

T 11798/13

17



उत्तर प्रदेश UTTAR PRADESH

22AA 186026

(1).

Stamp Duty Paid in Cash Certificate in favour of *m/s GAURSON'S REALTECH PVT. LTD.*
No D-25 Vvek Vikar Delhi
 In Pursuance of the order of the Collector
 No *14/05/13* Dated *14/05/13* Passed under
 section 10-A of the Stamp Act. It is certified that
 an amount of Rs. *11,70,00,000/-* has been Paid in Cash as stamp Duty in Respect
 (In words Rs. *Eleven crore Seventy Lacs only*)
 of this Instrument in the State Bank of India
 Treasury/Sub Treasury of *No 18A*
 by Challan No. *5090029* Dated *15-05-13*
 a Copy of Which is annexed herewith.

16-45 2013

Date

Officer-In-Charge
Treasury

Gautam Budh Nagar

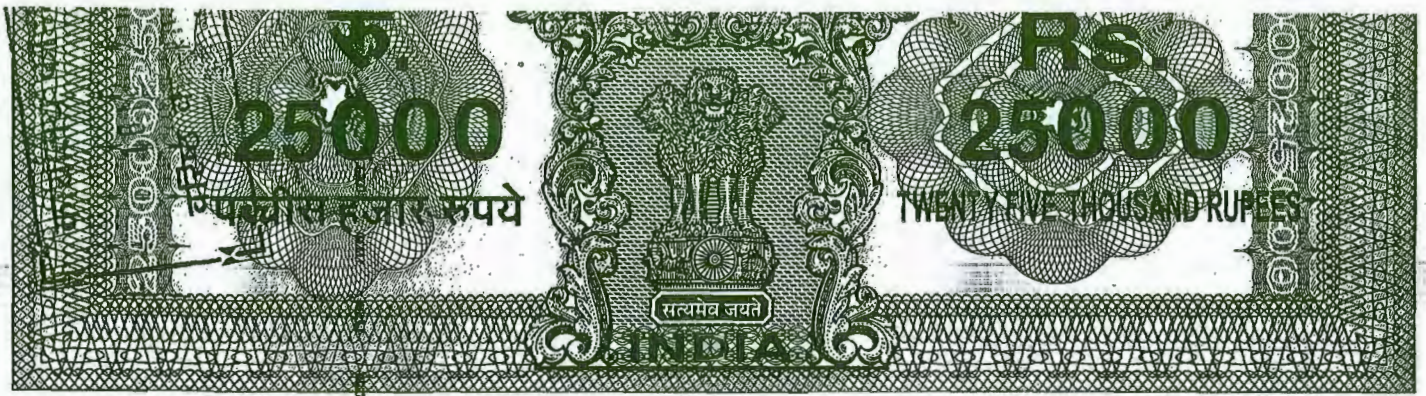
16/05/13



For GAURSON'S REALTECH PVT. LTD.
For GAURSON'S REALTECH PVT. LTD.

Authorized Signatory
Authorized Signatory

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उत्तर प्रदेश UTTAR PRADESH

C 388302

C 388302

-2-

SUB - LEASE DEED



THIS SUB - LEASE DEED is made on this 17th day of May, 2013 at
Noida.

For GAURSONS REALTECH PVT. LTD.

BY AND BETWEEN

Authorised Signatory

M/S. JAYPEE INFRA TECH 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
(hereinafter referred to as the "Sub-Lessor" or "JIL"), 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".

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory



Contd. Page-3



उत्तर प्रदेश UTTAR PRADESH

388303

C 388303

-3-

AND

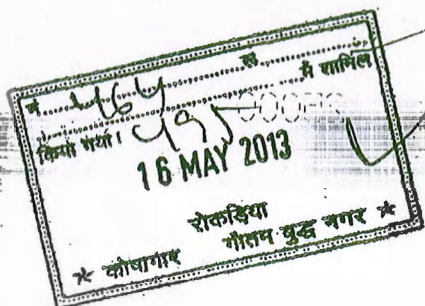
M/S. Gaursons Realtech Pvt Ltd, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D-25, Vivek Vihar, Delhi-110095 (hereinafter referred to as the "Sub-Lessee"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives of the "SECOND PART".



For GAURSONS REALTECH PVT. LTD.

Authorized Signatory

Contd. Page-4



आज दिनांक 22/05/2013 को

बही सं. 1 जिल्द सं. 13251

पृष्ठ सं. 299 से 450 पर क्रमांक 11798

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

22/5/2013



SUB - LEASE DEED

THIS SUB - LEASE DEED is made on this 24th day of December, 2013 at
Noida.

BY AND BETWEEN

M/S. JAYPEE INFRATECH 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. (hereinafter referred to as the "**Sub-Lessor**" or "**JIL**"), 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

M/S. Gaursons Realtech Pvt Ltd, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D-25, Vivek Vihar, Delhi-110095 (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**".

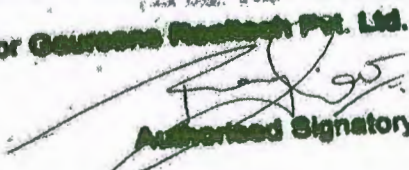
The **Sub-Lessor** and the **Sub-Lessee** shall individually be referred to as the "**Party**" and collectively as the "**Parties**".

WHEREAS

The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 - 04 - 2001 - 3 (N)/2001 dated 24th April, 2001 under the U.P. Industrial Area Development Act 1976, (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the



For **Gaursons Realtech Pvt. Ltd.**


Authorized Signatory

"Lessor" or "YEA") vide GoUP Notification No. 1165 / 77 - 04 - 08 - 65N / 08 Lucknow dated 11th July, 2008), 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 anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification No. 1165/77-04-08-65N/08 Lucknow dated 11th July 2008) Project which, *inter alia*, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "Expressway").

AND by an agreement dated 7th February 2003, termed as the "Concession Agreement" between Taj Expressway Industrial Development Authority, and Jaiprakash Industries Ltd. (subsequently name changed to Jaiprakash Associates Ltd.), ("JAL"), the "Concessionaire" was granted concession for arrangement of finances, design, engineering, construction and operation of the Expressway, and to collect and retain toll from the vehicles using the Expressway during the term of the "Concession Period", which is 36 (thirty six) years commencing from the date of commercial operation of the Expressway plus any extensions thereto, in accordance with the Concession Agreement.

AND In terms of provisions of the Concession Agreement and the directives of YEA, the then Concessionaire i.e. "JAL", incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited ("JIL") for the implementation of the Expressway project. All the rights and obligations of JAL under the Concession Agreement were transferred to JIL by an Assignment Agreement dated 19.10.2007 duly executed by and amongst YEA, JIL and JAL followed by Project Transfer Agreement dated 22.10.2007 executed between JAL and JIL and therefore JIL is now the Concessionaire.

AND in terms of the provisions of the Concession Agreement to fulfill its obligations, YEA agreed to transfer on lease to JIL 25 (twenty five)



धारा-32 भारतीय स्टाम्प अधिनियम का प्रमाणक

(वाद संख्या-156/2013-14)

धारा-31 भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्राविधानों के अन्तर्गत मैसर्स-गौडसन्स रियलटेक प्राईवेट लिमिटेड द्वारा प्रस्तुत आलेख में वर्णित सम्पत्ति ग्रुप हाउसिंग भूखण्ड, स्थित सेक्टर-19, यमुना एक्सप्रेस-वे औद्योगिक विकास प्राधिकरण, क्षेत्रफल-202850 वर्गमीटर के सम्बन्ध में आवश्यक विधिक कार्यवाही करने के उपरान्त, उपरोक्त वर्णित सम्पत्ति की कुल बाजार कीमत कलेक्टर स्टाम्प/अपर जिलाधिकारी(वि०/रा०) गौतमबुद्धनगर के आदेश दिनांक 02 जनवरी, 2014 द्वारा अंकन-2,57,31,95,000/-रुपये अवधारित की गयी थी, जिसपर धारा-17 संपादित अनुच्छेद-23, अनुसूची-1ख, भारतीय स्टाम्प अधिनियम, 1899 तथा उत्तर प्रदेश स्टाम्प(सम्पत्ति का मूल्यांकन) नियमावली, 1997 के सुसंगत प्राविधानों के अन्तर्गत अंकन-12,86,59,750/-रु० का स्टाम्प शुल्क देय पाया गया था जिसे इस लेखपत्र पर विधिपूर्वक पूर्ण अदा कर दिया गया है। अतएव यह लेखपत्र यथा विधि स्टाम्पित है।

जमा धनराशि का विवरण:-

1-ई-स्टाम्प सर्टिफिकेट नं०-IN-UP 00204395779572L dt. 27-12-2013

Rs. 12,50,00,000/- (अंकन बारह करोड़ पचास लाख रु०) बैंक ऑफ बडोदा, से०-62, नोएडा।

2-ई-स्टाम्प सर्टिफिकेट नं०-IN-UP 00211018492360N dt. 04-01-2014

Rs. 36,60,000/- (अंकन छत्तीस लाख साठ हजार रु०) बैंक ऑफ बडोदा, से०-62, नोएडा।

For Cashier/Collector Pw Ltd

कलेक्टर स्टाम्प/अपर जिलाधिकारी(वि०/रा०)
गौतमबुद्धनगर।



आज दिनांक 09/01/2014 को

वही सं. 1 जिल्द सं. 14828

पृष्ठ सं. 227 से 282 पर क्रमांक 781

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

9/1/2014