PRAVEEN KUMAR
Advocate
Greater Noida
Mob. 9810449222

I-3576/2020

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

CERTIFICATE LOCKED

Certificate No.	:	IN-UP07223555705368S
Certificate Issued Date	:	29-Jan-2020 12:16 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0108586304822195S
Purchased by	:	IMPERIA STRUCTURES LTD
Description of Document	:	Article 35 Lease
Property Description	:	GROUP HOUSING PLOT NO.GH-A4 SECTOR-25 JAYPEE GREENS SPORTS CITY SDZ YEIDA
Consideration Price (Rs.)	:	
First Party	:	JAIPRAKASH ASSOCIATES LIMITED
Second Party	:	IMPERIA STRUCTURES LTD
Stamp Duty Paid By	:	IMPERIA STRUCTURES LTD
Stamp Duty Amount(Rs.)	:	3,40,20,000 (Three Crore Forty Lakh Twenty Thousand only)

Please write or type below this line

JAIPRAKASH ASSOCIATES LTD

IMPERIA STRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

SR 0011572811

Statutory Alert:

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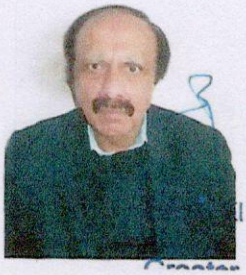

KUMAR
Advocate
Noida
Mob. 9810449222

PRAVEEN KUMAR
Advocate
Greater Noida
Mob. 98

SUB-LEASE DEED

Property Description	Group Housing Plot No. GH-A4 admeasuring 19039 sq. mtrs. in Sector 25, Jaypee Greens Sports City SDZ, Yamuna Expressway Industrial Development Authority Area, District Gautam Budh Nagar, U.P.
Consideration	Rs. 48,59,95,797/-
Circle rate per (Sq. mtrs)	Rs. 18,500/-
Value as per Circle rate	Rs. 35,22,21,500/-
Stamp duty payable	Rs. 3,40,19,706/-
Stamp duty paid	Rs. 3,40,20,000/-
Area (in Sq. mtrs.)	Group Housing Plot No. GH-A4 admeasuring 19039 sq.mtrs.

THIS SUB – LEASE DEED (hereinafter referred to as the **"Sub – Lease Deed"**) is made and entered on this 29th January 2020 at Greater Noida in District- Gautam Budh Nagar.

BY AND BETWEEN

JAIPRAKASH ASSOCIATES LIMITED [PAN-AABCB1562A], 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 **"JAL"** 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 and legal representatives; acting through its authorized signatory **Mr. T G Keswani** appointed vide power of attorney executed by

JAIPRAKASH ASSOCIATES LTD.

IMPERIA STRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

Jaiprakash Associates Limited dated 17th February, 2019, authorizing the stated to execute this Sub-Lease Deed on behalf of the First Party.

AND

Imperia Structures Limited, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at A-25, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi-110044 **[PAN No.AACC12321R]**, through its authorized representative/ authorised Signatory **Mr. Praveen Kumar Jain, S/o. Mr. Hans Raj Jain [PAN NO.AAIPJ9814B]** duly authorised by Board of Directors vide Board resolution dated 23.12.2019 held at the registered office (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 Uttar Pradesh constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 – 04 – 2001 – 3 (N) / 2001 dated 24th April, 2001 (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the **"YEA"**) vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008), under the U.P. Industrial Area Development Act 1976, presently having its

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IMPERIA STRUCTURES LTD. A-25, M.C.I.E. N. D-110044

आवेदन सं०: 202000743009916

उप पट्टा विलेख

बही स०: 1 रजिस्ट्रेशन स०: 3576 वर्ष: 2020

प्रतिफल- 485995797 स्टाम्प शुल्क- 34020000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 180 योग : 20180

श्री इम्पीरिया स्ट्रक्चर्स लि० द्वारा
प्रवीण कुमार जैन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री हंस राज जैन
व्यवसाय : अन्य
निवासी: ए-25,मोहन को-ओपरेटिव, इंडस्ट्रियल एस्टेट, नई दिल्ली-44,

श्री, इम्पीरिया स्ट्रक्चर्स लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 29/01/2020 एवं 02:16:41 PM बजे निबंधन हेतु पेश किया।

प्रवीण कुमार जैन अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव
उप निबंधक :सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
29/01/2020

अनुपम कुमार माहेश्वरी
निबंधक लिपिक

principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar–201308, U.P.

AND YEA formulated a scheme to develop Mega Projects in Special Development Zones (hereinafter referred to as **"SDZs"**) along the Taj Expressway (renamed as Yamuna Expressway vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008) between Greater Noida and Agra and invited applications for allotment of **SDZs**.

AND JPSK Sports Private Limited (hereinafter referred to as **"JPSK"**) was incorporated under the Companies Act, 1956 on 20.10.2007 and applied to **YEA** for allotment of one **SDZ** admeasuring 1000 hectares for development of the area with sports as its core activity (hereinafter referred to as the **"Core Activity"**). **JPSK** subsequently changed its name to Jaypee Sports International Private Limited on 28.07.2010 and then changed from Private Limited to Public Limited Company and a fresh Certificate of Incorporation in the name of Jaypee Sports International Limited **(JSIL)** was issued by the Registrar of Companies of Uttar Pradesh and Uttarakhand on 28.07.2010. **JSIL** has since got amalgamated with the **Sub-Lessor**, pursuant to the order of Hon'ble High Court of Allahabad, U.P dated September 14, 2015 & therefore JSIL is also referred as **Sub-Lessor** hereinafter.

AND YEA allotted a **SDZ** with an area of approximately 1000 hectare at Sector 25, Jaypee Greens Sports City SDZ, District Gautam Budh Nagar, U.P. (hereinafter referred to as the **"Leased Land"**) to the **Sub-Lessor** for development with Sports as core activity and granted lease of the **Leased Land** in various lots in favour of the **Sub-Lessor** through various lease deeds,

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IMPERIAL STRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

आवेदन सं०: 202000743009916

बही स०: 1 रजिस्ट्रेशन स०: 3576 वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री जयप्रकाश एसोसिएट लि० के द्वारा टी० जी० केसवानी, पुत्र श्री जी० पी० केसवानी

निवासी: 256 कैलाश हिल्स, नई दिल्ली-110065

व्यवसाय: अन्य

पट्टा गृहीता: 1


श्री इम्पीरिया स्ट्रक्चर्स लि० के द्वारा प्रवीण कुमार जैन, पुत्र श्री हंस राज जैन

निवासी: ए-25,मोहन को-ओपरेटिव, इंडस्ट्रियल एस्टेट, नई दिल्ली-44,

व्यवसाय: अन्य


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री राजीव तलवार, पुत्र श्री एस० एल० तलवार

निवासी: सेक्टर-128, नॉएडा

व्यवसाय: अन्य

पहचानकर्ता : 2


श्री प्रवीण कुमार, पुत्र श्री एस० डी० सिंह

निवासी: जी-2,सेक्टर-गामा-2, ग्रेटर नॉएडा

व्यवसाय: वकालत


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रमेन्द्र श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

अनुपम कुमार माहेश्वरी
निबंधक लिपिक

the details of which are provided in **Annexure– I** attached hereto (hereinafter referred to as the "**Lease Deeds**") as per the terms and conditions specified therein, which inter-alia include use of minimum 35% of the **Leased Land** for **Core Activity** including roads and open spaces (hereinafter referred to as the **"Core Area"**), while, balance **Leased Land** (hereinafter referred to as the **"Non Core Area"**) could be used for other specified activities (hereinafter referred to as the **"Non Core Activity"**).

AND the **Sub-Lessor** has been granted an unfettered right to sub-lease the whole or any part of the **Non Core Area** (hereinafter referred to as the **"Subject Land"**), whether developed or undeveloped; by way of plots or constructed properties; or give on leave and license; or otherwise dispose of its interest in the **Subject Land** to any person in any manner whatsoever, without requiring any consent or approval of **YEA** or any other relevant authority.

AND the **Sub-Lessor** had prepared land use plan, layout plan and other relevant plans for the development of the **Leased Land** in the name of **Jaypee Greens Sports City** which were duly approved by **YEA** vide letter dated 21.02.2014 bearing No. PLG/SDZ-01/855/2014. These plans were revised and approved by **YEA** vide letter dt.11.07.2018 bearing No. YEA/PLG/SDZ-01/62542/2018. (The said plans or the subsequently revised plans, as the case may be, hereinafter referred to as the **"Relevant Plans"**).

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AND in the premises and on the request of the **Sub-Lessee,** the **Sub-Lessor** has agreed to sub lease for a period upto 23.09.2099 a plot of land in the **Subject Land** admeasuring **19039 square meter** (approximately4.7 acres) (hereinafter referred to as the "**Demised Plot**") being **GH-A4** situated at Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Authority Area, District-Gautam Budh Nagar, (U.P.) of the **Relevant Plans**, to the **Sub-Lessee** for group housing for a Consideration of Premium of **Rs.47,56,38,581/- Crore (Rupees Forty Seven Crore Fifty Six Lakh Thirty Eight Thousand and Five Eighty One Only)** calculated **@Rs.24982.33 (Rupees Twenty Four Thousand Nine Hundred and Eighty Two Only)** per square meter and on one time lease rent of **Rs. 1,03,57,216/- (Rupees One Crore Three Lakh Fifty Seven Thousand Two Hundred and Sixteen)** calculated @ Rs.544/- per square metre on mutually agreed terms and conditions.

AND the **Demised Plot** is more specifically described in the Schedule of Property **(Annexure-II)** and Location Plan (**Annexure - III)** attached hereto.

NOW, THEREFORE, THIS SUB LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The **Sub-Lessor,** being the lawful lease holder of the **Demised Plot,** is competent to sub-lease the same to the **Sub-Lessee.** In Consideration of the payment of Premium of **Rs. 47,56,38,581/- Crore (Rupees Forty Seven Crore Fifty Six Lakh Thirty Eight Thousand and Five Eighty One Only**) calculated @ **Rs. 24982.33 (Rupees Twenty Four Thousand Nine Hundred and Eighty Two Only)** per square metre and on one **time lease rent of Rs. 1,03,57,216/- (Rupees One Crore Three Lakh Fifty Seven Thousand Two Hundred and Sixteen)**calculated **@ Rs.544/- per square**

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metre of Demised Plot, which has been paid by the **Sub-Lessee** to the **Sub-Lessor** as per the following details, the receipt of which the **Sub-Lessor** admits and acknowledges and hereby transfers and assign all its rights, title and interest in the demised plot in favour of the **Sub-Lessee;**

S.No.	Mode of Payment	Dated	Amount
I. Premium			
a.	1. By Cheque No. 092802 drawn on Axis Bank Limited.	06.05.2014	6,00,00,000/-
	2. By Cheque No. 150820 drawn on Axis Bank Limited.	10.03.2015	12,81,00,000/-
	3. By Cheque No. 151148 drawn on Axis Bank Limited.	03.04.2015	1,98,00,000/-
	4. By Cheque No. 079613 drawn on ICICI Bank Limited.	03.04.2015	99,00,000/-
	5. By Cheque No. 117212 drawn on ICICI Bank Limited	04.05.2015	99,00,000/-
	6. By Cheque No. 117213 drawn on ICICI Bank Limited	04.05.2015	99,00,000/-
	7. By Cheque No. 438004 drawn on Corporation Bank Limited.	08.10.2015	1,98,00,000/-
	8. By Cheque No. 438004 drawn on Corporation Bank Limited.	08.10.2015	2,97,00,000/-
			28,71,00,000/-
	9. Tax deducted at source vide Certificate No. XARNGHI	12.03.2015	19,00,000/-
	10. Tax deducted at source vide Certificate No. XRLGDOJ	19.10.2015	2,00,000/-
	11. Tax deducted at source vide Certificate No. XRLDINJ	19.10.2015	1,00,000/-
	12. Tax deducted at source vide Certificate No. XRLDPTJ	19.10.2015	1,00,000/-

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	13. Tax deducted at source vide Certificate No. XRLDLEJ	19.10.2015	1,00,000/-
	14. Tax deducted at source vide Certificate No. XRLDPTJ	02.08.2016	5,00,000/-
	15. By Cheque No. 390086 drawn on Axis Bank Limited. (Subject to Realiasation).	30.04.2020	50,00,000/-
	16. By Cheque No. 390087 drawn on Axis Bank Limited. *	28.01.2020	17,87,82,196/- *
II. Lease Rent	17. By Cheque No. 390088 drawn on Axis Bank Limited. *	28.01.2020	1,02,53,644/-*
III. TDS amount	18. To be deposited by **Sub- Lessee**	-	19,59,957/-
		TOTAL	**48,59,95,797/-**

* The cheques mentioned at Sl.No. 16 & 17 will be encashed by the Sub-Lessor only after 30 days of the approval of the Building Plans by YEA, as submitted by Imperia Structures Limited on receipt of a confirmation letter from Sub-Lessor of no overdues payable to YEA. The Sub-Lessee shall submit the Building Plans to YEA on receipt of the above confirmation letter from the Sub-Lessor and will make its best efforts to get it approved from YEA at the earliest.

However, since the cheques mentioned at Sl.No.16, 17 are valid only for three months, in the event of aforesaid condition is not fulfilled within such validity period of three months, the Sub-Lessee undertake to replace the present cheques within the period of 30 days of the fulfillment of aforesaid condition.

If the Sub-Lessee fails to replace the cheques as aforesaid or if the said cheques are not paid as per aforesaid terms, the Sub-Lessee shall also be liable to pay interest @15% per annum on defaulted amount for

delayed/defaulted period. Further, if such default period exceeds three months, the Sub-Lessor shall take appropriate actions, including cancellation of this Sub Lease Deed.

2. The **Sub-Lessor** has delivered the actual physical vacant possession of the **Demised Plot** to the **Sub-Lessee** and the **Sub-Lessee** has taken possession of the **Demised Plot**, subject to the covenants and conditions on the part of the **Parties** stated hereinafter together with privileges, rights, easements and appurtenances up to the period expiring on 23.09.2099.

3. Upon execution of this **Sub Lease Deed**, the **Sub-Lessor** shall furnish a copy of the Sub Lease Deed to **YEA.**

4. The **Sub-Lessee** has paid one time lease rent in respect of the **Demised Plot** to the **Sub-Lessor** and therefore **the Sub-Lessee** shall not be liable to pay any lease rent in future to **YEA / Sub-Lessor** in respect of the **Demised Plot** for the balance lease period.

5. **The Sub-Lessee** has inspected and satisfied itself regarding the site, the layout plans, ownership records, the **Lease Deeds** and other documents relating to the title and all other details of the **Demised Plot** that the **Sub-Lessee** considers relevant for the transaction contemplated herein.

6. The **Sub-Lessee** has satisfied itself about the right, title and capacity of the **Sub-Lessor** to deal with the **Demised Plot** and the **Subject Land** and has understood all the limitations and obligations thereof.

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7. The **Demised Plot** is being leased to the Sub Lessee on the terms and conditions stated herein subject to the provisions of the **Lease Deeds.**

8. The **Sub-Lessee** shall have right to sub-lease the whole or any part of the **Demised Plot** whether developed or undeveloped; by way of plots or constructed properties; on leave and license; or otherwise dispose off its interest in the **Demised Plot** or part thereof to any person as per rules, regulations and directions of YEA without requiring any consent / approval from the **Sub-Lessor** only after clearance of all the dues as stated in Clause Number – 1(Sl No: 15 to 17).

9. The **Sub-Lessee** shall be entitled to transfer the **Demised Plot** or the buildings constructed on the **Demised Plot** in full or in parts on further sub-lease(s) within the terms of this **Sub–Lease Deed** and on payment of transfer charges to **YEA**, as may be applicable only after clearance of all the dues as stated in Clause Number – 1(Sl No: 15 to 17). The **Sub-Lessee** or its subsequent sub lessees for all such transfers shall follow the procedure, as may be specified by **YEA** before executing any subsequent sub lease deeds and such transfers shall always be subject to the applicable laws, byelaws, regulations etc. including payment of applicable charges, duties, taxes, levies etc payable to any authority /body/agency as the case may be. The **Sub-Lessee** or the subsequent sub-lessees as the case may be shall notify to the **YEA** /the **Sub-Lessor** the details of such sub-leases and provide copies of such transfer/sub-lease deeds to the **YEA** /the **Sub-Lessor** or any other authority as may be specified by **YEA** / the **Sub-Lessor.**

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10. The **Sub-Lessee** can mortgage the **Demised Plot** as may be permitted by **YEA** at their sole discretion in favour of banks/financial institutions on such terms and conditions as may be specified by **YEA**.

11. It shall be permissible for the **Sub-Lessee** to provide for Multiple renting of the buildings constructed on the **Demised Plot.**

12. The **Sub-Lessee** can get the **Demised Plot** converted to freehold as and when permitted by **YEA** on such terms and conditions as may be specified by YEA and the Sub Lessor shall, at request of the Sub Lease, endeavor to help the **Sub Lessee** in obtaining applicable permits, sanctions, approvals, clearances, etc., from YEA in this regard, without being responsible and / or liable for the the same in any manner.

13. The **Sub-Lessee** shall have the right of way to the roads adjoining the **Demised Plot** and roads leading to sector roads and shall be entitled to enter upon such roads for the purpose of accessing the **Demised Plot** insofar as it is not detrimental to the **Sub-Lessor** or **YEA** or public interest. The **Sub lessor** / Designated Maintenance Agency shall put up signages /boards indicating the location of the Demised Plot along with other Plots and facilities in the Jaypee Greens Sports City as per its policies/ guidelines.

14. The land use of the **Demised Plot** shall be for group housing development as per the **Relevant Plans** and the **Sub-Lessee** shall adhere to the same. Further, the **Sub-Lessee** shall be entitled to carry out the group housing development including residential units/flats and common and community facilities for the residents of group housing on the **Demised Plot** as permitted by the **YEA** and applicable laws , Rules, Building Regulations thereby, adhering to:-

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a) Standards and Specifications laid down in the Building Regulations and other Regulations of **YEA**/relevant Indian Standards/National Code etc.

b) Applicable Master Plans and Rules & Regulations of **YEA** and other relevant authorities.

c) Government policies and relevant Codes of BIS/IS relating to disaster management in land use planning and construction work.

d) All other applicable and relevant laws, including but not limited to labour and environmental laws.

15. The ground coverage, height and setbacks etc. in respect of the **Demised Plot** shall be governed by the applicable **YEA** Rules and Building Regulations. As regards Floor Area Ratio (FAR), the **Sub-Lessee** shall be entitled to a maximum FAR of 3.0 which is currently permissible in respect of the **Demised Plot** for group housing development under the applicable Rules and Building Regulations of **YEA**. However, the **Sub Lessee** shall not be entitled to FAR of more than 3.0 even if it is permissible under **YEA** Regulations at any time in future. Further the Sub Lessee shall be entitled to a maximum density of persons per hectare of the **Demised Plot** as specified in Annexure IV attached with this Sub Lease Deed, which will not be reduced by Sub Lessor, and Sub-Lessee shall be entitled to submit building plans availing upto the maximum density of persons per hectare of the Demised Plot as detailed in Annexure IV hereof.

16. The Building drawings and relevant details for construction on the **Demised Plot** shall be subject to the approval of **YEA** for which the **Sub-Lessee** shall follow the procedure as may be prescribed **by YEA**

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from time to time. However, if necessary, the **Sub-Lessor** may, at request of the **Sub-Lessee**, endeavor to help the **Sub-Lessee** in obtaining applicable permits, sanctions, approvals, clearances, etc., from **YEA** for effective enjoyment and construction on the **Demised Plot**, without being responsible and/or liable for the same in any manner.

17. The **Sub-Lessee** shall accept variations, deletions, additions, alterations, modifications in the **Relevant Plans** made either by the **Sub-Lessor** as it deems fit and proper or by or pursuant to requirement of **YEA** which alterations may involve changes, including change in the surroundings of the **Demised Plot**, change in the number and height of the surrounding buildings, change in the nature of usage of the surrounding buildings etc. on the **Leased Land** and the **Sub-Lessee** shall be bound by such variations, deletions, additions, alterations and modifications etc. provided it does not affect any change in the (i) location, adjacent roads, entry and exit to the **Demised Plot**, (ii) usage & area of the **Demised Plot** and (iii) permissible FAR and persons per hectare density on the **Demised Plot**.

18. The **Sub-Lessee** shall be required to obtain all necessary sanctions / permits / approvals etc. from relevant authorities with regard to the **Demised Plot** and all activities thereon in its own name in accordance with the applicable laws and regulations of **YEA** and / or other relevant authorities.

19. The **Sub-Lessee** shall, at its own cost, keep the **Demised Plot**, the construction raised thereon, partitions, pipes and appurtenances thereto or belonging thereto, in good state and maintain the same in

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MIDAS INFRASTRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

a fit and proper condition and ensure that the support, shelter etc. of the constructed property on or pertaining to the **Demised Plot** are not damaged or jeopardized in any manner whatsoever.

20. a) The External Development Charges (hereinafter referred to as '**EDC**') for development outside the **Leased Land** are levied by **YEA** on the **Sub-Lessor.** The Premium for the **Demised Plot** is based on **EDC** of Rs. 574 per square metre on **Leased Land**, currently payable to YEA and payment of **EDC** to that extent for the **Demised Plot** will be the responsibility of the **Sub Lessor.** However, in the event, the **EDC** levied by **YEA** on the **Leased Land** is higher than Rs. 574 per square metre due to any reason whatsoever, then the additional liability on the **Sub Lessor** on this account in relation to the area of the **Demised Plot** shall be payable by the **Sub-Lessee.** The **Sub-Lessee's** share of such additional **EDC** shall be determined by first determining the additional liability for the **Subject Land,** which will be treated as the additional liability for saleable area of the **Subject Land** and then apportioning it to the area of the **Demised Plot** proportionately on the basis of the area of the **Demised Plot** and total saleable area of the **Subject Land** and accordingly the demand shall be raised on the **Sub Lessee.** The **Sub-Lessee** shall promptly make the payment of such demand of additional **EDC** to the **Sub-Lessor** which in any case shall not be later than 15 days from the receipt of the demand failing which it will be treated as default on the part of the **Sub Lessee.**

b) Apart from the above, the **Sub-Lessee** shall pay all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **YEA** or any local or other authority of Central or State

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Government in respect of the **Demised Plot** from the date of execution of this **Sub-Lease Deed** computed by the **Sub-Lessor** on the basis as per sub-para (a) above. Such payment shall be made by the **Sub-Lessee** to the **Sub-Lessor** or the relevant authority, as the case may be, on demand within the period as may be specified therein, failing which it will be treated as default on the part of the **Sub-Lessee.**

In case any demand is received by the **Sub-Lessee** towards taxes, duties and other charges in respect of the **Demised Plot** for the period up to the date of execution of this **Sub-Lease Deed**, the same shall be liability of the **Sub Lessor** without affecting the rights of the **Sub-Lessee** in any manner whatsoever.

c) The **Sub-Lessee** shall pay all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **YEA** or any local or other authority of Central or State Govt. in respect of the buildings/apartments/facilities or any other development constructed on the **Demised Plot** .

21. a) The **Sub-Lessor** shall provide and complete the external services such as approach roads, drainage, sewage, electric lines (as permissible) and water supply lines, from the external services as may be provided by YEA. Such external services shall be generally similar to those made available by the **Sub-Lessor** to other group housing plots and will be provided at a single point on the edge of the **Demised Plot** (hereinafter referred to as the **"Shared Areas & Facilities"**), at its own cost in due course of time. So as to enable the Sub-Lessee to connect such external services with the demised plots respectively, and the Sub Lessee shall not be liable to pay

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any additional amount in this regard except the maintenance and replacement charges. In case of any delay in providing such external services, the **Sub-Lessor** shall ensure that the same are provided at least before the external services are provided by the **Sub-Lessor** for its own 'KOVE Project' from the external services as may be provided by YEA.

b) The **Sub-Lessee** and/or subsequent sub-lessees shall pay the maintenance charges including replacement charges, if any, in respect of **"Shared Areas & Facilities"** (hereinafter referred to as the **"Shared Areas & Facilities Charges"**), on pro-rata basis as may be decided by the **Sub-Lessor** or the maintenance agency ***(hereinafter referred to as the Designated Maintenance Agency)*** from time to time. The **"Shared Areas & Facilities Charges"** shall commence with immediate effect in respect of whatever part of Shared Areas & Facilities as and when made available for use, and will increase from time to time for services provided.

c) **The Sub-Lessor** or the **Designated Maintenance Agency** shall be entitled to collect the taxes, dues, demands, charges, duties etc. as may be levied by concerned Municipal/ Governmental authorities including but not limited to **YEA** or any other statutory body on pro rata basis from the **Sub-Lessee** so long as each unit within the **Leased Land** is not separately assessed for such purposes and the taxes, dues, demands, charges, duties etc are collectively levied for the **Leased Land** including any construction thereon.

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22. a) The **Sub-Lessee** shall make its own arrangements for and maintain all civil amenities such as electric supply, water supply, sewerage, drainage, internal roads, and other common areas and facilities in the Demised Plot including the exterior of the apartment blocks within the **Demised Plot** (hereinafter referred to as the **"Common Areas & Facilities within the Demised Plot"**) at its own cost and connect the common facilities with the main system of the **Sub Lessor** at its own cost. The Sub –Lessee/ its maintenance agency will be entitled to charge and collect maintenance charges from occupants / allottees of apartments and other premises in the Demised Plot.

b) The **Sub-Lessee** or subsequent sub-lessees shall be charged for receiving supply of services like electricity and water etc. to the **Demised Plot** at the rate corresponding to the charges levied by relevant authorities or as applicable for other inhabitants as per the guidelines by the **Sub-Lessor/ Designated Maintenance Agency.** However, the **Sub-Lessor** or **Designated Maintenance Agency** shall not be responsible for any interruption in water supply / electric supply and/or its quality. **Sub-Lessee** may make its own arrangements for alternative source in case of any break down/interruption in water supply / electric supply.

23. The **Sub-Lessee** hereby assures the **Sub-Lessor** that during the lease period, it shall promptly pay all the dues including the **Shared Areas & Facilities Charges** and charges towards electricity & water supply etc. as per Invoices raised by the **Sub Lessor or Designated Maintenance Agency.** Further, at the time of transfer of rights and obligations pertaining to maintenance of **Common Areas & Facilities within the**

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Demised Plot to an Association/Society of Apartment Owners or of the residents/ occupants/ allottees etc. or to the Sub Lessee's Maintenance Company, the **Sub-Lessee** shall ensure:

a) That the said Association/Society/ the **Sub Lessee's** Maintenance Company enters into an Agreement with the **Sub Lessor or Designated Maintenance Agency** in a form and manner as may be decided by the **Sub-Lessor** or **Designated Maintenance Agency** for taking over the responsibility to promptly pay all the dues including the **Shared Areas & Facilities Charges** and the charges towards electricity and water supply etc. as may be provided by the **Sub-Lessor** or designated maintenance agency to the **Demised Plot** as per Invoices raised by the **Sub Lessor or Designated Maintenance Agency.**

b) That bye laws of the said Association/Society/ Sub-Lessee's Maintenance Company have provisions to ensure **timely payment of the dues to the Sub-Lessor** or **Designated Maintenance Agency** for availing **the Shared Areas & Facilities and other** services and payment of the dues shall be the sole responsibility of such **Association/Society/ Sub Lessee's Maintenance Company** and such dues shall have first charge on all inflows of the said **Association/Society/ Sub Lessee's Maintenance Company.**

In case, the **Sub-Lessee**/Association/Society/ Sub Lessee's Maintenance Company as the case may be defaults in payment of such dues on the due dates at any stage, the **Sub-Lessee**/Association/Society/Sub-Lessee's Maintenance Company agrees to pay fine for such default as may be fixed by the **Sub Lessor** or the **Designated Management Agency.** In the event the default

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continues for more than two months, the **Sub-Lessor** or Designated **Maintenance Agency** may, at its sole discretion, stop the use of **Shared Areas & Facilities** by and the supply of services to, the **Sub-Lessee** or the residents /occupants/allottees etc. within the **Demised Plot.**

24. The **Sub-Lessee** covenants and warrants that:

a) The **Sub-Lessee** shall follow all laws and bye-laws, rules, building regulations and directions of **YEA** and the local municipal or other authority now existing or hereinafter to exist in relation to the **Demised Plot** and construction thereon and so far as they affect the health, safety and convenience of inhabitants of the **Demised Plot** and the adjoining area.

b) The **Sub-Lessee** shall bear the stamp duty charges and legal expenses of execution of this **Sub-Lease Deed** including the registration charges as may be applicable.

c) The **Sub-Lessee** shall permit the members, officers and representatives of **YEA** and workmen and other persons employed by **YEA** at all reasonable time of the day with prior notice to enter into and upon the **Demised Plot** and buildings to be erected thereupon in order to inspect the **Demised Plot** and buildings erected thereon.

d) The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason relating to the **Demised Plot,** on account of any act or omission on the part of the **Sub Lessee.**

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25. The **Sub-Lessor** covenants and warrants that:

a) The **Sub-Lessor** has the full right and authority to execute this **Sub-Lease Deed** and to grant the sub-lease of the **Demised Plot** and that the **Sub-Lessee,** upon performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the **Demised Plot** during the term of this **Sub-Lease Deed** without any interruption, disturbance, claims or demands by the **Sub-Lessor** or by any person/s claiming for and on behalf of the **Sub-Lessor** except as per the covenants and provisions of this **Sub-Lease Deed.**

b) The **Sub-Lessor** shall, subject to terms of the **Sub-Lease Deed**, grant, transfer, convey and assure, from time to time, all its reversionary rights and interests in respect of the **Demised Plot** as may be required by the **Sub-Lessee** for construction thereon as per applicable Master Plan, Rules and Building Regulations of **YEA.**

c) The **Demised Plot** is free from all encumbrances, claims, disputes, encroachments, occupations, litigations, injunctions, mortgages, charges, pledges, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations, except the payment of premium and annual lease rent to **YEA** under the terms of the **Lease Deed.** The payment of installments of the premium amount of the **Subject Land** and its annual lease rent to **YEA** is the obligation of the **Sub-Lessor** and the **Sub-Lessee** shall not be liable for the same. The **Sub-Lessee** has satisfied itself of the **Sub-Lessor's** title and has entered into this **Sub-Lease Deed** thereafter. However in case any loss, damages is caused to the Sub Lessee due to default in the

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payment of installment of premium amount and annual lease rent to YEA, Sub-Lessor shall be liable to indemnify the Sub Lessee for all the losses, damages occurred caused to or suffered by the Sub Lessee.

d) The **Sub-Lessor** shall, at all times to come, not do, omit or suffer to be done anything whereby the sub-leasehold rights granted in favour of the **Sub-Lessee** in the **Demised Plot** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever, excluding, circumstances where the sub-leasehold rights are affected on account of applicable law, rule or regulation or policy of the State Government or the Central Government, **or any other** relevant authority.

e) The **Sub-Lessor** shall defend its rights, title and interest in the **Demised Plot** hereby sub-leased in favour of the **Sub Lessee** and shall keep the **Sub-Lessee** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings, or litigation, for any reason, which the **Sub-Lessee** may suffer by reason of any defect in title, in interest and leasehold rights of the **Sub-Lessor** in the **Demised Plot.**

26. **YEA** shall have full right and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the **Demised Plot** or any part thereof and to do all acts and things, which may be reasonably necessary or expedient for the purpose of searching, removing and enjoying the same. The **Sub-Lessee** shall not be allowed to take excavated earth/soil out of Jaypee Greens Sports City Project site. **Sub-Lessor** shall provide a suitable area within 1 to 2 kilometer radius of the demised Plot for storage of the excavated earth and **Sub-Lessee**

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shall be entitled to lift the same at its own risk and cost for re-using the same in the demised Plot as per its requirements, without any additional payments within 04 (Four) years from the date of this Sub Lease Deed.

27. The **Sub-Lessee** shall not display or exhibit on the **Demised Plot** any picture posters, statues, other articles which are indecent or immoral. The **Sub-Lessee** shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings which shall be constructed over the **Demised Plot** except at places as may be specified for the purpose by the **Sub-Lessor.**

28. The **Sub-Lessor** shall have no objection to the **Sub-Lessee** using the word 'Jaypee Greens Sports City' in its address for indicating the specific location of the **Demised Plot** and that it is located within the 'Jaypee Greens Sports City' complex in its brochure, promotional and marketing material. However this will not give the **Sub-Lessee** the right to use the word 'Jaypee Greens Sports City' in any manner, either expressly or impliedly, intentionally or otherwise, so as to convey an impression that the project developed by the **Sub-Lessee** in the **Demised Plot** is part of the project of the **Sub-Lessor** or has been developed, constructed or carried out by the **Sub-Lessor**. The Sub Lessee or its subsequent Sub –lessee may be provided membership of various clubs and may be permitted to avail other facilities at 'Jaypee Greens Sports City' by the Sub Lessor at the sole discretion of **the Sub Lessor** on the terms and Conditions as decided by the **Sub Lessor** from time to time.

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29. Nothing herein shall be construed to provide the **Sub-Lessee** with the right to prevent the **Sub-Lessor** from:

a) Constructing or continuing with the construction of the other buildings, independent houses, apartments or other structures and services in the areas adjoining the **Demised Plot**;

b) Putting up additional constructions, residential, commercial or of any other kind on the **Subject Land,** except on the **Demised Plot;** without affecting the FAR, building plans, usage, plot area, density of the **Demised Plot** and location of adjacent roads in the immediate periphery of the **Demised Plot.**

c) Amending / altering the **Relevant Plans** without affecting the adjacent roads; entry and exit to the **Demised Plot**, the permissible FAR, density, location, usage and plot area of the **Demised Plot**.

30. In case **Sub-Lessee** allows the use, occupation and construction on the **Demised Plot** to any person other than the **Sub-Lessee** itself, the **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the user, occupier and the construction agency of the **Demised Plot** or buildings thereon and shall bring all obligations, liabilities and responsibilities to the notice of such user, occupier or the construction agency of the **Demised Plot** or buildings thereon, wherein, insofar as the **Sub-Lessor** is concerned, it would be understood that any default in carrying out the obligations, liabilities and responsibilities by the **Sub-Lessee's** user, occupier and/or the construction agency, shall be deemed to be the default of the **Sub-Lessee.**

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31. The **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the subsequent sub-lessees in respect of the **Demised Plot** or buildings thereon and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such subsequent sub-lessees of the **Demised Plot** or buildings thereon who will subsequently be bound by the terms of this **Sub-Lease Deed.**

32. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against all actions, suits, claims, demands and proceedings, third party claims and cost or expense that may be suffered by the **Sub-Lessor** in respect thereof on account of anything done or omitted to be done by the **Sub-Lessee** in connection with or arising out of the **Demised Plot**, at all times.

33. The **Sub-Lessee** shall keep the **Sub-Lessor** or the **Designated Maintenance Agency** indemnified against all costs, damages, claims, losses etc. on account of non-payment of timely dues including **"Shared Areas & Facilities Charges"** and charges towards electricity & water supply etc. for any reason whatsoever.

34. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against any claims for damages which may be caused to any property belonging to the **Sub-Lessor/** its workmen / representative resulting from the execution of the works on the **Demised Plot** and also against claims for damages arising from the actions of the **Sub-Lessee** or his workmen or representatives, which;

a) Injure or destroy any building or part thereof or other structure contiguous or adjacent to the **Demised Plot.**

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b) Keeps the foundation, tunnels or other pits on the **Demised Plot** open or exposed to weather causing any injury to contiguous or adjacent plot and/or building.

c) Causes any injury or damage to any building contiguous or adjacent to the **Demised Plot** by digging any pit near the foundation of such building.

The damages shall be assessed by YEA and / or any other persons / body as may be mutually agreed between the Sub Lessor and the Sub Lessee whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the **Sub-Lessee**.

35. The **Sub-Lessee** shall comply with all the covenants, representations, warranties and undertakings contained herein, and keep the **Sub-Lessor**, its employees, representatives, agents harmless and indemnified of all claims, actions, as may be brought by the co-inhabitants of the **Sub-Lessee**, his guests or any person claiming through him, and all losses, damages, penalties, attorney fee, etc., as may be suffered by the **Sub-Lessor** on account of any act or omission by the **Sub-Lessee**.

36. The **Sub-Lessor** shall comply with all the covenants, representations, warranties and undertakings contained herein and under the terms of the **Lease Deeds** having implications on or affecting the **Demised Plot.** It is clarified that unless stated otherwise in this **Sub-Lease Deed**, the **Sub-Lessee** is bound by the terms of the **Lease Deed** as if and in as much as the **Sub-Lessor** is bound and liable to the **YEA**, so far they apply to the **Demised Plot** and **the Sub- Lessee,** and all terms of the **Lease Deed** so far they apply to the the Demised Plot shall apply

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mutatis mutandis to the **Sub-Lesse**, the **Sub-Lessor**, shall keep the **Sub-Lessee**, its employees, representatives, agents harmless and indemnified in respect of all claims, actions, and for all losses, damage, penalties as may be brought against or suffered by the Sub-lessee in respect of the demised Plot on account of any act or omission by the **Sub-Lessor** under this Sub Lease Deed and / or the lease Deeds.

37. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessee**, **YEA** and/or the **Sub-Lessor** may, at their sole discretion, issue a written notice calling upon the **Sub-Lessee** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessee**, immediately upon receipt of such notice of the breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessor** and / or **YEA**, as the case may be, of such rectification or removal of breach or default in writing failing which **YEA** and / or the **Sub-Lessor** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

38. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessor**, the **Sub-Lessee** may, at its sole discretion, issue a written notice calling upon the **Sub-Lessor** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessor**, immediately upon receipt of such notice of such breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessee** of such rectification or removal of

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breach or default, by a written notice failing which the **Sub-Lessee** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

39. The **Sub-Lessee** shall not in any manner encroach upon the common land areas and facilities not handed over to the **Sub-Lessee.** Any encroachment, in any manner whatsoever, made by the **Sub-Lessee** shall be treated as default under this **Sub-Lease Deed.** The Sub Lessor shall not any in any manner encroach upon the demised Plot handed over to the Sub Lessee. Any encroachment, in any manners whatsoever, made by the **Sub Lessor** shall be treated as default by the Sub Lessor and shall be rectified as per procedure stated under clause 38 of this **Sub Lease Deed.**

40. The parties may agree to any special condition or conditions (hereinafter referred to as "Special Condition") which shall be mentioned in **Annexure-IV** to this **Sub-Lease Deed.** In the event any **Special Condition** mentioned in Annexure-IV is inconsistent to any term of this **Sub-Lease Deed**, the said **Special Condition** shall prevail.

41. In the event, any clause of this **Sub-Lease Deed** or the **Lease Deeds** or any **YEA** rules, regulations or building bye-laws are violated or breached by the **Sub-Lessee** or any subsequent sub-lessee/s, leading to the **YEA** levying penalty on **Sub-Lessee** or subsequent sub-lessee and/or re-entering the **Demised Plot**, then the **Sub-Lessor** shall not be liable to pay any penalty, charges, damages, compensation or return any monies or rentals to the **Sub-Lessee.**

42. Notwithstanding anything contained herein, in the event of any change in constitution of the **Sub Lessee** or in the event the Sub

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Lessee implements any scheme of reconstruction, conversion or other arrangements or consolidation, merger or amalgamation or otherwise with any other entity then any change in the constitution of the **Sub Lessee** shall not invalidate this Sub Lease or any provision of this Sub Lease Deed, and this Sub Lease Deed shall continue to operate as if this Sub Lease Deed signed by such changed/ new/ converted/ merged entity.

43. Any notice, letter, communication, request, demand, statement to be made, served or communicated unto either of the **Parties** under these presents shall be in writing and shall be deemed to be duly made, served or communicated only if the notice, letter, communication, request, demand, statement is addressed to that **Party** at the address mentioned below or such other addresses as may be intimated by the **Party** in this behalf to the other **Party** and delivered by hand against receipt or sent by registered post.

(a) Notices to the **Sub-Lessor** to:

The Vice –Chairman,
Jaiprakash Associates Limited
Sector – 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)

(b) Notices to the **Sub-Lessee** to:

Imperia Structures Limited,
A-25, Mohan Cooperative Industrial Estate,
Mathura Road, New Delhi- 110044

Attention: Mr. B.S. Batra
Telephone No. 011-46469999
Email: accounts@imperiastructures.com

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44. The **Sub-Lessee** and / or the subsequent sub-lessees, as the case may be, shall be responsible to inform **YEA** and also the **Sub-Lessor** by Registered Post of all subsequent changes in their address, failing which all notices and other communications sent at their last address as available with **YEA** or the **Sub-Lessor** shall be deemed to have been served to the **Sub-Lessee** or the subsequent sub-lessees, as the case may be.

45. It shall be the responsibility of the **Sub-Lessor** to notify any change in its registered office address to the **Sub-Lessee** failing which, all notices and other communications sent to the **Sub-Lessor** at its registered office specified hereinabove shall be deemed to have been served on the **Sub-Lessor.**

46. This **Sub-Lease Deed** constitutes the entire understanding of the terms and conditions between the **Parties** with respect to the sub lease of the **Demised Plot** to the **Sub-Lessee** and supersedes any or all prior oral or written discussions, representation, understanding, arrangement, communication or expression of intent, if any, between the **Parties** relating to the **Demised Plot** and / or subject matter of this **Sub-Lease Deed.**

47. If any provision or part of any provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.

48. The **Parties** shall perform their obligations contained herein with due diligence and mutual cooperation keeping in view the interest of

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each other and execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this **Sub-Lease Deed.**

49. The **Parties** shall try to resolve any dispute between them amicably by mutual discussions/ negotiations. In case, the **Parties** are unable to resolve the disputes amicably within 30 (thirty) days from the date of the notification of the dispute by one **Party** to the other, the dispute shall be referred to arbitration of a sole arbitrator. The sole arbitrator shall be appointed by the Chairman of the **Sub-Lessor** and shall be an independent person not having any pecuniary interest in the **Sub-Lessor.** The arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996 or any re-enactment or modification thereof for the time being in force and its decision shall be final and binding. The venue of arbitration shall be at Gautam Budh Nagar. The proceedings of arbitration shall be in English.

50. This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India.

51. The local Court of Gautam Budh Nagar, Uttar Pradesh and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this **Sub-Lease Deed.**

IN WITNESS WHEREOF the **Parties** have caused these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing:

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Annexure-1

DETAILS OF LAND TRANSFERRED ON LEASE BY YEIDA TOJAIPRAKASH ASSOCIATES LTD. (earlier JSIL)

Sl. No.	Name of Village	Area (Hect.)	Date of Execution	Details of Lease Deed Registration
1	Jaganpur Afjalpur	8.0369	25.09.2009	Book No. 1, Volume No. 5063 Page No. 1/60, Sl. No. 11623 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
2	Fatehpur Atta	26.2968	25.09.2009	Book No. 1, Volume No. 5062 Page No. 153/216, Sl. No. 11619 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
3	Gunpura	175.3639	25.09.2009	Book No. 1, Volume No. 5062 Page No. 77/152, Sl. No. 11618 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
4	Dankaur	160.6253	25.09.2009	Book No. 1, Volume No. 5062 Page No. 283/348, Sl. No. 11621 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
5	Salarpur	86.0487	25.09.2009	Book No. 1, Volume No. 5062 Page No. 217/282, Sl. No. 11620 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
6	Munjkheda	61.1913	25.09.2009	Book No. 1, Volume No. 5062 Page No. 349/406, Sl. No. 11622 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
	Munjkheda (Surrender Land)	-1.3300	16.12.2011	Book No. 1, Volume No. 10202 Page No. 235/252, Sl. No. 1744 dt. 23.01.2012 with Sub-Registrar, Sadar (G.B. Nagar)
	Munjkheda (Correction Deed)	-0.9955	08.09.2014	Book No. 1, Volume No. 16804 Page No. 193/202, Sl. No. 29086 dt. 08.09.2014 with Sub-Registrar, Sadar (G.B. Nagar)
7	Aurangpur	13.8193	25.09.2009	Book No. 1, Volume No. 5063 Page No. 61/120, Sl. No. 11624 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
8	Atta Gujran	74.6251	24.09.2009	Book No. 1, Volume No. 5063 Page No. 121/182, Sl. No. 11625 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
9	Aurangpur	155.6821	24.09.2009	Book No. 1, Volume No. 5063 Page No. 243/308, Sl. No. 11627 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
10	Mathurapur	34.2640	24.09.2009	Book No. 1, Volume No. 5063 Page No. 309/370, Sl. No. 11628 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
11	Mustafabad	9.4210	24.09.2009	Book No. 1, Volume No. 5063 Page No. 371/430, Sl. No. 11629 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
12	Bela Kalan	28.7532	24.09.2009	Book No. 1, Volume No. 5063 Page No. 183/242, Sl. No. 11626 dt. 25.09.2009 with Sub-Registrar, Sadar (G.B. Nagar)
13	Gunpura	8.5187	13.11.2009	Book No. 1, Volume No. 5247 Page No. 227/300, Sl. No. 14148 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
14	Jaganpur Afjalpur	0.0312	19.11.2009	Book No. 1, Volume No. 5247 Page No. 365/428, Sl. No. 14150 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
15	Gunpura	54.3950	19.11.2009	Book No. 1, Volume No. 5248 Page No. 65/130, Sl. No. 14152 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)

JAIPRAKASH ASSOCIATES LTD.

JAIPRAKASH STRUCTURES LTD. A-25, M.C.I.E. N.D. 110044

Sl. No.	Name of Village	Area (Hect.)	Date of Execution	Details of Lease Deed Registration
16	Fatehpur Atta	0.0570	19.11.2009	Book No. 1, Volume No. 5247 Page No. 301/364, Sl. No. 14149 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
17	Mustafabad	0.1390	19.11.2009	Book No. 1, Volume No. 5248 Page No. 1/64, Sl. No. 14151 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
18	Mathurapur	3.7960	19.11.2009	Book No. 1, Volume No. 5248 Page No. 131/194, Sl. No. 14153 dt. 30.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
19	Aurangpur	7.6425	05.05.2010	Book No. 1, Volume No. 7105 Page No. 175/240, Sl. No. 18422 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
20	Atta Gujran	2.4930	05.05.2010	Book No. 1, Volume No. 7105 Page No. 111/274, Sl. No. 18421 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
21	Salarpur	3.8139	05.05.2010	Book No. 1, Volume No. 7105 Page No. 369/430, Sl. No. 18425 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
22	Munjkheda	2.4560	05.05.2010	Book No. 1, Volume No. 7105 Page No. 47/110, Sl. No. 18420 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
23	Gunpura	0.3343	05.05.2010	Book No. 1, Volume No. 7105 Page No. 305/368, Sl. No. 18424 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
24	Fatehpur Atta	0.3289	05.05.2010	Book No. 1, Volume No. 7105 Page No. 241/304, Sl. No. 18423 dt. 21.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
25	Fatehpur Atta	3.4675	18.12.2010	Book No. 1, Volume No. 7823 Page No. 345/408, Sl. No. 704 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
26	Dankaur	14.4643	18.12.2010	Book No. 1, Volume No. 7824 Page No. 109/172, Sl. No. 708 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
27	Salarpur	2.4708	18.12.2010	Book No. 1, Volume No. 7824 Page No. 45/108, Sl. No. 707 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
28	Gunpura	0.0480	18.12.2010	Book No. 1, Volume No. 7823 Page No. 251/314, Sl. No. 701 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
29	Aurangpur	0.0582	18.12.2010	Book No. 1, Volume No. 7823 Page No. 123/186, Sl. No. 698 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
30	Atta Gujran	0.0010	18.12.2010	Book No. 1, Volume No. 7823 Page No. 1/66, Sl. No. 696 dt. 17.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
31	Dankaur	28.0916	28.03.2011	Book No. 1, Volume No. 8331 Page No. 11/72, Sl. No. 6008 dt. 31.03.2011 with Sub-Registrar, Sadar (G.B. Nagar)
32	Munjkheda (Alternate Land)	1.3300	16.12.2011	Book No. 1, Volume No. 10202 Page No. 315/402, Sl. No. 1746 dt. 23.01.2012 with Sub-Registrar, Sadar (G.B. Nagar)
	Total	**965.7390**		
Balance Land for lease to JAL		**34.2610**		
TOTAL LAND TO BE LEASED		**1000.00**		

JAIPRAKASH ASSOCIATES LTD.

TIRYA STRUCTURES (P) LTD. A-25, M.C.I.E. N.D.-110044

ANNEXURE - II

SCHEDULE OF PROPERTY

The **Demised Plot** having area as below:-

= 19039.00 Sqm.

or thereabout at Sector 25, SDZ, Yamuna Expressway Industrial Development Area, Distt. G.B. Nagar (UP) and as demarcated on the Location Plan and bound as under:

At or towards the EAST :
At or towards the WEST :
At or towards the NORTH :
At or towards the SOUTH :

As per Location Plan attached as **Annexure - III**

JAIPRAKASH ASSOCIATES LTD.

ALMONDZ GLOBAL INFRA STRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

JAIPRAKASH ASSOCIATES LTD.

(JAYPEE GREENS SPORTS CITY)

ANNEXURE - III

LOCATION OF DEMISED PLOT

SECTOR 128, NOIDA

LAYOUT PLAN OF SUBJECT LAND INCLUDING DEMISED PLOT

DETAILS OF DEMISED PLOT

DETAILS OF DEMISED PLOT
(As per Layout plan Approved by YEA)

For (Group Housing Plot)	= 19039.0 SQ.M.
TOTAL	**= 19039.0 SQ.M**

JAIPRAKASH ASSOCIATES LTD. **(JAYPEE GREENS SPORTS CITY)** SEC-128, NOIDA	TITLE:- **LOCATION PLAN OF DEMISED PLOT** SECTOR - 25, JAYPEE GREENS SPORTS CITY SDZ	DEALT BY. MEGHNA SHRIVASTAVA	SCALE:- N.T.S
		CHEKED BY. RAINA DORA	DATE 01-01-2020

ANNEXURE – IV

SPECIAL CONDITION

(See Clause 15 & 40)

Density applicable for Demised Plot hereby sub-leased to the **Sub-Lessee:**

Sl. No.	Demised Plot No.	Area of Demised Plot (Sq. Mtrs.)	Name of Sub-Lessee	Density (PPH)
1.	GH-A4	19039	Imperia Structures Limited	1600 (Sixteen Hundred)

JAIPRAKASH ASSOCIATES LTD.

IMPERIA STRUCTURES LTD. A-25, M.C.I.E. N.D.-110044

SIGNED AND DELIVERED BY

the within named
Jaiprakash Associates Ltd

JAIPRAKASH ASSOCIATES LTD.

Authorized Signatory

WITNESSES:

1. Rajeev Talwar
S/o SL Talwar
Sector 128, Noida

2. PRAVEEN KUMAR
Advocate
Greater Noida
Mob. 9810449222

SIGNED AND DELIVERED BY

the within named
Imperia Structures Limited

IMPERIA STRUCTURES LTD.
A-25,
M.C.I.E.
N.D.-110044

Authorized Signatory

TG Keswani
S/o Shri G. P. Keswani
256, Kailash Hills,
New Delhi-65

PRAVEEN KUMAR JAIN
S/o SHRI HANS RAJ JAIN
A-25, MCIE, New Delhi.

Enclosures: Annexure –I : Details of Lease Deeds.
Annexure -II : Schedule of Property
Annexure-III : Location Plan
Annexure-IV : Special Condition

आवेदन सं०: **202000743009916**

बही संख्या 1 जिल्द संख्या 35873 के पृष्ठ 377 से 456 तक
क्रमांक 3576 पर दिनाँक 29/01/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
29/01/2020