



उत्तर प्रदेश UTTAR P



(1)



CG 371973

SUPPLEMENTARY/CORRECTION DEED

THIS DEED is made on the 3rd day of March 2015 Between M/S. JAYPEE SPORTS INTERNATIONAL 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, Uttar Pradesh through its Company Secretary Mr. R. L. Batta as Authorized Signatory, registered office at Sector- 128, Noida- 201304, Uttar Pradesh (hereinafter called the 'Sub-Lessor' which expression shall, unless the context does not so admit include its successors, assigns) of the First Part.

and

M/S. PRESIDENCY INFRAHEIGHTS PVT. LTD, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at E-38, GTB Nagar, Kareli, Allahabad-211016 (U.P.) and Corporate Office at Unit No. 2201, 2nd Floor, Express Trade Tower-2 (ETT-2), Plot No. 36, Block-B, Sector-132, Noida-201301 (U.P.) through its authorized Director Mr. Shameem Azam S/o. Mr. Aftab Ahmad (hereinafter called the 'Sub-Lessee' which expression shall, unless the context does not so admit include its successors, assigns) of the Second part.



For Presidency Infraheights Pvt. Ltd.

[Signature]
Director

क्रम संख्या 52 स्टाम्प विक्रय की रशि 02/03/2015

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता 200

स्टाम्प की धनराशि

दिनेश कुमार स्टाम्प विक्रेता
लाइसेंस नम्बर 135/2011
लाइसेंस की नवीनीकरण की अवधि 31-3-20
अधिकृत विक्रय करने का स्थान 07 दिनांक 02/03/2015

M/S Presidency
INFRAHEIGHTS
PVT. LTD.

Noida.



82/17

4881/15

(2)

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

WHEREAS

The parties had executed a Sub-Lease Deed on 12-12-2012 and the said Sub-Lease Deed was registered in the Office of Sub Registrar, Gautam Budh Nagar on Bahi No.-I, Jild No.-12162, pages 69/106, Document No.-23980 on dated 12-12-2012.

The Sub-Lessor, vide the said Sub-Lease Deed, had sub-leased a plot of land admeasuring 22258 Sqm (5.50 acres) being part of Residential Pocket GH-F (as per the then Approved Layout Plans by YEIDA) herein below referred to as "Demised Plot". The Demised Plot consists of land admeasuring 20235 Sq. mtrs. (5.00 acres) for group housing development and land admeasuring 2023 Sq. Mtr. (0.50 acres) for recreational green (parks and play grounds) as described in the Schedule of Property attached thereto as Annexure I and located as per Location Plan attached thereto as Annexure II.



For Presidency Infraheights Pvt. Ltd.


Director

पूरक लेखपत्र

100.00

50

150.00

2,500

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

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पुत्र श्री

आफताब अहमद

व्यवसाय व्यापार

निवासी स्थायी

सी-624 जीटीबी नगर करेली इलाहाबाद उ0प्र0

अस्थायी पता

उक्त

ने यह लेखपत्र इस कार्यालय में

दिनांक 3/3/2015

समय 5:07PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

3/3/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनगशि रु. प्रलेखानुसार उक्त

प्रथम पक्ष

Davidall Seth

द्वितीय पक्ष

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आर0एल0 बत्ता

पुत्र श्री एम0एल0बत्ता

पेशा नौकरी

निवासी सै0-128 नौएडा जिला गौतमबुद्धनगर

उ0प्र0



मै0 प्रेजीडेन्सी इन्फ्राहाइट्स प्रा0लि0 शमीम आजम

पुत्र श्री आफताब अहमद

पेशा व्यापार

निवासी सी-624 जीटीबी नगर करेली इलाहाबाद

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(3)

In the above detail of the demised plot the numbering of both plots admeasuring 20235 Sq. mtr (5.00 Acre) for Group Housing Development and Land admeasuring 2023 Sq. mt (0.5 Acre) for recreational green (Park & play ground) was left to be mentioned as GHF-2 and GR-21 respectively.

In view of the above facts and circumstances the Parties have agreed to amend the said Sub-Lease Deed only to the extent provided herein below:-


The description of the Demised Plot in the last four lines of Recital 6 at Page-3 of the Sub-Lease Deed which reads as follows:-

: The Demised Plot consists of land admeasuring 20235 Sq. meter (5.00 acres) for group housing development and land admeasuring 2023 Sq. Metre (0.50 acres) for recreational green (parks and play grounds) as described in the Schedule of Property attached hereinafter as Annexure I and located as per Location Plan attached as Annexure II”.



For Presidency Infraheights Pvt. Ltd.

A blue ink signature of the Director of Presidency Infraheights Pvt. Ltd. Below the signature, the word 'Director' is written in blue ink.

ने निष्पादन स्वीकार किया। 


जिनकी पहचान श्री मुसीर अहमद

पुत्र श्री स्व0 जफर अमीर

पेशा

निवासी जीटी रोड सलाहपुर नियर पुलिस चौकी इलाहाबाद

व श्री एम0आर0 बडौनी

पुत्र श्री जी0आर0 बडौनी 

पेशा

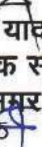
निवासी से0-128 नौएडा जिला गौतमबुद्धनगर

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
3/3/2015 



(4)

Therefore the parties have agreed to amend the Sub Lease dated 12-12-2012 to reflect the nomination of the plot in the said Sub Lease Deed as described above which shall be read as follows:-

- (a) "The Demised Plot consists of land admeasuring 20235 Sqm. (5.0 acres) for group housing development being Plot No. GH-F2 and land admeasuring 2023 Sqm. (0.50 acres) for recreational green (Parks & Playgrounds) as part of Pocket GR-21 as described in the Schedule of Property attached hereinafter as Annexure-I and located as per Location Plan attached as Annexure-II
- (b) Consequently, the Schedule of Property attached as Annexure-I and Location Plan attached as Annexure-II to the said Sub-Lease Deed are also amended only to reflect the identification of the Demised Plot. The amended Schedule of Property and amended Location Plan are attached hereto as Annexure-I & Annexure-II respectively and shall replace the earlier Schedule of Property and Location Plan attached to the said Sub-Lease Deed.

Save and except the above amendment all other provisions of the said Sub-Lease Deed shall remain unaltered, unchanged and/or un-amended.



For Presidency Infraheights Pvt. Ltd.

A handwritten signature in blue ink, appearing to be 'Director', written over a horizontal line.

प्रथम पक्ष

Registration No.: 4881

Year : 2,015

Book No. : 1

0101 मै0 जेपी स्पोर्टस इन्टरनेशनल लि0द्वारा आर0एल0 बत्ता

एम0एल0बत्ता

सै0-128 नौएडा जिला गौतमबुद्धनगर उ0प्र0

नौकरी



द्वितीय पक्ष

Registration No. : 4881

Year : 2,015

Book No. : 1

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सी-624 जीटीवी नगर करेली इलाहाबाद उ0प्र0

व्यापार



(5)

In witness whereof, the parties, hereto, have signed this Correction Deed on the day year first mentioned above.

WITNESS Mushir Ahmad
S/O LATE ZAFAR AMIR
G.T. ROAD SALAHPUR
NEAR POLICE CHAUKI
SALAHPUR, ALLAHABAD

WITNESS M. R. Badani
S/O Shri G. R. Badani
Sector - 128 Noida
Dist. G. B. Nagar (U.P.)

Ad. KULDEEP BHATI
Dist. Court G.B. Nagar
Mob. 9910386716

Sub-Lessor Pravindar Bhatt
Jaypee Sports International Limited
Noida
Sub-Lessee
For Presidency Infraheights Pvt. Ltd.
Director

आज दिनांक 03/03/2015 को

वही सं. 1 जिल्द सं. 17725

पृष्ठ सं. 161 से 170 पर क्रमांक 4881

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

3/3/2015



**JAYPEE SPORTS INTERNATIONAL LTD.
SECTOR 128, NOIDA**

AMENDED SCHEDULE OF PROPERTY

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

1)	Group Housing Plot GH-F2	=	20235 Sqm. (5.00 Acres)
2)	Recreational Green	=	2035 Sqm. (0.50 Acres)
	(Parks & Playground) Part of GR-21		
	Total	=	22258 Sqm. (5.5 Acres)

Or thereabout at Sector 25, Jaypee Sports City East, Yamuna Expressway Industrial Development Authority 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 - II.**



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For Presidency Infraheights Pvt. Lt

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Direct

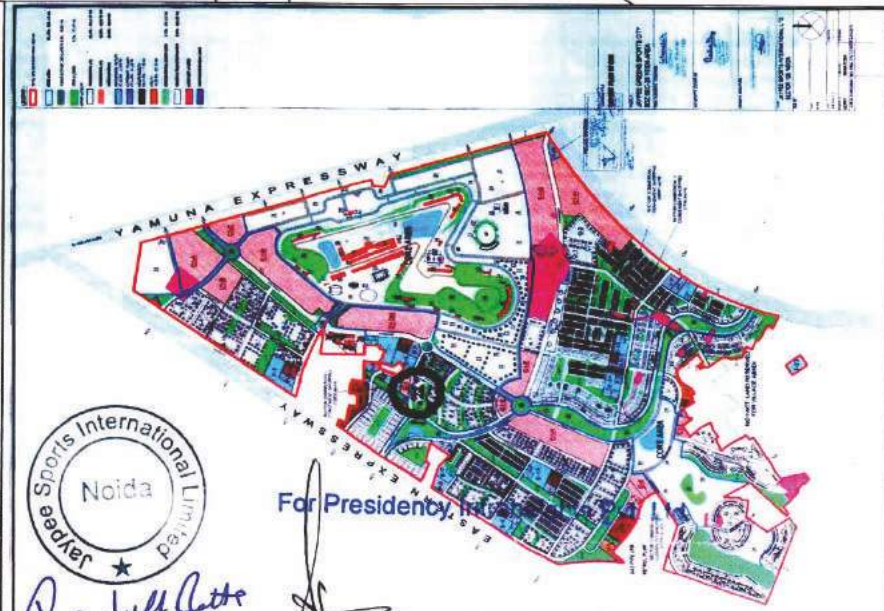
JAYPEE SPORTS INTERNATIONAL LIMITED

SECTOR 128, NOIDA

LOCATION OF DEMISED PLOT

ANNEXURE - II

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) = 20235 Sq.Mtr.
For Green (Parks & Playground) = 2023 Sq.Mtr.
(Part of GR-21)

TOTAL = 22258 Sq.Mtr.



Note:- All dimensions are in meter.

TITLE:-

JAYPEE GREENS
SPORTS CITY SDZ

AMENDED LOCATION PLAN OF DEMISED PLOT
SECTOR - 25, JAYPEE GREENS SPORTS CITY SDZ

DEALT BY:
MEGHNA SHRIVASTAVA

CHEKED BY
RAINA DORA

SCALE:-
N.T.S

DATE
18-02-2015

