page No. 377/434, Sl. No. 8231 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar),
28	Asgarpur (Alternate Land)	29.07.2009	1.1984	2.96	Book No. 1, Volume No. 1619 Page No. 29/80, Sl. No. 2066 dt. 06.08.2009 with Sub-Registrar-II, Noida





29	Shahpur Goverdhanpur Khadar	26.12.2009	1.1890	2.94	Book No. 1, Volume No. 5474 Page No. 199/246, Sl. No.921 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
30	Sultanpur	26.12.2009	0.4269	1.03	Book No. 1, Volume No. 1699, Page No. 325/380, Sl. No.727, dt. 11.03.2010 Sub-Registrar, Noida-II.
31	Shahpur Goverdhanpur Bongar	26.12.2009	0.0640	0.16	Book No. 1, Volume No. 5474 Page No. 247/294, Sl. No. 932 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
32	Asgarpur Jagir	26.12.2009	0.6165	1.52	Book No. 1, Volume No. 1699, Page No. 277/322, Sl. No.726, dt. 11.03.2010 Sub-Registrar, Noida-II.
33	Sultanpur	08.02.2010	0.5820	1.44	Book No. 1, Volume No. 1699, Page No. 227/276, Sl. No.725, dt. 11.03.2010
34	Rohillapur	08.02.2010	0.4880	1.21	Book No. 1, Volume No. 5539 Page No. 339/388, Sl. No. 818 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
35	Wazidpur	08.02.2010	0.5620	1.39	Book No. 1, Volume No. 3540, Page No. 1750, Sl. No.1820 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
36	Gejha Databad	08.02.2010	0.8220	2.03	Book No. 1, Volume No. 2681, Page No. 91/140, Sl. No. 1298 dt. 11.03.2010
37	Sultanpur (Alternate Land)	01.05.2010	0.7086	1.75	Book No. 1, Volume No. 1974 Page No. 209/260, Sl. No.2713 dt. 03.07.2010 with Sub-Registrar Noida-II.
38	Rohillapur (Alternate Land)	01.05.2010	0.8000	1.98	Book No. 1, Volume No. 6992 Page No. 2673/8, Sl. No.17114 dt. 01.07.2010 with Sub-Registrar Sadar, (G.B. Nagar).
39	Sultanpur	16.06.2010	1.4755	3.64	Book No. 1, Volume No. 1974 Page No. 299/348, Sl. No.2715 dt. 03.07.2010 with Sub-Registrar Noida-II., (G.B. Nagar).
40	Asgarpur Jagir	16.06.2010	0.0130	0.03	Book No. 1, Volume No. 1974 Page No. 269/308, Sl. No.2714 dt. 03.07.2010 with Sub-Registrar Noida-II., (G.B. Nagar).
41	Sultanpur	18.03.2011	0.0296	0.07	Book No. 1, Volume No. 2705 Page No. 37/86, Sl. No. 5549 dt. 06.07.2011 with Sub-Registrar Noida-III., (G.B. Nagar).
Total			463.8057	1145.59	





Sector - T51 (Aman)

1	Badoli Bangar & Badoli Khadar	31.07.2009	14.0000	34.58	Book No. 1, Volume No. 1648 Page No. 377/506, Sl. No. 2054 dt. 06.08.2009 with Sub-Registrar II, (G.B. Nagar).
2	Badoli Khadar	08.02.2010	10.3018	25.45	Book No. 1, Volume No. 5540 Page No. 51/00, S. No. 182 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
3	Badoli Bangar	08.02.2010	0.5790	1.43	Book No. 1, Volume No. 5539 Page No. 389/438, Sl. No. 1819 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
4	Badoli Bangar (Alternate Land)	29.11.2010	2.6965	6.56	Book No. 1, Volume No. 7869 Page No. 163/224, S. No. 1265 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
5	Badoli Khadar (Alternate Land)	29.11.2010	3.1241	0.31	Book No. 1, Volume No. 7869 Page No. 251/310, S. No. 1267 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
6	Kandali Bangar (Alternate Land)	29.11.2010	1.3412	3.81	Book No. 1, Volume No. 7869 Page No. 1/62, S. No. 1262 dt. 25.01.2011 with Sub-Registrar Noida-II, (G.B. Nagar).
7	Badoli Bangar	18.03.2011	4.1493	10.25	Book No. 1, Volume No. 8890 Page No. 317/366, Sl. No. 12527 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
8	Badoli Khadar	18.03.2011	0.0500	0.12	Book No. 1, Volume No. 8891 Page No. 1/50, Sl. No. 12529 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar).
9	Kandali Bangar	18.03.2011	1.6917	4.18	Book No. 1, Volume No. 8890 Page No. 177/228, Sl. No. 12524 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
Total			35.1336	86.79	
Grand Total			498.9393	1232.38	












Annexure- II:

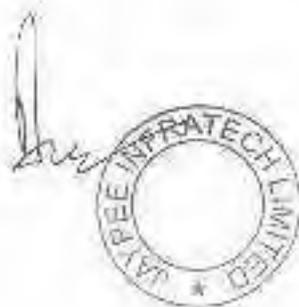
SCHEDULE OF PROPERTY

The **Demised Plot of 18,898 Sq. mtr. (4.67 Acres)** falls in Khasra No. 554M, 577M, 578M, 579M (Partly), 576 (Partly) of Village Ghejo Tilafabad. Distt: GB Nagar and has area as below:-

Plot No. C3- A= 18,898.00 Sq. mtr. (4.67 Acres approx.)

or thereabout at Sector 129, Jaypee Greens Wishtown Noida UP and as demarcated on the Location Plan and bound as under:

At or towards the EAST :	} As per Location Plan attached as Annexure - III.
At or towards the WEST :	
At or towards the NORTH :	
At or towards the SOUTH :	







IN WITNESS WHEREOF the Parties have caused these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing:

SIGNED AND DELIVERED BY

the within named Sub-Lessor/ First Party

Jaypee Infratech Ltd.

Authorized Signatory



SIGNED AND DELIVERED BY

the within named

Jaiprakash Associates Limited/ Second Party

Authorized Signatory



SIGNED AND DELIVERED BY

the within named

Alisa Infratech Pvt. Ltd./ Third Party

Authorized Signatory



WITNESSES:

1. A. Lakshmanan
Ankit

2. Ankit Manglik s/o

A. Lakshmanan 49 RDH-138 Gama 25-6 Noida

Enclosures: Annexure-I : Details of Lease Deeds.

Annexure -II : Schedule of Property

Annexure-III : Location Plan



आज दिनांक 30/09/2013 को

वही सं 1 जिल्द सं 5531

पृष्ठ सं 109 से 188 पर क्रमांक 12115

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्रभारी)

उप-निबंधक द्वितीय

नोएडा

30/9/2013

