

Stamp: Rs. 500/-

THIS DEED is made on the ~~12.11~~ 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 X-181, Regency Park-2, DLF, Phase-IV, Gurgaon, duly authorized by its Board of Directors vide Resolution dated 2<sup>nd</sup> April 2013 (Hereinafter referred to as the "DEVELOPERS"/ "LESSEEE"), 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

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

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

Authorised Signatory



क्र. सं. १२ स्टॉप विक्रय की तिथि 11/10/13  
स्टॉप क्रय करने का प्रायोजन  
स्टॉप क्रेता का नाम व पता  
स्टॉप की धनराशि

शु. रा. रक. सिमरी का का. १३  
फरवरी १९

गौरव शर्मा स्टॉप विक्रेता

लाइसेन्स नं० 134/11-12 अवधि 31-3-20  
उपनिबंधक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध 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 10<sup>th</sup> 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

For ATS Realty Private Limited

AUTHORISED SIGNATORY

Authorised Signatory



93  
98  
क्रम सं०...  
स्टाम्प क्रय करने का प्रायोजन...  
स्टाम्प क्रेता का नाम व पता...  
स्टाम्प की धनराशि...

गौरव शर्मा स्टाम्प विक्रेता

लाइसेन्स नं० 134/11-12 अवधि 31-3-20...  
उपनिबन्धक 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  
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)  
उपनिबन्धक सदर

गौतमबुद्धनगर

17/10/2013

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

द्वितीय पक्ष

यमुना एक्स0ओ0वि0प्रा0 द्वारा बशी खां

पेशा नौकरी  
निवासी यमुना एक्स0ओ0वि0प्रा0 गौतमबुद्धनगर



मै0 एटीएस रियल्टी प्रा0लि0 द्वारा एस0जे0 रजा  
पुत्र श्री एस0एम0 हुसैन  
पेशा व्यापार  
निवासी जी-25 जीएफ ब्लॉक सी गौड ग्लोबल  
गाजियाबाद



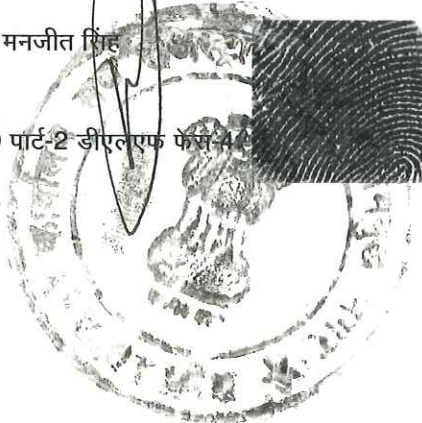
मै0 ओरिस डवल0 द्वारा मनजीत सिंह

पुत्र श्री अमरीक सिंह

पेशा व्यापार

निवासी एक्स-181 रेजी0 पार्ट-2 डीएलएफ फेस-4

गुडगाव







उत्तर प्रदेश UTTAR PRADESH

BS 188276

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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-

<b>Institutional &amp; Facilities</b>	
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.
<b>Commercial</b>	
Convenient Shopping CS-1 & CS-2	10016.384 Sq. Mtrs.
<b>Residential</b>	
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

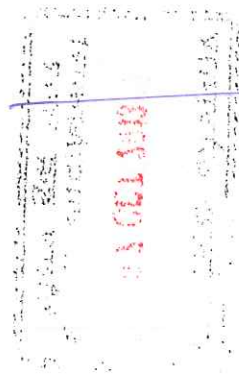
For ATS Realty Private Limited

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

AUTHORISED SIGNATORY

Authorised Signatory

93 11/10/13  
क्रम सं०...  
स्टाम्प क्रय करने का प्रायोजन...  
स्टाम्प क्रेता का नाम व पता...  
स्टाम्प की धनराशि...  
**गौरव शर्मा स्टाम्प विक्रेता**  
लार्डसेन्स नं० 134/11-12 अवधि 31-3-20  
उपनिबन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर



ने निष्पादन स्वीकार किया।  
जिनकी पहचान श्री हरकेश  
पुत्र श्री मूलचन्द  
पेशा

*[Signature]*

निवासी एच-168/4 गामा ग्रेटर नोएडा गौतमबुद्धनगर  
व श्री रणधीर सिंह  
पुत्र श्री चन्दर सिंह  
पेशा  
निवासी उपरोक्त  
ने की।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*  
(तेज सिंह योदव)  
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

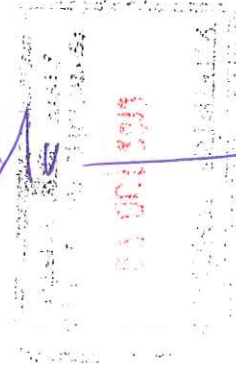
Basi Khan  
Manager (Property)  
Yamuna Expressway Indl. Dev. Authority  
Greater Noida

AUTHORISED SIGNATORY For ATS Realty Private Limited

Authorised Signatory



क्रम सं० १५/१२ स्टॉप विक्रय की तिथि 11/10/13  
 स्टाम्प क्रय करने का प्रायोजन  
 स्टाम्प क्रेता का नाम व पता  
 स्टाम्प की धनराशि 120  
**गौरव शर्मा स्टाम्प विक्रेता**  
 लाईसेन्स नं० 134/11-12 अवधि 31-3-20  
 उपनिबन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध 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

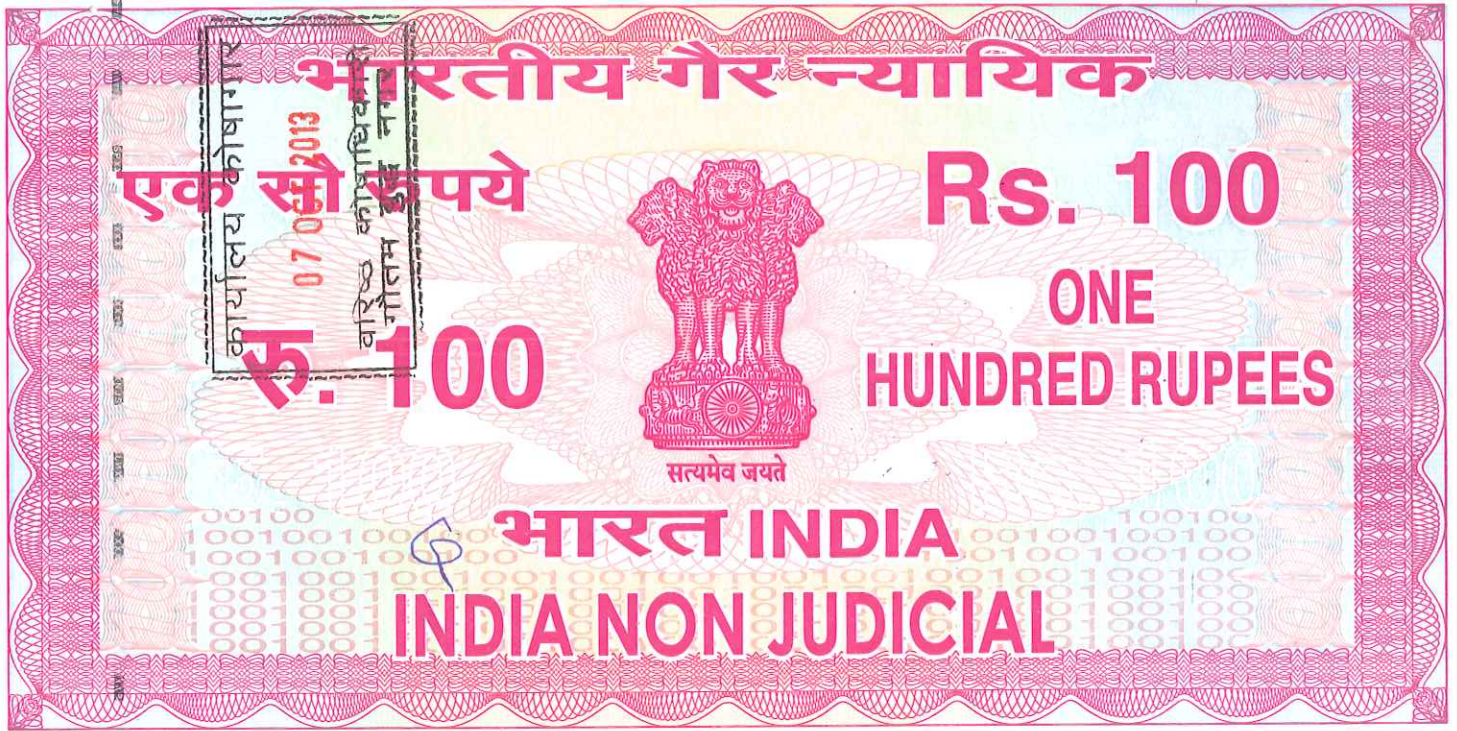
Year : 2,013

Book No. : 1

0201 मै0 एटीएस रियल्टी प्रा0लि0 द्वारा एस0ज0 रजा  
 एस0एम0 हुसैन  
 जी-25 जीएफ ब्लॉक सी गौड ग्लोबल 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. Harkeesh S/o Sh. Moal Chand  
R/H-168/4 Gamma II Ind  
(Gr. Noida)

2. ~~Ram Singh~~ Randhir Singh  
S/o Sh. Chander Singh  
R/H-168/4 Gamma II  
(Gr. Noida)

Lessor

Rash 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  
92  
क्रम सं०... 11/10/13  
स्टॉप विक्रय की तिथि.....  
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स्टाम्प क्रेता का नाम व पता.....  
स्टाम्प की धनराशि... 1000000

**गौरव शर्मा स्टाम्प विक्रेता**

लाइसेन्स नं० 134/11-12 अवधि 31-3-20...  
उपनिबन्धक कार्यालय ग्रेटर नोएडा, गौतमबुद्ध नगर

आज दिनांक 17/10/2013 को

वही सं. 1 जिल्द सं. 14304

पृष्ठ सं. 315 से 324 पर कमांक 25755

रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

17/10/2013