

40859

IE 2575513

SUPPLEMENTARY SUB LEASE DEED

Stamp: Rs. 500/-

THIS DEED is made on the **12th** day of October 2013 between YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No.6 of 1976) hereinafter called the '**LESSOR**' or First Party which expression shall unless the context does not so admit include its successors and assignee on the **One 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-122002m Haryana through its Authorised Signatory, Mr. Manjit Singh S/o Sh. Amrik Singh R/o No. 181, Regency Park-2, DLF, Phase-IV, Gurgaon, duly authorized by its Board of Directors vide Resolution dated 2nd April 2013 (Hereinafter referred to as the “**DEVELOPERS**”/“**LESSEE**”), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **SECOND PART**.

And

Basi Khan
Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

Sp. S.
ed Signatory

Authorised Signatory

१२

क्रम सं ०..... स्टॉप विक्रय की तिथि..... ११/१०/१३

खदान क्रेय करने का प्रायोजन.....

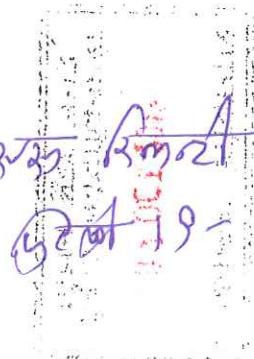
खस्म प्रेता वा नाम व पता.....

स्टॉप की धनराशि.....

गौरव शार्मा स्टॉप विक्रेता

लाइसेन्स नं ० १३४/११-१२ अवधि ३१-३-२०२०/२०२१

उपनिषद वृक्ष कार्यालय ग्रेटर नोएडा, गैंगतमहुद्ध नगर





उत्तर प्रदेश UTTAR PRADESH

BS 188275

2

M/s ATS Realty Pvt. Ltd., a Company duly incorporated under the Indian Companies Act, 1956 And having its Registered Office at 711/92, Deepali, Nehru Place, New Delhi-110019 through Its Authorised Signatory Mr. S.J. Raza S/o Late Mr. S.M. Hasnain R/o Flat No.-G-25, Ground Floor, Block-C, Gaur Global Village, Crossing Republic, Ghaziabad, Pin-201016, U.P., duly authorized by its Board of Directors vide Resolution dated 10th October 2013 (hereinafter referred to as the 'SUB-LESSEE'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **THIRD PART**;

WHEREAS pursuant to Sub-Lease Deed dated 12-06-2013 entered into between the Lessor, Lessee and the Sub-Lessee, the Lessee allotted all his rights, title and interest to the Sub-Lessee in the connection of Plot No.-TS-02A, Sector-22D, IN YAMUNA EXPRESSWAY, AREA MEASURING-409552.515 SQM., IN THE DISTT. GAUTAM BUDH NAGAR, U.P., (hereinafter referred to as the "Property") which was duly registered with the Sub-Registrar, Greater Noida, Gautam Budh Nagar (U.P.), under Book No. 1, Vol. No. 13472, Page No-107 to 138, Document Number-14371, dated 12-06-2013 (hereinafter referred as "Sub-Lease Deed").

Basi Khan
Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

Authorised Signatory

93

11/10/13

स्टाम्प लगाये विक्रय की रिक्ति.....
 स्टाम्प क्रय करने का प्राप्तीजन.....
 स्टाम्प क्रेता का नाम व पता.....
 स्टाम्प की धनराशि.....

गौरव शार्मा स्टाम्प विक्रेता

लाईसेन्स नं 134/11-12 अधिकारी 31-3-2013
 उपनिवन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर

पूरक लेखपत्र

| | | | |
|---------------|-------------------|--------|-----------|
| 100.00 | 50 | 150.00 | 2,500 |
| फीस रजिस्ट्री | नकल व प्रति शुल्क | योग | शब्द लगभग |

यमुना एक्स0ओ0वि0प्रा0 द्वारा बशी खां



व्यवसाय नौकरी

निवासी स्थायी यमुना एक्स0ओ0वि0प्रा0 गौतमबुद्धनगर
 अस्थायी पता यमुना एक्स0ओ0वि0प्रा0 गौतमबुद्धनगर
 ने यह लेखपत्र इस कार्यालय में दिनांक 17/10/2013 समय 4:58PM
 वजे निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह योद्धा)
 उपनिवन्धक सदर

गौतमबुद्धनगर

17/10/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानसार उक्त
 प्रथम पक्ष द्वितीय पक्ष



यमुना एक्स0ओ0वि0प्रा0 द्वारा बशी खां



पेशा नौकरी
 निवासी यमुना एक्स0ओ0वि0प्रा0 गौतमबुद्धनगर

मै0 एटीएस रियलटी प्रा0लि0 द्वारा एस0जे0 रजा
 पुत्र श्री एस0एम0 हुसनैन
 पेशा व्यापार
 निवासी जी-25 जीएफ ब्लाक सी गोड ग्लोबल
 गाजियाबाद

मै0 ओरिस डवल0 द्वारा मनजीत सिंह
 पुत्र श्री अमरीक सिंह
 पेशा व्यापार
 निवासी एक्स-181 रेजी0 पार्ट-2 डीएलएफ फैस-40
 गुडगाव





उत्तर प्रदेश UTTAR PRADESH

BS 188276

3

Through Min/Max permissible land use break up for the total residential township plot was mentioned in the sub lease deed but by mistake the actual areas of pockets for that land uses were left to be mentioned. So on page no.-4 between line no.-2 and point no.-A, the following table and contents are added in Sub-Lease Deed-

| Institutional & Facilities | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Sr. Sec. School SS-1, Primary School PS-1 & PS-2, Nursery School NS-1, NS-2 & NS-3, Crèche & Day Care Centre CD-1 & CD-2, Dispensary DS-1 & DS-2, Nursing Home NH-4 to NH-7 Community Centre CM-1 & CM-2, Milk Booth MB-1 to MB-4, ESS-2 & Taxi Stand-2 | 33881.742 Sq. Mtrs. |
| Commercial | |
| Convenient Shopping CS-1 & CS-2 | 10016.384 Sq. Mtrs. |
| Residential | |
| Pocket No. P1 | 15836.481 Sq. Mtrs. |
| Pocket No. P2 | 23633.812 Sq. Mtrs. |
| Pocket No. P3 | 13664.928 Sq. Mtrs. |
| Pocket No. P4 | 15118.101 Sq. Mtrs. |
| Pocket No. P5 | 26310.458 Sq. Mtrs. |
| Pocket No. P6 | 18130.050 Sq. Mtrs. |
| Pocket No. P7 | 34323.238 Sq. Mtrs. |
| Pocket No. P8 | 32201.900 Sq. Mtrs. |
| Pocket No. P9 | 43092.041 Sq. Mtrs. |

ORRIS DEVELOPERS PRIVATE LIMITED

Basi Khan
Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

AUTHORISED SIGNATORY

For ATS Realty Private Limited

Authorised Signatory

93

11/10/13

क्रम सं. स्टाम्प विक्रय की तिथि.....

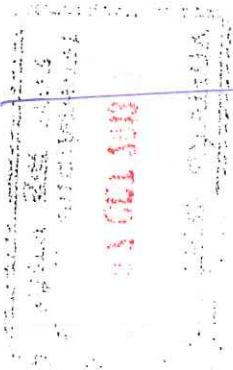
स्टाम्प छोड़ करने का प्रायोगिक

स्टाम्प छोड़ा का नाम व पत्ता.....

स्टाम्प की धनराशि.....

गौरव शर्मा स्टाम्प विक्रेता

लाईसेन्स नं. 134 / 11-12 अवधि 31-3-2013
उपनिबन्धक ग्राम्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री हरकेश

पुत्र श्री मूलचन्द

पेशा

निवासी एच-168/4 गामा ग्रेटर नोएडा गौतमबुद्धनगर

व श्री रणधीर सिंह

पुत्र श्री चन्द्र सिंह

पेशा

निवासी उपरोक्त

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह योद्धा)

उपनिबन्धक सदर

गौतमबुद्धनगर

17/10/2013





उत्तर प्रदेश UTTAR PRADESH

BS 188277

4

The sub lessee agrees that area totals to 1,43,343.38 sqm. Shall be dedicated for roads and parks and shall be incapable of being sub leased. It shall be the exclusive responsibility of the Sub lessee to develop and maintain during the entire term of this deed, such area as per the norms of the Lessor, as may be fixed or amended from time to time. The sub lessee shall have to resolve the issue of maintenance of such entire area totalling to 143, 343.38 Sqm either wholly by itself or through its sub lessee before making any request for permission to sub lease."

Similarly, on page no.-11, between point no.-M, para -2(4) and point no.-N, the following contents and point is being added to complete the Sub Lease Deed-

"The Sub - Lessee shall have to construct on its own minimum of 30% permissible FAR the 'residential', 'institutional & facilities' and 'Commercial' area.

5. For the development and maintenance of such area totalling to 143,343.38 Sqm., the sub lessee or its sub lessees in turn shall have to by make adequate financial arrangements to the satisfaction of the lessor. It is an agreed condition of this sub lease, and be incorporated in further sub lease, that any default in such development / maintenance of lease shall constitute a material breach of this deed or further sub lease deed as the case may be and further that in the event of the Lessor (i.e. YEIDA) at any point of time is required to develop or maintain the roads / parks area of the such area, then the cost thereof shall be proportionately recoverable from the ultimate sub lessee of individual plots/flats as the case may be and the same shall constitute a charge over such plot/flat. The sub lessee undertakes to incorporate such a covenant in every further sub lease.

ORRIS DEVELOPERS PRIVATE LIMITED


Basi Khan
Manager (Property)
Yamuna Expressway Indi. Dev. Authority
Greater Noida

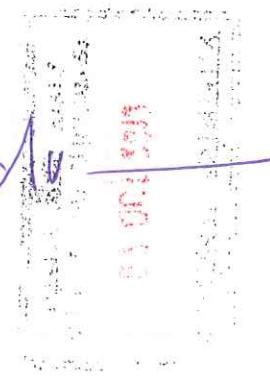
AUTHORISED SIGNATORY For ATS Realty Private Limited


Authorised Signatory

95
92
क्रम सं... स्टॉप विक्रय की तिथि..... 11.11.13
स्टाम्प ड्रेय करने का प्रायोजन.....
स्टाम्प ब्रेता का नाम व पता.....
स्टाम्प की धनराशि..... 100

गौरव शर्मा स्टाम्प विक्रेता

लाईसेन्स नं 0 134/11-12 अवधि 31-3-2013
उपनिवेशक कार्यालय ग्रेटर नोरडा, गोतमबुद्ध नगर



प्रथम पक्ष

Registration No.: 25755

Year : 2,013

Book No. : 1

0101 यमुना एक्स0ओ0वि0प्रा0 द्वारा बशी खां

यमुना एक्स0ओ0वि0प्रा0 गौतमबुद्धनगर

नौकरी



0102 मै0 ओरिस डवल0 द्वारा मनजीत सिंह

अमरीक सिंह

एक्स-181 रेजी0 पार्ट-2 डीएलएफ फेस-4 गुडगाव
व्यापार



द्वितीय पक्ष

Registration No. : 25755

Year : 2,013

Book No. : 1

0201 मै0 एटीएस रियल्टी प्रा0लि0 द्वारा एस0ज0 रुजा

एस0एम0 हुसनैन

जी-25 जीएफ ब्लाक सी गोड रुबोल गाजियाबाद

व्यापार





उत्तर प्रदेश UTTAR PRADESH

BS 188278

5

6. No Sub-lease can be validly executed and registered without prior written permission of the Lessor.

The other facts and conditions will remain same as in sub lease deed. By Supplementing above contents, there is no effect on property, so stamp duty chargeability is not affected by this Supplementary Sub Lease Deed.

Witnesses:

1. Harkesh Sto Sh. Mool Chand
RPH-168/4 Gramma II Ind
(Gr. Noida)
2. ~~Mr. Brijendra~~ Randhir Singh
Sto Sh. Chander Singh
RPH-168/4 Gramma II
(Gr. Noida)

Lessor
Bas Khan
Manager (Property)
Yamuna Expressway Indl. Dev. Authority
Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED
Lessee

AUTHORISED SIGNATORY

Sub-Lessee
For ATS Realty Private Limited

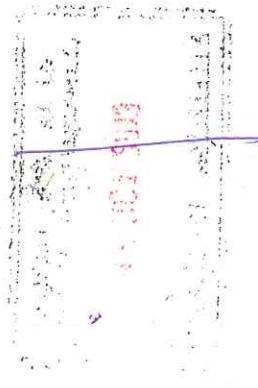
Authorised Signatory



96
क्रम सं 92 रेट्रॉप विक्रय की तिथि 11/10/13
स्टाम्प क्रय करने का प्रायोजन
स्टाम्प छेता का नाम व पता
स्टाम्प की धनराशि 100/-

गौरव शार्मा स्टाम्प विक्रेता

लाइसेन्स नं 134/11-12 आधि 31-3-2013
उपनिवन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर



आज दिनांक 17/10/2013 को

वही सं 1 जिल्द सं 14304

पृष्ठ सं 315 से 324 पर क्रमांक 25755

रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिवन्धक सदर

गौतमबुद्ध नगर

17/10/2013