

Greater Noida Industrial Development Authority
169, Chitvan Estate Sector-Gaunja, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP)907(C)/Vol.3/Rec./FTS-5674

Dated...24/06/2014

To,

M/s Jaypee Greens
(A division of Jaiprakash Associates Ltd.)
Surajpur Kasma Road
Greater Noida

Sir,

With reference to your application no. C-10491 dated 07.02.2014 for grant of **Occupancy Certificate of Layout plan of Land-1, Golf Course, Sector 19& 26 Greater Noida**. I have to inform you that occupancy certificate is being granted by the Authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on r/w of road.
7. You are required to maintain green on patri in front of the plot.
8. Other terms and conditions shall be as mentioned in Annexure 'A'

Yours faithfully

Leenu
9/5/2014
(LEENU SAHGAL)
G.M. (PLANNING)

Encl: Copy of one set drawings ()

LAND TOTAL AREA = 958619.34 SQ. M.
= 236.86 ACRES

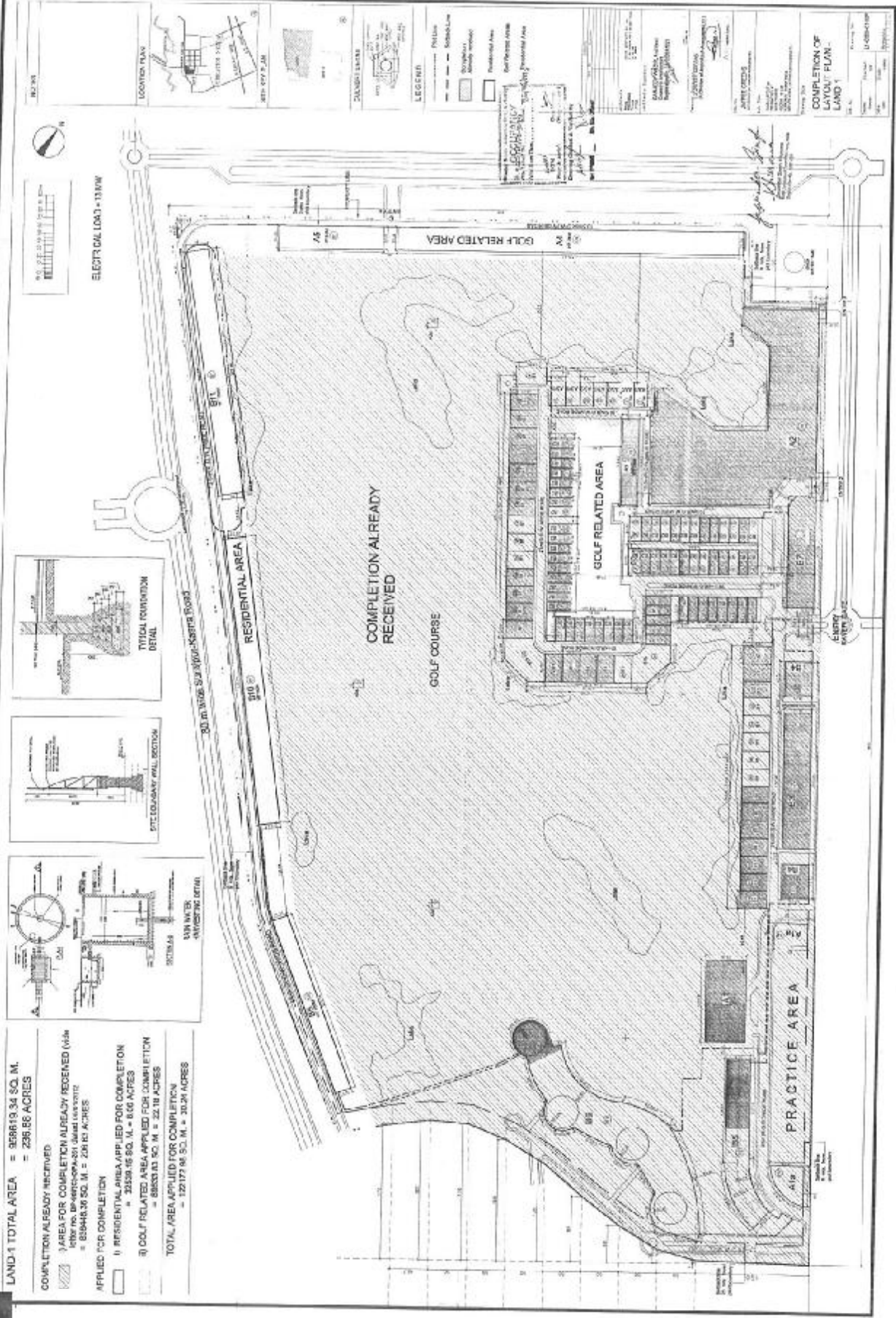
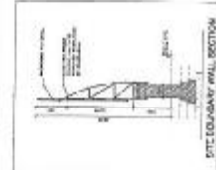
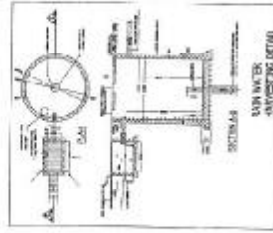
COMPLETION ALREADY RECEIVED

1) AREA FOR COMPLETION ALREADY RECEIVED (shaded)
HIST. NO. 81-4815-00-201 (Shaded) 148,320 SQ. M.
= 36,546.30 SQ. M. = 2.18 ACRES

APPLIED FOR COMPLETION

2) RESIDENTIAL AREA APPLIED FOR COMPLETION
= 25339.15 SQ. M. = 6.26 ACRES
3) GOLF RELATED AREA APPLIED FOR COMPLETION
= 58553.83 SQ. M. = 22.18 ACRES

TOTAL AREA APPLIED FOR COMPLETION
= 122172.98 SQ. M. = 30.24 ACRES



COMPLETION OF
LAYOUT PLAN
LAND 1

DATE: 10/10/2010
BY: [Signature]
PROJECT: [Project Name]
SHEET: 1 OF 1

(110)

1

9506/2021



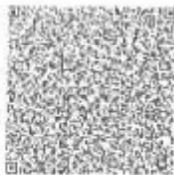
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP49826776404050T
Certificate Issued Date : 18-Mar-2021 03:58 PM
Account Reference : NEWIMPACC (SV)/ up14042704/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP14042704856892/9558706T
Purchased by : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Description of Document : Article 35 Lease
Property Description : VILLA NO. V-4/7 IN VILLA LAND-1, AT JAYPEE GREENS, GREATER NOIDA
Consideration Price (Rs.) :
First Party : JAIPRAKASH ASSOCIATES LIMITED
Second Party : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Stamp Duty Paid By : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Stamp Duty Amount(Rs.) : 31,73,600
(Thirty One Lakh Seventy Three Thousand Six Hundred only)



Please write or type below this line.....



[Signature]

[Signature]

[Signature]



QT 0001641544



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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Base Certificate No. : IN-UP49826776404050T
Certificate No. : IN-UP83983076545993T
Certificate Issued Date : 14-Jun-2021 11:45 AM
Account Reference : NEWIMPACC (SV)/ up14042704/ GAUTAMBUDDH NAGAR.2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404270455805420172262T
Purchased by : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Description of Document : Article 35 Lease
Property Description : VILLA NO. V-4/7 IN VILLA LAND-1, AT JAYPEE GREENS, GREATER NOIDA
Consideration Price (Rs.) :
First Party : JAIPRAKASH ASSOCIATES LIMITED
Second Party : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Stamp Duty Paid By : SANJAY PANDEY AND NIDHI PANDEY AND AYAN PANDEY
Stamp Duty Amount(Rs.) : 15,800
(Fifteen Thousand Eight Hundred only)



Please write or type below this line



Sanjay

Nidhi

Ayan



QT 0001647541

Statutory Alert:

1. The authenticity of the stamp certificate should be verified at www.shoestamp.com by using e-Stamp before any further transaction.
2. Zero discrepancy in the details on this Certificate and its available on the website of the State Government of Uttar Pradesh.
3. The stamp certificate is not valid if it is not signed by the State Government of Uttar Pradesh.
4. For more information, please visit the website of the State Government of Uttar Pradesh.

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SUB-LEASE DEED

Arvind Kumar Arora

Advocate

Premises No : Villa bearing No.V-4/7
 Village/ City : situated at Land-1 at Jaypee Greens, G-Block,
 Surajpur Kasma Road, Greater Noida-201310, Uttar
 Pradesh
 Carpet Area : 485.47 Sq. Mtrs.
 Super area : 621.58 Sq. Mtrs. (6690.74 Sq. Ft.)
 Sale Consideration : Rs.6,37,83,201/-
 Value as per Circle rate: Rs.3,57,19,800/-
 Stamp duty paid : Rs.31,89,400/- (As per Consideration) (Rounded off)

THIS SUB-LEASE DEED is made and entered on this 14th day of June, 2021,
 at Greater Noida, District- Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAIPRAKASH ASSOCIATES LIMITED (having PAN-AABC1562A), a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 (now the Companies Act, 2013) and having its registered office at Sector-128, Noida-201304, U.P. (hereinafter also 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, legal representatives and assigns, acting through its authorized Signatory Ms. Madhulika, D/o. Mr. K.M.L Saxena, registered office at Sector-128, Noida-201304, (U.P.), duly authorized to execute this Sub-Lease Deed on behalf of the "Sub-Lessor" and to be presented before the Sub- Registrar, Greater Noida by Mr. Arish Mohd, S/o. Mr. Nigzar Mohammad, registered office at Sector-128, Noida-201304,





(U.P) on behalf of the "Sub-Lessor" being his power of attorney holder vide Power of Attorney dated 09.09.2020, duly registered vide Bahi No.6, Jild No.5, Pages 333 to 368, Document No.7 with Sub- Registrar- First, Noida, (U.P).

AND

Mr. Sanjay Pandey (having PAN-AAIPP6349R & Aadhaar No.4553 7584 5200), S/o. Mr. Radha Krishna Pandey, Jointly with Ms. Nidhi Pandey (having PAN-AAIPP6351R & Aadhaar No.9455 7866 9961), W/o. Mr. Sanjay Pandey, & also Jointly with Mr. Ayan Pandey (having PAN-APPPP1951F & Aadhaar No.6946 0943 1896), S/o. Mr. Sanjay Pandey, All R/o. L-277, Sarita Vihar, New Delhi-110076, India, (hereinafter referred to as the "Sub-Lessee" or the "Second Party"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include his or her legal heirs, executors, successors, legal representatives and assigns.

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

WHEREAS

- (i) The Sub-Lessor is seized and possessed of plots of land situated in G-Block Surajpur Kasha Road, Greater Noida measuring 222.42 acres, 215.38 acres and 14.4565 acres aggregating to 452.26 acres (hereinafter referred to as "Jaypee Greens") granted by the Greater Noida Industrial Development Authority (hereinafter referred to as the "GNIDA") on leasehold basis vide three separate Lease Deeds viz.,



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IN WITNESS WHEREOF, the Parties hereto have executed this Sub-Lease Deed on the day, month and year first herein above written in the presence of following witnesses:

SIGNED AND DELIVERED BY
the within named Sub-Lessor/ First Party
For Jalprakash Associates Limited



Authorized Signatory *



SIGNED AND DELIVERED BY
the within named Sub-Lessee/ Second Party

Alloftee(s)

WITNESSES:

1.

Mukut Lal
Mukut Lal
S/o Shauraj Singh
R/o House No. 791,
Vivekanand Nagar,
Ghaziabad - 201002 (U.P.)

2.

Valbhav Saigal
Valbhav Saigal
S/o Shri Sharad Saigal
R/o A-405, Gandharva Society,
Omega - I, Greater Noida
G. B. Nagar - 201310 (U.P.)

Arora
Arora
Advocate

A-13235

आवेदन सं०: 202100743027451

बही संख्या 1 जिल्द संख्या 38791 के पृष्ठ 257 से 306 तक क्रमांक
9506 पर दिनांक 14/06/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम कुमार माहेश्वरी, प्रभारी
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
14/06/2021



सदर ग्रेटर नोएडा
जिला गौतम बुद्ध नगर
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर