

T-14371/13



उत्तर प्रदेश

ADESH

420914

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Stamp Duty Paid in Cash Certificate in favour of M/S ATS REALTY PVT. LTD. R/o 711/92, Deepali, Nehru Place, New Delhi

In Pursuance of the order of the Collector

No. memo. Dated 11/06/13 Passed under

section 10-A of the Stamp Act. It is certified that an amount of Rs. 221158360/- = 00/- Rs. Twenty Two Crore Eleven Lacs Fifty Eight - (In words Rs. Two Thousand Three Hundred Sixty only) has been Paid in Cash as stamp-Duty in Respect

of this instrument in the State Bank of India

Treasury/Sub-Treasury of No/10A

by Challan No. 5090013, Dated 10-06-13

a Copy of Which is annexed herewith.

12 June 2013. (Signature)

Date.....

Officer-in-Charge

Treasury

Gautam Budh Nagar

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited
(Signature)

Authorised Signatory

MIS ATS Realty Pvt Ltd

N Deen



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SUB LEASE DEED

MARKET VALUE Rs.
 AREA OF PLOT 409552.515 sq.mtr.
 SALE CONSIDERATION ~~1918682/-~~ ^{MV} ~~Rs. 44231671/-~~
 PLOT NO. : TS-2 A Sector 22 D Yamuna Expressway Authority
 STAMP DUTY Rs. 22,11,58,360/- ~~100~~ = 22,11,58,460/-

THIS SUB LEASE DEED is made at Yamuna Expressway Industrial Development Authority Authority on this 12th day of June, 2013.

BY AND BETWEEN

YAMUNA EXPRESSWAY 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 successors and assigns of the FIRST PART

AND

M/s. Orris Developers Pvt. Ltd. a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at J-10/5, DLF, Phase-II MG Road Gurgaon Pin-122002 Haryana through its Authorised signatory Mr. Manjit Singh S/o. Sh. Amrik Singh R/o. 10-181 Regency Park-2 DLF Phase-IV, Gurgaon duly authorised by its Board of Directors vide Resolution dated 2nd April' 2013 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART.

AND

M/s. ATS Realty Pvt. Ltd., a company incorporated under the Companies Act 1956 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi-110019 through its authorised signatory / Director Sh. Ramesh Kumar Mishra S/o Sh. Vidya Nath Mishra R/o 364 Deepawali Enclave, near Ismailpur, Faridabad, Haryana-121012 duly authorised by its Board of Directors vide Resolution dated 23 May 2013 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

a) The Authority invited bids under its Scheme Code YEA-RT-02 for allotment of various plots, including Plot No.TS-02 Sector-22D, Yamuna Expressway Industrial Development Authority District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.

ORRIS DEVELOPERS PRIVATE LIMITED

(Signature)

AUTHORISED SIGNATORY

LESSEE

For ATS Realty Private Limited

(Signature)

Authorised Signatory

SUB-LESSEE

BRIJESH KUMAR KASHYAP
Managing Director (Property)
Yamuna Expressway Industrial Dev. Authority
LESSOR

उप पट्टा विलेख (90 वर्ष) 10,000.00 50 10,050.00 2,500
,423,167,162.00

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

पुत्र श्री मै० ए० ठी० ए० स० रिय० प्रा० लि० द्वारा रमेश कुमार मिश्रा
विद्यानाथ मिश्रा 

व्यवसाय नौकरी

निवासी स्थायी 711/92 दीपाली नेहरू प्लॉस नई दिल्ली-19
 अस्थायी पता 711/92 दीपाली नेहरू प्लॉस नई दिल्ली-19
 ने यह लेखपत्र इस कार्यालय में दिनांक 12/6/2013 ' समय 4:55PM¹
 बजे निवन्धन हेतु पेश किया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर

गौतमबूद्धनगर

12/6/2013

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

पट्टा गृहीता

श्री संजीव कुमार शर्मा
प्रतिनिधि यमुना एक्सप्रेसवे और ०१०प्रा०द्वारा बृजेश
कुमार कश्यप (प्र००१०)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

A circular fingerprint pattern with a central core and concentric ridges.

A black and white micrograph showing a dense, layered tissue structure. A prominent, thin green horizontal line is drawn across the middle of the image, likely indicating a specific layer or plane of interest. The tissue exhibits a distinct wavy or undulating pattern across the field of view.

मै0ओरिस डव0प्रा0लि0द्वारा मंजीत सिंह
पुत्र श्री अमरीक सिंह
पेशा नौकरी
निवासी जे-10/5 डी0एल0एफ0 फरा-2
एम0जी0रोड गुडगांव

A black and white photomicrograph of a histological section. On the left, a large, irregularly shaped cell is visible, characterized by a dense, granular cytoplasm and prominent internal structures, possibly nuclei. This cell is surrounded by a dense, textured stroma. The overall image is grainy and has a scientific, documentary quality.

b) The Lessee herein was the successful bidder for Plot NoTS-02, District Gautam Budh Nagar, Uttar Pradesh admeasuring 819105.00 square metres.

c) The allotment letter / bid document / brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of its execution.

d) The Authority as a Lessor vide Lease Deed dated 11 Jan 2012 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in Book No. 01 Jild No.10121 Page No.1 to 54 document No-789 demised the said plot for a period of 90 years from the date of its execution in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and / or construct and thereafter transfer the developed plots / flats / units in the following manners –

- After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
- The Lessee is executing sub lease deed in favour of Sub-lessee.
- On execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area ~~as herein contained in this sub lease deed.~~

Deepti

- The sub-lessee shall have to follow and fully implement the group housing project on this allotted/sub-leased Plot no. TS-02A all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.
- The layout plan of Developers / Lessee has been approved vide Lessor's letter No 4409 dated 10/05/2013 The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
- As per approved Layout Plan / Master Plan the Builders Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. TS-02A/ in the Project namely Curio city being developed by the Lessee to M/s. ATS Realty Pvt. Ltd. (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at 711/92, Deepali, Nehru Place, New

ORRIS DEVELOPERS PRIVATE LIMITED

BRUNO KUMAR KASHYAP
Prop. (Property)
Dev. Authority
Yamuna
LESSOR

AUTHORISED SIGNATORY
LESSEE

For ATS Realty Private Limited
Deepti
SUB-LESSEE
Authorised Signatory

ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री एस0जे0रजा
पुत्र श्री स्व0 एस0एम0हसनैन

पेशा

निवासी जी-25 गौड ग्लोबल विलेज क्रासिंग रिपब्लिक
व श्री हरकेश
पुत्र श्री मूलचन्द
पेशा नौकरी
निवासी एच-168/4 गामा-2 ग्रेटर नोएडा

ने की ।

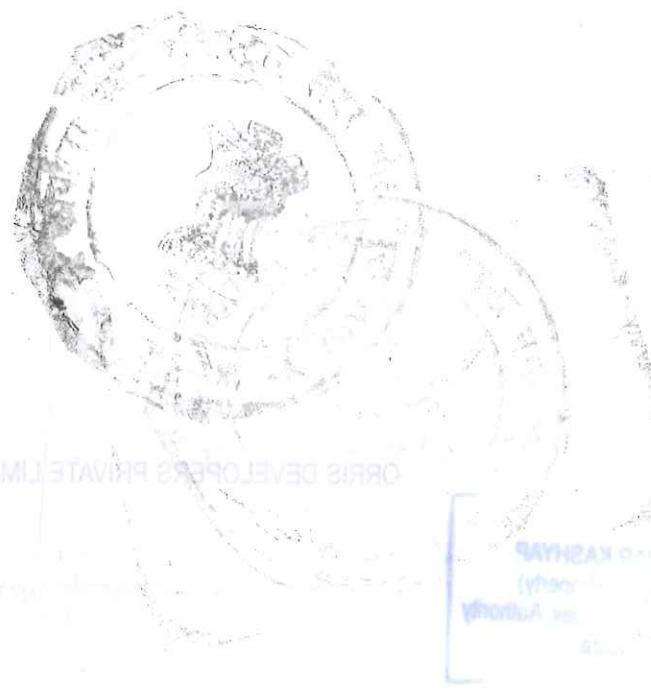
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Signature



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Signature
(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
12/6/2013



Delhi-110019 sub-lease which is being executed through this Sub-Lease Deed.

A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Yamuna Expressway Industrial Development Authority. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee has to pay Rs 191,86,82,700/- premium and Annual lease rent till directly to the Lessor. The sub-lessee shall have to pay balance 70% premium @ Rs.4741/- per square metre within 6 years from the date of allotment to Lessor along with interest 12.50% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12.50% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 70% premium of the plot along with interest will be paid in 13 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be liveable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-lessee should ensure remittance on the previous working day.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
8. The total consideration of the plot is Rs. 191,86,82,700/- i.e. @ Rs. 4741/- per square metre.

BRUFESH KUMAR KASHYAP
Property Dev. Authority
Yamuna
LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

For ATS Realty Private Limited



Authorised Signatory

SUB-LESSEE

पट्टा दाता

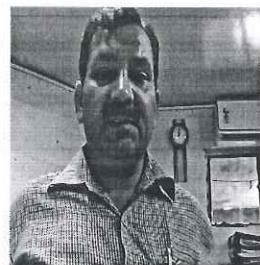
Registration No.: 14371

Year : 2,013

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि यमुना एक्सप्रेसवे औ0वि�0प्रा0द्वारा

ग्रेटर नोएडा
नौकरी



0102 मै0ओरिस डव0प्रा0लि0द्वारा मंजीत सिंह

अमरीक सिंह
जे-10/5 डी0एल0एफ0 फैस-2 एम0जी0रोड गुडगाँव
नौकरी



9. The sub-lessee shall have to pay balance 70% premium i.e. **Rs. 142,58,70,363/-** of the plot/sub-leased directly to the Lessor/Authority in the following manner:-

Particulars	Due Amount	Due Date	Premium	Interest	Balance amt
Inst-01	198799233.26	13-08-2013	109682335.59	89116897.67	1316188027.08
Inst-02	191944087.28	13-02-2014	109682335.59	82261751.69	1206505691.49
Inst-03	185088941.31	13-08-2014	109682335.59	75406605.72	109682335.90
Inst-04	178233795.33	13-02-2015	109682335.59	68551459.74	987141020.31
Inst-05	171378649.36	13-08-2015	109682335.59	61696313.77	877458684.72
Inst-06	164523503.39	13-02-2016	109682335.59	54841167.80	767776349.13
Inst-07	157668357.41	13-08-2016	109682335.59	47986021.82	658094013.54
Inst-08	150813211.44	13-02-2017	109682335.59	41130875.85	548411677.95
Inst-09	143958065.46	13-08-2017	109682335.59	34275729.87	438729342.36
Inst-10	137102919.49	13-02-2018	109682335.59	27420583.90	329047006.77
Inst-11	130247773.51	13-08-2018	109682335.59	20565437.92	219364671.18
Inst-12	123392627.54	13-02-2019	109682335.59	13710291.95	109682335.59
Inst-13	116537481.56	13-08-2019	109682335.59	6855145.97	0.00

B. NORMS OF DEVELOPMENT

A. The land use breakup for the total residential township plot shall be as follows:

PERMISSIBLE LAND USAGE	
Institutional & Facilities	Minimum 05%
Roads, Parks & Open spaces	Minimum 35%
Commercial	05% Maximum
Residential (Plotted and Flatted)	55% Maximum

The premium & Lease rent of the Lessee shall be automatically reduced from the payable instalment(s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by the LESSOR.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, normally, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.


BRIJESH KUMAR KASHYAP
Inch. Sr. Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

LESSOR


ORRIS DEVELOPERS PRIVATE LIMITED
For ATS REALTY PVT. LTD.

AUTHORISED SIGNATORY

LESSEE


Authorized Signatory
SUB-LESSEE

पट्टा गृहीता

Registration No. : 14371

Year : 2,013

Book No. : 1

0201 मै0ए0टी0एस0 रिय0प्रा0लि0द्वारा रमेश कुमार मिश्रा
विद्यानाथ मिश्रा
711/92 दीपाली नेहरु प्लेस नई दिल्ली-19
नौकरी



प्राप्ति का दिन: 23/08/2013
प्राप्ति का स्थान: दिल्ली (भौतिक)
प्राप्ति का द्वारा: दिल्ली पुलिस
प्राप्ति का द्वारा: दिल्ली पुलिस

5. The lease hold rights of the plot sub-leased to the sub-lessee by the Lessee, for the balance period of **90 years** calculated from the date of execution of lease deed i.e. **11.01.2012**

C. LEASE RENT

In addition to the premium of plot, the sub-lessee shall have to pay yearly lease rent in the manner given below:

- (i) The Lessee has paid Annual lease rent @ 1% of total premium directly to the Lessor upto 11.01.2012. The lease rent will be payable by the Sub-lessee to the Lessor @ 1% of premium i.e. **Rs 1,94,16,884/-** of the plot for the first 10 years of lease period.
- (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (v) The sub-lessee shall have to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" before start of execution of further sub lease deeds in favour of final purchasers of the flats on this allotted group housing plot.

However, in case the lease rent is revised by LESSOR, the lease rent prevalent on the date of execution of lease deed shall be payable.

D. POSSESSION

Possession of sub-leased plot will be handed over to the Sub-lessee by the Lessee. After execution of sub-lease deed, the sub-lessee shall be treated as allottee of lessor for the purpose of balance proportionate payments, implementation of the project and compliance of terms and conditions of scheme brochure/ lease deed.

E. EXECUTION OF SUB LEASE DEED

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor on the fulfilment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted

ORRIS DEVELOPERS PRIVATE LIMITED

For ATS Realty Private Limited

Yan
RISHIKUMAR KASHYAP
Mr (Property)
H. Dev. Authority
LESSOR

AUTHORISED SIGNATORY
LESSEE

SUB-LESSEE

Authorised Signatory

AT&T Brazil Pública Pública

Authorised Signatory



phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.

- b) Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Sub-Lessee has to obtain building occupancy certificate from Planning Department, YEIDA (Lessor).
- d) The Sub-Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Sub-Lessee shall have to execute tripartite sub lease in favour of the final purchaser/s for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Sub-Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute tripartite sub lease deed between Lessor, Sub-Lessee and final purchaser of developed flats/plots. The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but tripartite sub lease deed will be executed between the Lessor & Sub-Lessee and the final purchaser/s of developed flats/plots. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of tripartite sub-lease deed.

- h. Every transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

F. INDEMNITY

The sub-lessee shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of:

1. Non-completion of the Project.
2. Quality of construction
3. Any other legal dispute arising out of allotment, lease, sub-lease etc.

The sub-lessee shall be wholly and solely responsible for implementation of the Project and except the land which it has subleased to any individual or entity shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate alternate agency for such work/ responsibility is identified legally by the sub-lessee. Thereafter the agency appointed by the Sub-lessee will be

ORRIS DEVELOPERS PRIVATE LIMITED

For A1S Realty Private Limited

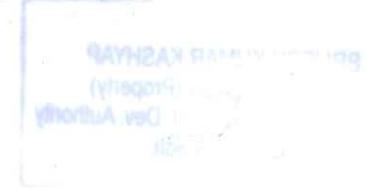
Yamini
BRIJESH KUMAR KASHYAP
Manager (Property)
Indi. Dev. Authority
LESSOR

AUTHORISED SIGNATORY
LESSEE

Authorised Signatory
SUB-LESSEE



AUTHORIZED SIGNATORY



for A12 Really Private Limited

Authorized Signatory

responsible to the Authority for maintenance and service of the constructed flats/buildings.

G. CONSTRUCTION

1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 12 months.
2. Date of execution of lease deed shall be treated as the date of possession. The sub-lessee shall be required to complete the construction of group housing pockets on sub-leased plot as per approved layout plan and get the occupancy certificate issued from Building Cell/Planning Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee/sub lessee shall be required to complete the construction of minimum FAR as per the bye laws of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within a period of 5 years from the date of execution of lease deed.

3. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the sub- lessee.
4. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 5% of the total premium.
 - For third year the penalty shall be 6% of the total premium.

Extension for more than three years, normally will not be permitted.

5. In case the sub-lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed/sub-lease deed as the case may be, shall be liable to be cancelled. Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. There shall be total liberty at the part of Lessee/Sub- Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatbed/ plotted development. The F.A.R. earmarked for commercial/ Institutional use would be admissible but the Lessee/Sub-Lessee may utilize the same for residential use as per bye laws.

ORRIS DEVELOPERS PRIVATE LIMITED

BRUNEL KUMAR KASHYAP
Yamuna Dev. Authority
Lessor

AUTHORISED SIGNATORY

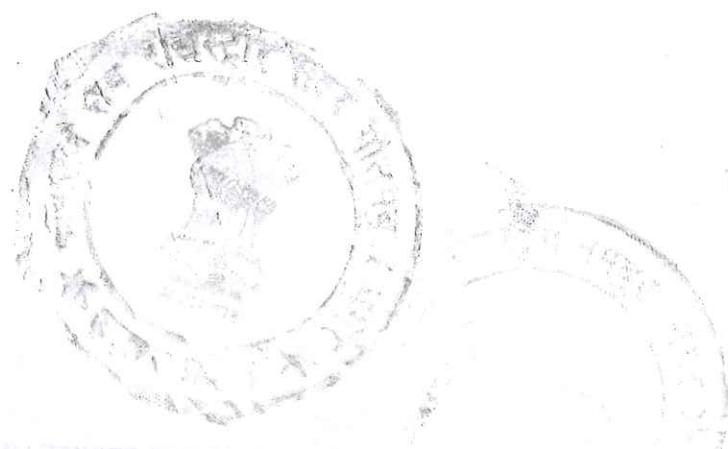
LESSEE

For ATS Realty Private Limited
Signature

Authorised Signatory

SUB-LESSEE

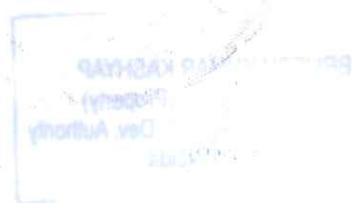
For ATS Realty Private Limited



ORRIS DEVELOPERS PRIVATE LIMITED

Multi-level Signature

Authorised Signature



Asu

7. The Lessee/Sub-Lessee may implement the project in maximum 07 YEARS and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

H. MORTGAGE

The Sub-Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by sub-lessee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/ Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage 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.

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 bid or through execution of decree of insolvency/court.

I. MISUSE, ADDITIONS, ALTERATIONS ETC.

In case of violation of any of the conditions, allotment shall be liable to be cancelled and possession of the premises along with the structure(s) thereon, if any, shall be resumed by the LESSOR.

The sub-lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Sub-lessee(s) fails to correct such deviation(s) within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Sub-lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

J. LIABILITY TO PAY TAXES

ORRIS DEVELOPERS PRIVATE LIMITED

For ATS Realty Private Limited

AUTHORISED SIGNATORY

Authorised Signatory

LESSEE

SUB-LESSEE

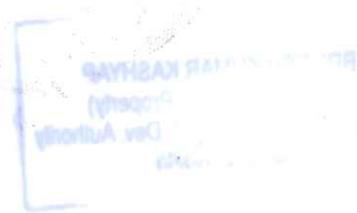
BRILESH KUMAR KASHYAP
Yamuna
For (Property)
Dev. Authority
LESSOR

For ATS Realla Private Limited

DRRS DSBGCB PRIVATE LIMITED

Authorised Signature

AUTHORISED SIGNATORY



Authorised Signature

The Sub-lessee or allottee(s)/final purchasers of sub-lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

K. OVERRIDING POWER OVER THE DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, 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 flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Sub-lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the LESSOR on the amount of such compensation shall be final and binding on the Sub-lessee.

L. MAINTENANCE

1. The sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The sub-lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
 - a) in a state of good condition to the satisfaction of the Lessor at all times.
 - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed off at the earmarked place/land fills sites as per the policy of LESSOR for similar sectors.
3. The sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the LESSOR framed/ issued under section 8,9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of LESSOR, the LESSOR shall have the right to impose such penalty as the LESSOR may consider just and expedient.
5. The sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the LESSOR will have the power to get the maintenance done through any other Authority and recover the amount so spent from the sub-lessee. The sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 shall be applicable on the sub-lessee. No objection to the amount spent for maintenance of the building by the Lessee/LESSOR shall be entertained and decision of the LESSOR in this regard shall be final.

For ATS Realty Private Limited

BRUFISH KUMAR KASHYAP
In Charge of (Property)
Yamuna Enclave, Noida
U.P. Dev. Authority
LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY
LESSEE

Authorised Signatory

SUB-LESSEE

Port A 18 Bottly Purple Purple

DRRS DEVELOPERS PRIVATE LIMITED



Architectural Drawing

Architectural Drawing

Arch

M. CANCELLATION OF SUB-LEASE DEED

In addition to the other specific clauses relating to cancellation, the LESSOR, as the case may be, will be free to exercise its right of cancellation of sub-Lease in the case of:

1. Sub-lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the Sublessee for breach/ violation of terms and conditions of and/ or non-deposit of due amounts.
4. If at the time of cancellation, the plot is occupied by the sub-lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the LESSOR with structure thereon, if any, and the sub-lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.
5. If the Sub-lease deed is cancelled on the ground mentioned in para M1. above, the entire amount deposited by the sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

Clause of Township sub lease

1. The allotment of land by Lessor shall be on lease basis.
2. The LESSOR will monitor the implementation of the project.
3. In case of default, render the Sub-lease liable for cancellation and the Sub-lessee will not be paid any compensation thereof.
4. The Sub-Lessee shall execute an Indemnity bond, indemnifying the LESSOR unequivocally against any consequences of a situation where the LESSOR is not able to give possession of the acquired land and/or of the unacquired land. In such a situation the liability of the LESSOR shall be limited to refund, without interest, to the sub-lessee , the deposit, if any, made by the sub-lessee against that portion of the land of which possession could not be delivered to the sub-lessee by the LESSOR.

N. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. 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.
3. If due to any "Force Majeure" or such circumstances beyond the Lessee control, the Lessee is unable to make allotment or facilitate the sub-lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.


 BRIJESH KUMAR KASHYAP
 Inch. Sr. Manager (Property)
 Yamuna Expressway Indl. Dev. Authority
 Greater Noida

LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED


 AUTHORISED SIGNATORY
 LESSEE

For ATS REALTY PVT. LTD.


 Authorized Signatory

SUB-LESSEE

4. If the Sub-Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/sub-lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Sub- Lessee's cost and charge damages from the Sub-Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Sub Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.
7. The Lessor will monitor the implementation of the project.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee with simple interest.
15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

Schedule of Plot

Sub- leased.....Plot No. TS-02A, Yamuna Expressway measuring 409552.515 sq.m. in the Distt. Gautam Budh Nagar (U.P) alongwith undivided, impartially, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:
West: As per Plan Attached
South:
North:

ORRIS DEVELOPERS PRIVATE LIMITED

For ATS REALTY PVT LTD.

AUTHORISED SIGNATORY

LESSEE

SUB-LESSEE

BRIJESH KUMAR KASHYAP
Inch. Sr. Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

LESSOR

Authorized Signatory



charge damages from the Sub-Lessee during the period of submission of nuisance.

5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Sub Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.
7. The Lessor will monitor the implementation of the project.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee with simple interest.
15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

Schedule of Plot

Sub- Leased ----- Plot No. TS-2A, Yamuna Expressway measuring 409552.575 sq.m. in the Distt. Gautam Budh Nagar (U.P) alongwith undivided, imparibly, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

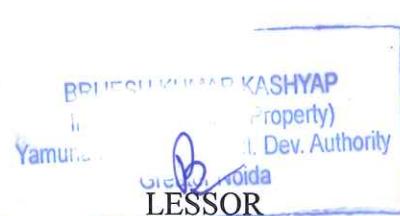
East:

West:

As per Plan Attached

South:

North:



ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

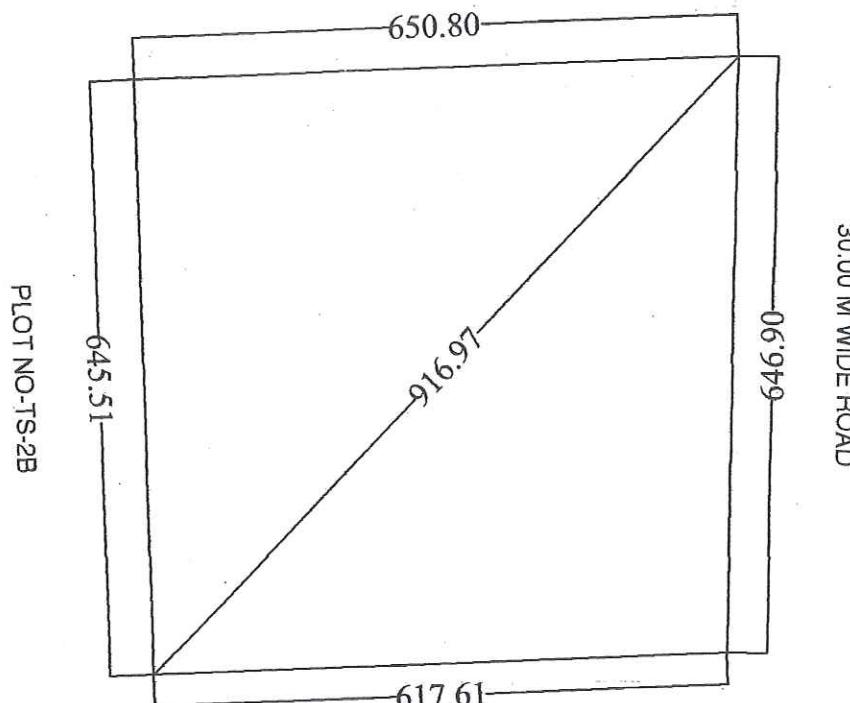
For ATS Realty Private Limited

Authorised Signatory

SUB-LESSEE

059

45.00 M WIDE ROAD



For ATS Realty Private Limited

Plot No. - TS 01

Signature

ORRIS DEVELOPERS PRIVATE LIMITED

AUTORISED SIGNATORY

BRIJESH KUMAR KASHYAP

Inch. Sr. Manager (Property)

Yamuna Expressway Indl. Dev. Authority

Greater Noida

PLOT BOUNDARY

Authorised Signatory

TOTAL AREA=409552.51 SQM

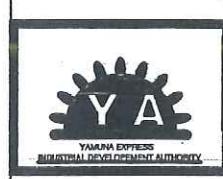
AREA UNDER STAY=37719.83 SQM

NET AREA=371832.68 SQM

NOTE-

Development work in progress Dimension may increase or decrease after completion site development.

SIGN-	SIGN-		
POSSESSION TAKEN OVER	POSSESSION HANDED OVER		
SUB-LEASE PLAN FOR PLOT NO-TS-02A, SEC.22(D)	PROJ.DEPTT.	ASSTT.MANAGER	MANAGER
	LAND.DEPTT.	LEKHPAL	NAYABTAHSEEL DAR
	LAW.DEPTT.	A.L.O.	
	PLNG.DEPTT.	SR.DRAFTSMAN	SR.EXECUTIVE



YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLOT - TS 03

PLOT - TS 02 B

645.98

650.58

45 M GREEN BELT

TS - 02 A
TOTAL PLOT AREA- 409552.515 Sq.m.

617.52

PLOT - TS 01

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

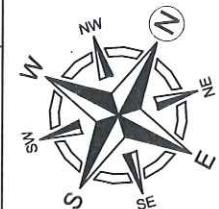
TOTAL PLOT AREA- 409552.515 Sq.m.

**SUB-LEASE PLAN FOR PLOT NO. TS - 02 A,
SECTOR 22 D, YAMUNA EXPRESSWAY
INDUSTRIAL DEVELOPMENT AUTHORITY**

M/s ATS REALTY PVT. LTD.
711/ 92, Deepali, Nehru Place, New Delhi

ARCHITECT'S SIGNATURE:

Ar. Gaurav Sood
CA/2011/52656



LESSOR

LESSEE

Authorised Signatory
SUB-LESSEE

For ATS Realty Private Limited

ORRIS DEVELOPERS PRIVATE LIMITED

Autonomous Government

At Ganita Sagar
CA501158628

For ATS Ready Printed Form

Affiliated Groups

In witnesses whereof the parties have hereunto set their hands on the day, month and the year first above written.

NOTE:- ON Page No - 3, 8, 9, 12 & 13 as written by hand is accepted.

In presence of
Witnesses

1.

S. J. RAZA

S. J. RAZA
810 Late Sh. S. M. HASNAIN
G-25, Gaur Global Village
Gaur Global Village, Ghaziabad
Gaur Global Village, Ghaziabad

Signed for and on behalf of LESSOR

BRIJESH KUMAR KASHYAP
Inch. Sr. Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

Signed for and on behalf of LESSEE

2.

H. K. M. Moolchand

H. K. M. Moolchand
Plot No. 168 / 6 Gramarp
G. Noida

For ATS Realty Private Limited
J. K.

Authorised Signatory

Signed for and on behalf of SUB-LESSEE

3.

LESSOR

LESSEE

SUB-LESSEE

SHRI MUNESH KUMAR KASHYAP
Joint & Managing Partner
Gaurav Education Hub Deo (Akhola)
Gaurav Naths

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For A/T Registered Please Filling

Appropriate Signed Signature

आज दिनांक 12/06/2013 को

बही सं 1 जिल्द सं 13472

पृष्ठ सं 107 से 138 पर कमांक 14371

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

12/6/2013

