

I-12045/2014



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED

Certificate No.

: IN-UP00261486239462M

Certificate Issued Date

: 22-Feb-2014 01:08 PM

Account Reference

: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUPSHCIL0100283469236573M

Purchased by

: PYRAMID TOWNSHIPS PVT LTD

Description of Document

: Article 35 Lease

Property Description

: PLOT NO. GH-A3, SECTOR-25, JAYPEE GREENS SPORTS CITY
SDZ, YEIDA, GAUTAM BUDH NAGAR

Consideration Price (Rs.)

: 20,14,87,244
(Twenty Crore Fourteen Lakh Eighty Seven Thousand Two Hundred
And Forty Four only)

First Party

: JAYPEE SPORTS INTERNATIONAL LIMITED

Second Party

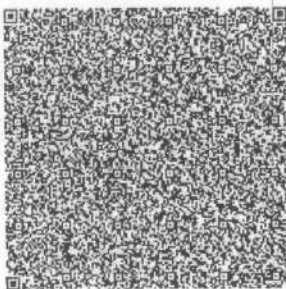
: PYRAMID TOWNSHIPS PVT LTD

Stamp Duty Paid By

: PYRAMID TOWNSHIPS PVT LTD

Stamp Duty Amount(Rs.)

: 1,00,90,000
(One Crore Ninety Thousand only)



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For PYRAMID TOWNSHIPS PVT. LTD.



[Signature]
(Authorised Signatory)

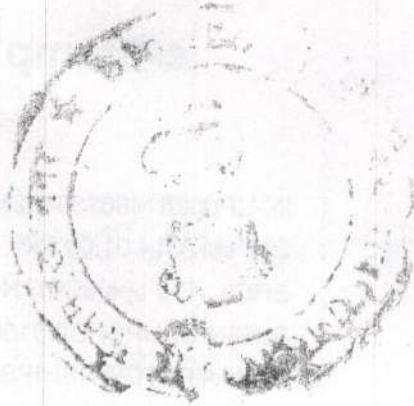
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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.

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Government of Uttar Pradesh



SHIL





DISTT. G. E. NAGAR (U.P.)
MOB. 9810264723, 9810263723

SUB LEASE DEED

Consideration

- Rs.20,14,87,244/-

Stamp Duty

- Rs.1,00,90,000/-

DISTT. G. E. NAGAR (U.P.)
MOB. 9810264723, 9810263723

Bm
THIS SUB- LEASE DEED (hereinafter referred to as the "**Sub- Lease Deed**") is made and entered on this 09th day of APRIL 2014 at **Greater Noida** in District- **Gautam Budh Nagar, (U.P.)**.

BY AND BETWEEN

Jaypee Sports International 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. [**PAN No. AABCJ9037E**] through its Company Secretary, Mr. P. N. Kumar, S/o. Mr. Ram Das, as Authorized Signatory (hereinafter referred to as the "**Sub-Lessor**"), 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) of the **FIRST PART** and the **Sub- Lease Deed** is presented before the Registrar, Greater Noida by Mr. Rajeev Goyal, S/o. Mr. S.C.Goyal, R/o. Apartment No. 321, Golf Vista Apartments, Alpha- II, Greater Noida, Uttar Pradesh as Authenticated Attorney on behalf of "**Sub-Lessor**". The Authenticated Attorney is registered vide Bahi No- 06, Jild No- 02, Pages- 155 to 156, Document No- 17, Dated 07.08.2012 with Sub- Registrar's Office, Gautam Budh Nagar (U.P).

AND



XEROX COPY

For PYRAMID TOWNSHIPS PVT. LTD.



[Signature]
(Authorised Signatory)



उप पट्टा विलेख

(90 वर्ष)

201,487,244.00

10,000.00

50

10,050.00

2,500

प्रतिफल

मालियत

औसत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग शब्द लगभग

श्री

राजीव गोयल प्रतिनिधि जेपी स्पोर्ट्स इन्टरनेशनल लि०द्वारा पी०एन०कुमार

पुत्र श्री

सुभाषचन्द्र गोयल

व्यवसाय नौकरी

निवासी स्थायी

से०-128 नौएडा जी०बी०नगर

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 9/4/2014

समय 4:57PM

वजे नियन्त्रण हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(जे०पी० सिंह ,प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

9/4/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त .

पट्टा दाता

पट्टा गृहीता

श्री राजीव गोयल

प्रतिनिधि जेपी स्पोर्ट्स इन्टरनेशनल लि०द्वारा

पी०एन०कुमार

पुत्र श्री सुभाषचन्द्र गोयल

पुत्र/पत्नी श्री पेशा नौकरी

पिरामिड टाउनशिप्स प्रा०लि०द्वारा संजीव शर्मा

पुत्र श्री राम कुमार शर्मा

पेशा नौकरी

निवासी ए-14 कैलाश कालोनी नई दिल्ली-48

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री अरुण कुमार श्रीवास्तव (अधिवक्ता)

पेशा वकालत

निवासी एच-156 गामा-2 ग्रेटर नौएडा

व श्री

दिनोव कुमार शुक्ला (अधिवक्ता)

पुत्र श्री

पेशा वकालत

निवासी एच-156 गामा-2 ग्रेटर नौएडा

ने की।

नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(जे०पी० सिंह ,प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

Pyramid Townships Private Limited, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office** at A- 14, Kailash Colony, New Delhi- 110048 [PAN No. AAHCP0395F], through its Authorized Representative **Mr. Sanjeev Sharma**, S/o. Mr. Ram Kumar Sharma [PAN NO. BAXPS1264A], Manager Accounts, duly authorised by Board of Directors vide Board meeting dated 15.02.2014 held at the registered office of the Company (hereinafter referred to as the "**Sub- Lessee**"), 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) of the **SECOND PART**.

The **Sub- Lessor** and the **Sub- Lessee** shall individually be referred to as the "**Party**" and collectively as the "**Parties**".

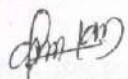
WHEREAS

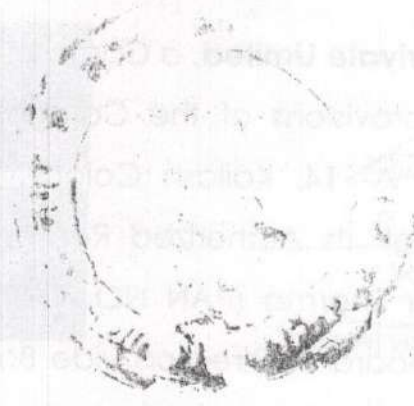
The Government of Uttar Pradesh constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697/ 77- 04- 2001- 3 (N)/ 2001 dated 24th April, 2001 (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the "**YEA**") vide GoUP Notification No. 1165/ 77- 04- 08- 65N/ 08 dated 11th July, 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.



For PYRAMID TOWNSHIPS PVT. LTD.




(Authorised Signatory)



0101

राजीव गणपत मलिनिके जीपी एचएच इंटरनेशनल लिमिटेड पी

सुभाषचंद्र गोयल

डी-128 सीएडा जीपीओनगर

सीकरी

Registration No.: 12045

Year :

2,014

Book No. :

1

पट्टा दाला



AND the **Sub- Lessor** has been granted an unfettered right to Sub- lease the whole or any part of the **Non Core Area** [hereinafter referred to as the "**Subject Land**"], whether developed or undeveloped; by way of plots or constructed properties; or give on leave and license; or otherwise dispose of its interest in the **Subject Land** to any person in any manner whatsoever, without requiring any consent or approval of **YEA** or any other relevant authority.

AND the **Sub- Lessor** had prepared land use plan, layout plan and other relevant plans for the development of the **Leased Land** in the name of **Jaypee Greens Sports City** which were duly approved by **YEA** vide letter dated 26.06.2012 bearing Memo No.YEA/ 63/ 2012/SDZ- 01/ NC. These plans were revised and resubmitted with **YEA** which have since been approved. (The said revised plans or the subsequently revised plans as the case may be, hereinafter referred to as the "**Relevant Plans**").

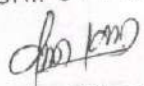
AND in the premises and on the request of the **Sub- Lessee**, the **Sub- Lessor** has agreed to Sub lease for a period upto 23.09.2099 a Plot of land in the **Subject Land** admeasuring **9714.9 Square meters (approximately 2.4 Acres)** (hereinafter referred to as the "**Demised Plot**") being **GH- A3** situated at Sector- 25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar, (U.P) of the **Relevant Plans**, to the **Sub- Lessee** for group housing for a Consideration of Premium of **Rs.19,62,02,338/-** calculated @ **Rs.20,196.02 per Square meter** and on one time Lease rent of **Rs.52,84,906/- @ Rs.544/- per Square meter** aggregating to **Rs.20,14,87,244/-** on mutually agreed terms and conditions.



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For PYRAMID TOWNSHIPS PVT. LTD.




(Authorised Signatory)

AND the Demised Plot is more specifically described in the Schedule of Property (Annexure- II) and Location Plan (Annexure- III) attached hereto.

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

1. The **Sub- Lessor**, being the lawful lease holder of the Demised Plot, is competent to **Sub- Lease** the same to the **Sub- Lessee** in Consideration of the payment of Premium of **Rs.19,62,02,338/- (Rupees Nineteen Crores Sixty Two Lacs Two Thousand Three Hundred Thirty Eight Only)** calculated @ **Rs.20196.02 per Square meter** of Demised Plot and one time **Lease rent** of **Rs.52,84,906/- (Rupees Fifty Two Lacs Eighty Four Thousand Nine Hundred Six Only) @ Rs.544/- per Square meter** aggregating to **Rs.20,14,87,244/-** of **Demised Plot**. The **Sub- Lessee** has made the following payments to **Sub- Lessor** the receipts of which the **Sub- Lessor** admits and acknowledges:

Sl.No.	Mode of Payment	Dated	Amount (Rs.)
a.	By Cheque No. 187604 drawn on J&K Bank	12.03.2013	2,30,00,000
b.	By Cheque No. 190179 drawn on J&K Bank	31.05.2013	75,00,000
c.	By Cheque No. 204801 drawn on J&K Bank	28.01.2014	1,00,00,000
d.	By Cheque No. 204802 drawn on J&K Bank	28.01.2014	1,00,00,000
e.	By Cheque No. 204803 drawn on J&K Bank	28.01.2014	1,00,00,000
f.	By Cheque No. 204804 drawn on J&K Bank	28.01.2014	1,00,00,000
g.	By Cheque No. 204805 drawn on J&K Bank	28.01.2014	1,00,00,000



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For PYRAMID TOWNSHIPS PVT. LTD.



(Authorised Signatory)

h.	By Cheque No. 204806 drawn on J&K Bank	28.01.2014	1,00,00,000
i.	By Cheque No. 348569 drawn on Indian Bank	28.01.2014	1,84,47,015
j.	By Cheque No. 204812 drawn on J&K Bank	28.02.2014	50,00,000
k.	By RTGS No. JAKAH14070022429	11.03.2014	1,00,00,000
l.	By Cheque No. 016203 drawn on AXIS Bank	21.03.2014	1,00,00,000
m.	By Cheque No. 016204 drawn on AXIS Bank	21.03.2014	1,00,00,000
n.	By Cheque No. 016205 drawn on AXIS Bank	21.03.2014	1,00,00,000
o.	By Cheque No. 204867 drawn on J&K Bank	27.02.2014	21,05,017
p.	By Cheque No. 204813 drawn on J&K Bank	28.02.2014	50,00,000
q.	By RTGS No. JAKA414099063511	09.04.2014	1,50,00,000
r.*	By Cheque No. 223226 drawn on J&K Bank	09.04.2014	75,00,000
s.*	By Cheque No. 223227 drawn on J&K Bank	09.04.2014	75,00,000
t.*	By Cheque No. 223228 drawn on J&K Bank	09.04.2014	75,00,000
u.	Tax Deducted at Source vide Certificate No. XXPXWYH & XXPXOYH	20.02.2014	29,35,212
	Total		20,14,87,244

* Cheques subject to realization.



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For PYRAMID TOWNSHIPS PVT. LTD.



(Signature)
(Authorised Signatory)

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

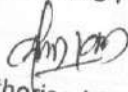
the within named
Jaypee Sports International Ltd.


Authorized Signatory



SIGNED AND DELIVERED BY

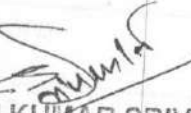
the within named
Pamind Townships Pvt. Ltd.


Authorized Signatory

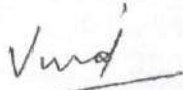
(Authorised Signatory)



WITNESSES:

1. 
ARUN KUMAR SRIVASTAVA
(ADVOCATE)
2. SUB REGISTRAR'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MOB. 9818264723, 9810283723

Enclosures: Annexure- I: Details of Lease Deeds.
Annexure- II: Schedule of Property.
Annexure- III: Location Plan.
Annexure- IV: Special Condition.


VINOD KUMAR SHUKLA
(ADVOCATE)
SUB REGISTRAR'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MOB. 9810283723, 9818264723

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आज दिनांक 09/04/2014 को

वही सं. 1 जिल्द सं. 15663

पृष्ठ सं. 241 से 302 पर क्रमांक 12045

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



(जे०पी० सिंह, प्रभारी)

उपनिबन्धक सदर

गौतमबुद्धनगर

9/4/2014

