

Greater Noida Industrial Development Authority
169, Chitvan Estate Sector-Gamma, Greater Noida.

Ref No- (Plg.)BP. 2009/2015 (C7FNS) 6826
Dated. 18/11/2015

To,

M/S Jaypee Greens
(A division of Jaiprakash Associate Ltd.)
G-Block, Surajpur Kasana Road,
Greater Noida

Sir/ Madam,

I hereby certify that the erection/re erection/alteration/demolition of building on **Plot No-Land-2 in Sector-26 & 31**, completed under the supervision of Technical Person or Name **Mr. Sandeep Sharma, COA No.-CA/2006/38193** and **Layout Plan** has been inspected by the officers of the Authority and declare that the building conform in all respects to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel, hygienic and sanitary conditions inside and the surrounding and is fit for occupation. I have to inform you that **Occupancy Certificate of Part Layout (Land-2)** 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 organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.

Yours faithfully,

Leenu
16/11/15
(LEENU SAHGAL)
G.M.(Planning&Arch)

Encl: One set of drawings()
Copy to G. M.(Engg) for information and n.a.

G.M.(Planning&Arch)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP05981138679982R
 Certificate Issued Date : 25-Apr-2019 04:35 PM
 Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0107077958550050R
 Purchased by : RAJ KUMAR MALHOTRA AND SANGEETA MALHOTRA
 Description of Document : Article 35 Lease
 Property Description : ESTATE HOME NO.E-6/4(ESTAT006B4) IN ESTATE HOMES LAND -II AT JAYPEE GREENS GREATER NOIDA
 Consideration Price (Rs.) :
 First Party : JAIPRAKASH ASSOCIATES LIMITED
 Second Party : RAJ KUMAR MALHOTRA AND SANGEETA MALHOTRA
 Stamp Duty Paid By : RAJ KUMAR MALHOTRA AND SANGEETA MALHOTRA
 Stamp Duty Amount(Rs.) : 43,32,800
 (Forty Three Lakh Thirty Two Thousand Eight Hundred only)



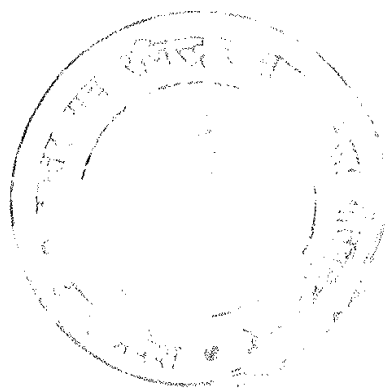
Please write or type below this line



SR 0002920190

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.stampcert.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.





SUB-LEASE DEED

Premises No : Estate Home No.E-6/4 (ESTAT006B4) in Estate Homes project
Village/ City : situated at Land-2 at Jaypee Greens, G-Block, Surajpur Kasma Road, Greater Noida-201306, Uttar Pradesh
Carpet Area : 529.21Sq.Mtrs.
Super area : 686.23 Sq. Mtrs. (7386.58 Sq. Ft.)
Sale Consideration : Rs.8,66,53,135/-
Value as per Circle rate: Rs.4,79,49,900/-
Stamp duty payable : Rs.43,32,657/- (As per Consideration)
Stamp duty paid : Rs.43,32,800/- (As per Consideration) (Rounded off)

THIS **SUB-LEASE DEED** is made and entered on this 26th day of April, 2019, at **Greater Noida**, District- Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAIPRAKASH ASSOCIATES LIMITED (having PAN-AABCB1562A), 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 Mr. RAHUL SINGH, S/o. Mr. YESHBIR SINGH, 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., S/o. Mr., registered office at Sector-128, Noida-201304, (U.P)



Smakhatu



Satyaveer
Satyaveer
S/o Gangi Ram
R/o House No. 360,
Kasna, Greater Noida
G. B. Nagar, U.P. - 201310



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



on behalf of the "Sub-Lessor" being his power of attorney holder vide Power of Attorney dated 26.12.16, duly registered vide Bahi No. 6, Jild No. 3, Pages 35 to 36, Document No. 16 with Sub- Registrar- First, Noida, (U.P).

AND

Mr. Raj Kumar Malhotra (having PAN-AAIPM0609H & Aadhaar No.4132 8061 8689), S/o. Mr. Ganga Ram Malhotra, Jointly with Ms. Sangeeta Malhotra (having PAN-AAIPM0608G & Aadhaar No.8995 9571 2535), W/o. Mr. Raj Kumar Malhotra, Both R/o.C-58, Rajouri Garden, New Delhi-110027, 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 Kasma 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.,



2

Malhotra



आवेदन सं०: 201900743037796

उप पट्टा विलेख

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 14345

वर्ष: 2019

प्रतिफल- 86653136 स्टाम्प शुल्क- 4332800 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 120 योग: 20120

श्री राज कुमार मल्होत्रा
पुत्र श्री गंगाराम मल्होत्रा
व्यवसाय : ठेकेदार
निवासी: सी-58 राजौरी गार्डन नई दिल्ली-110027



ने यह लेखपत्र इस कार्यालय में दिनांक 26/04/2019 एवं 03:32:27 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीए के सिंह
उप निबंधक: सदर रेंटर नोएडा
गौतम बुद्ध नगर
26/04/2019

अनुपम कुमार माहेश्वरी
निबंधक लिपिक



- (a) **Lease Deed** dated June 8, 2000 in respect of 222.42 acres of land executed between **GNIDA** and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No. 246 at pages 1019 - 1052 at Sl. No. 2936-2937 on 08.06.2000;
- (b) **Lease Deed** dated May 18, 2001 in respect of 14.4565 acres of land executed between **GNIDA** and Jaypee Greens Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No.331 at pages 393-428 at Sl. No. 3178-3179 on 18.05.2001; and
- (c) **Lease Deed** dated June 8, 2000 in respect of 215.38 acres of land executed between **GNIDA** and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No.246 at pages 1053-1086 at Sl. No.2938-2939 on 08.06.2000.

(hereinafter individually referred to as the "**Lease Deed**" and collectively referred to as the "**Lease Deeds**").

Land transferred through **Lease Deeds** as at (a) & (b) above is hereinafter referred to as "**Land-1**" and land transferred through **Lease Deed** at (c) above is hereinafter referred to as "**Land-2**". **Land-1 & Land-2** together hereinafter referred to as "**Leased Land**".



3

Smalhati



आवेदन सं०: 201900743037796

बही सं०: 1

रजिस्ट्रेशन सं०: 14345

वर्ष: 2019

निष्पादन लेखपत्र बाढ़ सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त पट्टा दाता: 1

श्री जयप्रकाश एसोसिएट्स लिमिटेड के द्वारा राहुल सिंह के द्वारा एस पी सिन्हा, पुत्र श्री यू पी सिन्हा

निवासी: जे पी सेक्टर-128 नोएडा जिला गौतम बुद्ध नगर

व्यवसाय: नौकरी

पट्टा गृहीता: 1



श्री राज कुमार मल्होत्रा, पुत्र श्री गंगाराम मल्होत्रा

निवासी: सी-58 राजौरी गार्डन नई दिल्ली-110027

व्यवसाय: ठेकेदार

पट्टा गृहीता: 2



श्रीमती संगीता मल्होत्रा, पत्नी श्री राज कुमार मल्होत्रा

निवासी: सी-58 राजौरी गार्डन नई दिल्ली-110027

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

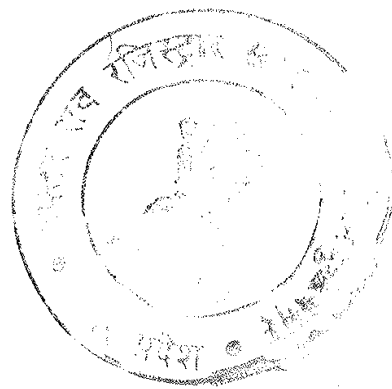
पहचानकर्ता: 1

श्री मुकुट लाल, पुत्र श्री श्यामराज सिंह

निवासी: 791 विवेकानन्द नगर गाजियाबाद

व्यवसाय: अन्य





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 Jaiprakash Associates Limited




Authorized Signatory

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


Allottee(s)

WITNESSES:

1.


Satyaveer
S/o Gangi Ram
R/o House No. 360,
Kasna, Greater Noida
G. B. Nagar, U.P. - 201310

2.

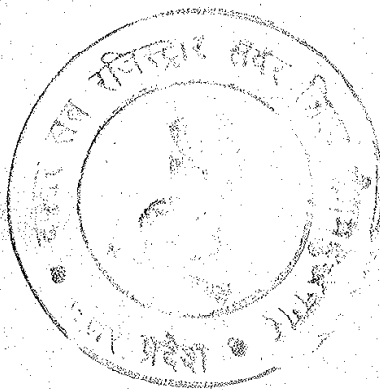

Mukut Lal
S/o Shauraj Singh
R/o House No. 701,
Vivekanand Nagar,
Ghaziabad - 201002 (U.P.)


Arvind Kumar Arora
Advocate

A-8980

आवेदन सं०: 201900743037796

बही संख्या 1 जिल्द संख्या 32323 के पृष्ठ 93 से 136 तक क्रमांक
143-45 पर दिनांक 26/04/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी० के० सिंह

उप निबंधक : सदर गेटर नोएडा

गौतम बुद्ध नगर

26/04/2019