

भाग 1

प्रत्युत्पत्ता अधिका धारणी द्वारा रखा जाने वाला

उप निबंधक: गुरा डेटा सौजन्य बुद्ध नगर 2026145023374
आवेदन संख्या: 202600743027714

लेख या धारणीय गण प्रस्तुत करने का दिनांक 2026-04-08 00:00:00

प्रत्युत्पत्ता या धारणी का नाम शरद कुमार

लेख का प्रकार गृह निवेश(30 वर्ष से

प्रतिफल की धारणी 2843095814 / 2843095814.00

1. रजिस्ट्रिकरण शुल्क 31558400

2. प्रतिनिधित्व शुल्क 140

3. निरीक्षण या समीक्षा शुल्क

4. मुद्रांतर के अधिपदाधीकरण किए शुल्क

5. कमीशन शुल्क

6. विधि

7. वारिक भना

1 से 6 तक का योग 31558540

शुल्क प्रस्तुत करने का दिनांक 2026-04-08 00:00:00

दिनांक जब लेख प्रतिनिधि 2026-04-08 00:00:00

प्रमाण पत्र वापस करने के लिए दिनांक 2026-04-08 00:00:00

रजिस्ट्रिकरण अधिकारी (Gauram Bueh Nagar)

Gauram Bueh Nagar



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP94924641819228Y

e-Stamp

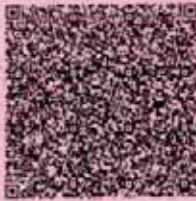


Certificate No. : IN-UP94924641819228Y
Certificate Issued Date : 07-Apr-2026 11:16 AM
Account Reference : NEWIMPACC (SV)/ up16051404/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1605140484131737799646Y
Purchased by : GAURSONS INDIA PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO. GH-13, SECTOR-22D, IN YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY, AREA-47755 SQ.MTR
Consideration Price (Rs.) :
First Party : YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party : GAURSONS INDIA PVT LTD
Stamp Duty Paid By : GAURSONS INDIA PVT LTD
Stamp Duty Amount(Rs.) : 22,09,09,000
(Twenty Two Crore Nine Lakh Nine Thousand only)

CERTIFICATE LOCKED

SCANNED

SOMESH CHHOKAR
ADVOCATE
GREATER NOIDA



22,09,09,000

Please write or type below this line

IN-UP94924641819228Y

गजेन्द्र सिंह
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd.

Authorised Signatory

PF

0033912610

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



0033815810



LEASE DEED

This Lease Deed is made on this the 07th day of April 2026

By and between

Yamuna Expressway Industrial Development Authority, an Authority constituted under the provisions of the U.P. Industrial Area Development Act 1976 and having its Office at, First Floor Commercial Complex, Block- P2, Sector-Omega-1, Greater Noida City, Distt Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as "**LESSOR/AUTHORITY**" which expression unless repugnant to the context, shall mean and include its successors) of the ONE PART;

AND

M/s Gaursons India Pvt. Ltd., (PAN- AACCG3895Q) a private limited company duly incorporated under the Companies Act, 1956 and having its Registered Office at 101, 1st Floor, Ashish Comm. Complex, Plot No. 2/3, LSC New Rajdhani Enclave, Delhi-92 And Corporate Office at Gaur Biz Park, Plot No. -1, Abhay Khand-II, Indirapuram, Ghaziabad(U.P) (hereinafter called the "**LESSEE/ALLOTTEE**", which expression, unless the context does not so admit, shall include its executors, successors in office, administrators, representatives and permitted assigns) of the OTHER PART; represented herein through its Authorized Signatory **Mr. Sharad Kumar S/o Sh. Ambrish Kumar (AADHAAR No. XXXX XXXX 2910) Address :- Gaur Biz Park, Plot No.1, Abhay Khand-2, Indirapuram, Ghaziabad, U.P.** duly authorized by its Board of Directors vide Board resolution dated **12-01-2026**;

WHEREAS the plot, hereinafter described, forms part of the land acquired under the Land Acquisition Act, 1894 'and developed by the LESSOR for the purpose of setting up an urban and institutional area.

AND WHEREAS, the LESSOR has agreed to demise and the LESSEE has agreed to take on lease the said plot of land numbered as Plot No. **GH-13, Sector-22D**, Yamuna Expressway Industrial Development Authority, admeasuring area- **47755.00** square meters as per Letter Ref no. Y.E.A / Builders / 5692/2026 dated 01-04-2026 & Lease plan (However, admeasuring area 47754.60 sq.mtr. as per Allotment Letter Ref no. Y.E.A /GH11/5517/2026 dated 09-01-2026 and excess area 0.40 sq.mtr. as per Letter Ref no. Y.E.A / Builders / 5692/2026 dated 01-04-2026 & Lease plan) on the terms and conditions hereinafter appearing for the purpose of constructing Group Housing / Builders Residential Buildings as per the land use set out in the Brochure of Scheme **YEA-GH-11/2025** and as per the Buildings plans to be got approved by the LESSEE from the LESSOR.

07/04/2026

गजेन्द्र सिंह
प्रबंधक (सम्पत्ति)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd.

— Sharad —
Authorised Signatory



NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

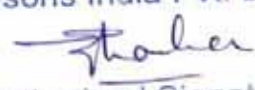
I. That in consideration of:

- a) The leasehold rights for the said plot of the land with a total area admeasuring 47755.00 sq. mtrs. (comprising of the area admeasuring 47754.60 sq.mtr. allotted as per Allotment Letter Ref no. Y.E.A /GH-11/5517/2026 dated 09-01-2026 and the excess area of 0.4 sq. mtr. as per Letter Ref no. Y.E.A / Builders /5692/2026 dated 01-04-2026), the total premium has been agreed at **Rs. 284,30,95,814/- (Rupees Two Hundred Eighty Four Crores Thirty Lakhs Ninety Five Thousand Eight Hundred Fourteen Only)**. (comprising of the premium amount of Rs. 284,30,72,000/- as per the Allotment Letter bearing Ref no. Y.E.A /GH-11/5517/2026 dated 09-01-2026 for an area 47754.60 sq.mtr. and the excess area premium amount of Rs. 23,814/- towards the excess area of 0.4 sq. mtr. as per Letter No. YEA/Builders/5692/2026 dated 01-04-2026) Out of the aforementioned total premium amount, the Lessee has duly paid **Rs. 26,32,50,000/- (Rupees Twenty Six Crores Thirty Two Lakhs and Fifty Thousand Only)** as Registration/ Earnest Money Deposit vide Transaction No. ICICR22025102712360786 on dated 27-10-2025, and **Rs. 87,39,78,800/- (Rupees Eighty Seven Crores Thirty Nine Lakhs Seventy Eight Thousand Eight Hundreds Only)** as Allotment Money (after adjustment of deposited registration/earnest money) vide online challan copy form no. 207630 dated 09-03-2026, and online challan copy form no. 207631 dated 09-03-2026; and Annual Lease Rent is Rs. 2,84,30,720/- wherein **Rs. 2,55,87,648/- (Rupees Two Crore Fifty Five Lakh Eighty Seven Thousand Six Hundred and Forty Eight only)** has been deposited vide Online Challan Copy Form No. 220800 dated 03-04-2026 after deduction of 10% (Rs. 28,43,072/-) TDS vide Challan No. 06329 dated 03-04-2026. Further, the Lessee has also paid the excess area premium amount of **Rs. 23,814/- (Rupees Twenty Three Thousand Eight Hundred and Fourteen Only)** vide online challan copy form no. 220613 dated 02-04-2026 along with the Excess Area Onetime Lease rent amount of **Rs. 2,620/- (Rupees Two Thousand Six Hundred and Twenty only)**, vide online challan copy form no. 220786 dated 03-04-2026 the receipt whereof the LESSOR do hereby acknowledges The balance amount of Rs. 170,58,43,200/- (Rupees One Hundred Seventy Crores Fifty Eight Lakhs Forty Three Thousands Two Hundreds Only) to be paid as per payment plan below mentioned along with interest @ 10.50 % p.a. and in the event of default in payment of installment, interest @10.50 +3% per annum compounded every half yearly would be chargeable for the delayed period.

No. of Instalment	Due Date	Interest Rate	Principal (A)	Interest (B)	Installment (A+B)
1	09-07-2026	10.50%	42,64,60,800/-	8,88,20,685/-	51,52,81,485/-
2	09-01-2027	10.50%	42,64,60,800/-	6,77,19,638/-	49,41,80,438/-


राजेंद्र सिंह
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd


Authorised Signatory



आवेदन सं०: 202600743027714

पट्टा विलेख (30 वर्ष से अधिक)

वही सं०: 1

रजिस्ट्रेशन सं०: 10861

वर्ष: 2026

प्रतिफल- 2843095814 स्टाम्प शुल्क- 220909000 बाजारी मूल्य - 2843095814 पंजीकरण शुल्क - 31558400 प्रतिलिपिकरण शुल्क - 140 योग: 31558540

श्री मैसर्स गौड़सन्स इण्डिया प्रा० लि० द्वारा
शरद कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अम्बरीश कुमार
व्यवसाय : नौकरी
निवासी: गौड़ बिज पार्क प्लॉट नं-1 अभय खण्ड-2 इन्दिरापुरम गाजियाबाद उ०प्र०

Sharma



श्री. मैसर्स गौड़सन्स इण्डिया प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 08/04/2026 एवं 03:07:06 PM बजे
निबन्धन हेतु पेश किया।

शरद कुमार अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

84
प्रेम प्रकाश सिंह
उप निबंधक, सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
08/04/2026
84
क्षमा गुप्ता
निबंधक लिपिक
08/04/2026



3	09-07-2027	10.50%	42,64,60,800/-	4,44,10,342/-	47,08,71,142/-
4	09-01-2028	10.50%	42,64,60,800/-	2,25,73,213/-	44,90,34,013/-
	Total		170,58,43,200/-	22,35,23,878/-	192,93,67,078/-

Notes: -

1. Calculation has been done as per Brochure Scheme Code - YEA-GH-11/2025 Interest will be charged as per prevailing rate of YEIDA from time to time.
2. 1% TDS of Rs. 2,84,30,958/- on Total Premium amount (including the amount payable in the instalments mentioned above) has already been paid by the LESSEE vide Online challan no. 30803 dated 06-04-2026.

(a) Payment of annual lease rent, which at present is calculated at the rate of 1% of the total premium of the plot and the LESSEE has paid **one year lease rent** in advance i.e. **Rs. Rs. 2,84,30,720/-** wherein **Rs. 2,55,87,648/- (Rupees Two Crore Fifty Five Lakh Eighty Seven Thousand Six Hundred and Forty Eight only)** has been deposited vide Online Challan Copy Form No. 220800 dated 03-04-2026 after deduction of 10% (Rs. 28,43,072/-) TDS vide Challan No. 06329 dated 03-04-2026. In case of default of the payment of the lease rent the LESSEE shall have to pay interest @ 10.50+3% p.a. compoundable six monthly on the defaulted amount for the period of default, and

(b) The observance and performance of the covenants on the part of the LESSEE the LESSOR doth hereby demise and lease to the LESSEE, all that plot of land numbered as Plot No.- **GH-13, Sector-22D** allotted under the Scheme Code **YEA-GH-11/2025** situated in Yamuna Expressway Industrial Development Authority, District Gautam Budh Nagar, (U.P.) admeasuring area **47755.00 square meters** And which said plot is more clearly delineated and shown in the attached plan and marked red and bounded: -

Allotment No. **YEAGH112025/01**

ON THE NORTH BY
ON THE SOUTH BY
ON THE EAST BY
ON THE WEST BY

AS PER LEASE PLAN ATTACHED

And to hold the said plot (hereinafter referred to as 'the demised Plot') with their appurtenances unto the LESSEE for a term of 90 (Ninety) years commencing from the date hereof except and always reserving to the LESSOR on the terms and conditions set out hereinafter in this lease deed.

AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

- 1 The demised plot is allotted and leased on "As is where is basis"


गजेन्द्र सिंह
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd.


Authorised Signatory



आवेदन सं०: 202600743027714

बही सं०: 1

रजिस्ट्रेशन सं०: 10861

वर्ष: 2026

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त पदटा दाता: 1

श्री यमुना एक्सप्रेसवे इण्डस्ट्रीयल डेवलपमेन्ट अथॉर्टी द्वारा
गजेन्द्र सिंह के द्वारा संजीव शर्मा,

YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY



पुत्र श्री श्री रामशरण शर्मा

निवासी: यमुना औद्योगिक विकास प्राधिकरण

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैन XXXXXX 341D

पदटा गृहीता: 1

श्री मैसर्स गौड़सन्स इण्डिया प्रा० लि० के द्वारा शरद कुमार,

GAURSONS INDIA PRIVATE LIMITED



पुत्र श्री अम्बरीश कुमार

निवासी: गौड़ बिजिनेस प्लॉट नं-1 अभय खण्ड-2 इन्दिरापुरम गाजियाबाद उ०प्र०

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैन XXXXXX 895Q

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री जगदीश चौहान, पुत्र श्री मनिक राज चौहान

निवासी: ए-2/251 हर्ष विहार दिल्ली-110093

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री श्याम सिंह, पुत्र श्री टेकराम सिंह

निवासी: ग्राम सुनपुरा पोस्ट बैदपुरा दादरी जी०बी० नगर

व्यवसाय: नौकरी



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार बिग गए हैं।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
08/04/2026
क्षमा गुप्ता
निबंधक लिपिक गौतम बुद्ध नगर
08/04/2026

- 2 The LESSOR reserves the rights to all mines, minerals, coals, washing golds, earth oils, quarries in or under the plots and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon provided always, that the LESSOR shall make reasonable compensation to the allottee /LESSEE for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the LESSOR on the amount of such compensation will be final and binding on the applicant.

3 Payment Schedule:

- 3.1 Allottee shall have to deposit 10% as Earnest Money Deposit.
- 3.2 Allottee shall have to deposit 40% of total Premium/Cost of the Group Housing Plot after adjusting the earnest money deposited earlier at the time of submission of application/bid within 60 days of issuance of Allotment Letter.
- 3.3 The time extension to deposit allotment money for 60 days shall be allowed in exceptional conditions by the Chief Executive officer with penal interest @ $10.50\% + 3.0\% = 13.50\%$ per annum (as per prevailing rate of interest) for the defaulted amount for defaulted period.
- 3.4 In case the due Allotment Money, as mentioned above, is not deposited within the stipulated period, the allotment of Group Housing Plot shall be deemed cancelled, and money deposited as Earnest Money shall be forfeited.
- 3.5 Balance 60% of total premium amount shall have to be paid in 2 years in 04 half yearly instalments with interest at the rate of 10.50% per annum. The first such instalment will come due after six months of date of issue of allotment letter. It is made clear that in case of default in payment as per schedule, an additional penal interest @ 3% compounded half yearly shall be payable along with $10.50\% + 3.0\% = 13.50\%$ per annum on the defaulted amount for the defaulted period with applicable GST. It shall be the responsibility of the Allottee to deposit the due instalment on due date. If the last date of deposit is a bank holiday, then the allottee shall deposit the instalment on the next working day and it shall be treated as last date of deposit.
- 3.6 Note: Interest @ 10.50% per annum is applicable from 02-01-2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.
- 3.7 The payment made by the Allottee/LESSEE will first be adjusted towards the penal interest & interest due, if any, and there after the balance will be adjusted towards the


गजेन्द्र सिंह
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd.


Authorised Signatory



outstanding Lease Rent, if any, and then towards premium due.

- 3.8 Any payment due to the LESSOR on any account whatsoever shall constitute a charge on the demised premises within the meaning of the Transfer of property Act and the same shall be recoverable as arrears of land revenue.

4 Other conditions:

- 4.1 Payments can be made with online through Authority's website@ www.yamunaexpresswayauthority.com and download challan through portal.
- 4.2 The Allottee shall be liable to pay stamp duty (Stamp duty calculation should also be verified from the concerned sub registrar, Gautam Budh Nagar) for execution of the Lease Deed in treasury of district Gautam Budh Nagar.
- 4.3 The Allottee / Lessee alone shall be liable for any shortfall or consequence for insufficient stamping of the Lease Deed.
- 4.4 After depositing the dues online through Authority's website @ www.yamunaexpresswayauthority.com after downloading challan through portal.
- 4.5 The payment made by the Allottee/Lessee will first be adjusted towards the penal interest & interest due, if any, and there after the balance will be adjusted towards the outstanding Lease Rent, if any, and then towards premium due.
- 4.6 The Allottee/Lessee shall not claim/entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of instalment shall not be changed in any case and Allottee/Lessee shall have to pay due instalment along with interest on due date.
- 4.7 In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of YEIDA on the rate as applicable on the prevailing rates or bid price post e-auction, whichever will be higher, of additional land. The rate calculated by YEIDA will be final and binding on the Allottee.
- 4.8 In case of any increase in the rate of land etc. acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government or by way of any settlement, the Allottee/Lessee shall be bound to pay such additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.

गजेन्द्र सिंह
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Gaursons India Pvt. Ltd.

Authorised Signatory



Note: As per YEIDA office order No. YEA/Fin./975/2024-25 dated 02.01.2025 letter, interest 10.50% per annum is applicable from 1ST Jan, 2025 which is subject to revision. Revision on 1ST January and July of each year as per G.O. No. 1 567/77-4-20-36N/20 dated 09 June 2020. In case of revision the revised order shall prevail. In case of any default, 3% additional penal interest shall also be charged.

1 Lease Rent

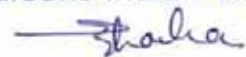
- 1.1 In addition to the total premium of plot, the Lessee shall have to pay yearly Lease Rent in the manner given below:
 - 1.1.1 The Lease Rent will be 1 % of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed.
 - 1.1.2 After every ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future. No separate notice shall be given in this regard.
 - 1.1.3 The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
 - 1.1.4 In case of failure to deposit the due Lease Rent by the due date, penal interest of 3% p.a. in addition to the prevailing interest rate of YEIDA, from time to time (current rate shall be 3% + 10.50% p.a. as of 1st of Jan 2024 = 13.50% p.a.) compounded every half yearly for the entire default period, on the defaulted amount shall be payable. This rate will change as per interest rate revision by YEIDA.
 - 1.1.5 The Allottee/ Lessee has the option to pay Lease Rent equivalent to 11 years Lease Rent (i.e. 11 years @1% = 11% of the total premium of the plot) as one-time Lease Rent unless the Authority decided to withdraw this facility. On payment of one-time Lease Rent, no further annual Lease Rent would be required to be paid for the balance lease period, this option may be exercised at any time during the lease period, provided the Allottee has no outstanding lease rent arrears. It is made clear that Lease Rent already paid and /or outstanding will not be eligible for adjustment in the amount payable towards One Time Lease Rent.

2 Amalgamation/Sub-division

- 2.1.1 No amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all proposed activities as approved by the Authority.

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3 Implementation & Extension:

- 3.1 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of YEIDA.
- 3.2 Provision for minimum LIG & EWS housing in the project shall be as per the prevailing policy of YEIDA and Government of Uttar Pradesh.
- 3.3 The Allottee will commence the construction after taking over physical possession of the plot as per duly approved building plan and inform in writing to YEIDA about timely completion of the approved project
- 3.4 The Allottee will adhere to the schedule of construction and completion of the project as given in the Data Sheet and inform the Authority in writing in the prescribed format.
- 3.5 The Lessee is required to submit Building Plan together with the detail layout plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession.

Date of execution of lease deed shall be treated as the date of possession. The land development and internal developments have to be completed by the Lessee within 3 years from the date of possession to the satisfaction of the Lessor. The Lessee/ Sub-Lessee shall commence the construction of the F.A.R within 12 months from the date of possession.

The Lessee shall be required to complete the construction of minimum of the total F.A.R. (As defined in the Building Byelaws) of the allotted plot as per approved layout plan and get completion certificate of the first phase accordingly issued from the building cell of the Authority within a period of three (3) years from the date of execution of lease deed. Time limit for obtaining Completion Certificate for Final Phase of the project shall be 7 years from the date of execution of Lease Deed.

- 3.6 No Completion Certificate or Occupancy Certificate shall be issued by the Authority until all outstanding towards premium, Lease rent etc. have been duly paid to the Authority.
- 3.7 Extension for completion may be granted by the authority as per the Prevailing Policy of YEIDA at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges. The current extension

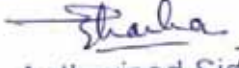
Sr. No.	Number of years	Time Extension charges
1	1 st Year (Fourth year after Lease deed)	1%
2	2 nd Year (Fifth year after Lease deed)	2%

charges, for reference of the applicant/bidder on the pro-rata land applicable for construction period shall be applicable as per prevailing norms.

1. The current norms (First Phase – First Phase shall mean construction of minimum of the total F.A.R as per Building Byelaws.) for reference of the applicant are as follows:


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2. Failure to complete first phase in the first five years may lead to cancellation. Under exceptional circumstances, CEO, YEIDA at their discretion may allow a time extension beyond the 2nd year with the following charges on the pro-rata land:

Sr. No.	Number of years	Time Extension charges
1	3 rd Year (Sixth year after Lease deed)	4%
2	4 th Year (Seventh year after Lease deed)	6%

3. However, under no circumstances shall the time extension for first phase extend beyond seven years and such cases will face cancellation.
4. The current norms for penalty for construction of balance FAR for reference, the pro rata land time extension charges are mentioned below:

Sr. No.	Number of years	Time Extension charges for Balance FAR*
1	1 st Year (Eighth year after Lease deed)	1%
2	2 nd Year (Ninth year after Lease deed)	2%
3	3 rd Year (Tenth year after Lease deed)	3%
4	4 th Year (Eleventh year after Lease deed)	4%
5	5 th Year (Twelfth Year after Lease deed)	5%
6	6 th Year (Thirteenth Year after Lease deed)	6%
7	7 th Year (fourteen Year after Lease deed)	7%
8	8 th Year (fifteen Year after Lease deed)	8%
9	9 th Year (Sixteen Year after Lease deed)	9%
10	10 th Year (Seventeen Year after Lease deed)	10%

*The maximum time limit for completion of whole projects is 17 years from the date of lease deed.

*Time extension charges for the Balance FAR shall be calculated on pro rata land after deducting the minimum permissible FAR.

YEIDA reserves the right to make any amendments or alteration as it finds expedient in the norms/orders specified above and all such amendments or alterations shall be binding on the Lessee/allottee.

The prevailing building bye laws for minimum built up area (% of total permissible FAR) is as follows:

Size of Plots	Min. Built up Area (% of total permissible FAR)
Up to 4,000	50
4000 - 10,000	40
10,000 - 20,000	35
20,000 - 1,00,000	30
1,00,000 - 2,00,000	25
2,00,000 - 4,00,000	20
Above 4,00,000	15

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Note: All permission of extension and penalties will be calculated from the date of execution of Lease Deed.

- 3.1.2 In case of non-adherence to the aforementioned schedule for obtaining Completion Certificate from YEIDA, the plot shall be liable to be cancelled and/or lease shall be determined. On such cancellation/ determination, the total deposited amount or 40% of the total Premium will be forfeited, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage. The lessor shall resume possession of the plot, along with any structure thereon, with the Allottee having no right of claim or compensation thereof.
- 3.1.3 The Allottee / Lessee shall not put any of its Allottee of flat space into possession for any reasons whatsoever whether for fitment etc prior to issue of Completion Certificate / Occupancy Certificate AND without clearing all dues.
- 3.1.4 The Allottee / Lessee shall not be entitled to seek change / alteration under approved layout plans except in line with applicable bye-laws and all applicable statutory provisions like RERA etc.
- 3.1.5 Real Estate (Regulation and Development Act) 2016, UP Apartments ACT where applicable, and the rules made under it will be followed by the developer.

4. Development Norms:

- 4.1 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of YEIDA on the last day of Bid submission. In case of discrepancy between Building Byelaws/ Regulations and development norms as mentioned in this Scheme document, then Building Byelaws/Regulations as existing on the last date of Bid Submission of YEIDA shall prevail.


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4.2 In the event the LESSEE/ sub-Lessee does not construct building within the time provided including extensions granted, if any, the Lease/Sub- lease deed as the case may be, shall be liable to be cancelled. LESSEE/ sub-Lessee shall lose all rights to the demised premises and constructed Thereon.

4.3 The LESSEE at its own expense shall take permission for sewerage. Electricity and water connections from the concerned departments of the LESSOR or from any other the Competent Authority in this regard.

4.4 The demised premises and the building constructed thereon shall be used only for the purpose of Group Housing / Builders Residential Plots and the ancillary purpose permissible as per the approved building plans and for no other purpose whatsoever either in full or in part or any mixed use. Any violation of this condition of user shall constitute a breach of this Lease deed. The LESSEE/ Sub-Lessee or any person claiming though them, as the case may be shall not do or offer to be done on demised premises or any part thereof, any act or thing which may be or grow to be a nuisance, damage, annoyance, or inconvenience to the LESSOR or the owners. Occupiers of other premises in the neighbourhood.

4.5 The Lessee/ sub-Lessee shall have the right to sub-lease the developed plot(s) and built up space the layout and building plans approved by the LESSOR at its own price on the standard tri partite sub lease agreements approved by the LESSOR.

4.6 No transfer charges shall be applicable in case of sub-lease of the developed plot(s) and / or built up space. However, for each subsequent sales/transfer, the transfer charge as prevalent on the date of grant of permission to transfer, shall be payable to the LESSOR.


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5. Permissible Norms

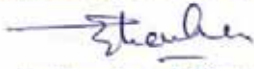
- 5.1 All the infrastructural services within the plot area only shall have to be provided by the Allottee.
- 5.2 All clearances/approvals must be obtained by the Allottee from the respective competent statutory authorities prior to the commencement of the construction work.
- 5.3 Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority (ies).
- 5.4 Provisions related to the protection of environment shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority (ies).
- 5.5 The Area/ Dimensions of the site are subject to any change/modification as per the actual measurements at the site.
- 5.6 All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of YEIDA and the amendments made there in from time to time.
- 5.7 Provision for minimum LIG & EWS housing in the project shall be as per the prevailing policy of YEIDA and Government of Uttar Pradesh.

6 Execution of Lease Deed

Lease deed shall be signed only after the deposit of 40% of the total premium discovered after the e-auction and one year's lease rent in advance. The premium shall be calculated based on the area as per lease plan, including variation, if any, on the date of signing of lease deed.


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- 6.1 The Allottee will be required to execute the Lease Deed of the plot within 60 days from the date of issue of check list which shall be issued soon after the acknowledgement of receipt of Allotment Letter and payment of the dues in accordance with the payment plan opted by the Allottee.
- 6.2 However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted of time up to a maximum period of 180 days.
- 6.3 The extension will be subject to the payment of charges @ 5% p.a. with applicable GST of the total premium of the plot at the e-auction rate, which will be calculated on day-to-day basis. The date of execution of lease deed shall be considered as the date of taking over of physical possession and no plea contrary to this shall be entertained.
- 6.4 The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the Allottee, who will also pay the stamp duty levied on transfer of immovable property, or any other duty or charge that may be levied by any Authority empowered in this behalf.

Note: Extension of time and applicable penalties/fees/charges shall be calculated from due date of execution of lease deed.

- 6.5 In case of failure to execute the Lease Deed and taking over of possession within the above stipulated/extended time period of maximum of 180 days, the allotment shall be mandatory cancelled and the total deposited amount or 40% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 6.6 Documentation charges: All cost and expenses of preparation, stamping and registering of the legal documents and its copies and all other incidental expenses will be borne by the Allottee, who will also pay the stamp duty levied on transfer of Immovable property, or any other duty or charge that may be levied by any Authority empowered in this behalf.
- 6.7 Period of lease: 90 years from the date of execution of Lease Deed.

7 Location charges

- 7.1 In case the allotted plot is located on facing the green belts/parks location charges will be 5% of the premium
- 7.2 In case the allotted plot is located on corner location charges will be 5% of the premium.


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7.3 In case the allotted plot is located on 30 mtr or more wide roads (up to 4000 Sq. Mtr.) & 45 Mtr. Or more wide roads (Above 4000 Sqm.) location charges will be 5% of the premium.

7.4 The location charges shall be payable by the allottee/Lessee @5% of the total premium of each preferential location subject to a maximum of 15% of the total land rate. Location charges has been included in the reserve price

Refer brochure clause no. 1.1.1 for total reserve price for each plot including applicable PLC.

8 Possession of the Plot

8.1 Possession of allotted plot will be handed over to the Allottee/Lessee after execution and registration of Lease Deed.

8.2 Execution and registration of Lease Deed can be done only after payment of 40% of Total Premium of the plot and one-year Lease Rent, in advance.

8.3 For the purpose of payment of Lease Rent and other statutory/ obligations or scheme compliance, the date of physical possession shall be considered from the date execution of Lease Deed.

9 Variation in actual area of allotted plot

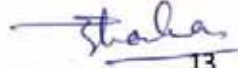
9.1 The area of the plot allotted or handed over may vary from the size of the plot in Allotment Letter/ applied for. If area of the plot in the Allotment Letter issued and actual area handed over to the Allottee / Lessee is found to be more or less than the area intimated, a proportionate change in the amount of the Premium would be made. The Allottee has to accept the allotment, if the variation in the size of plot is up to 10% of the area applied for. No dispute/ objection by the Lessee would be entertained on the ground of variation in the size of plot. Allottee/ Lessee would have no right for change of plot or refund of money deposited by him on this account. If the variation between the plot area applied for and the area allotted is more than 10% and Allottee is unwilling to accept the enhanced or reduced area, the Allottee would have the right to decline the allotment and the deposits made with YEIDA would be refunded without interest, provided that the Allottee applies for refund within 30 days from the date of issue of Allotment Letter or within 30 days from the date of issue of checklist as the case may be.

9.2 With regard to the variation in the area of plot allotted, the Allottee shall deposit the amount equivalent to the extended percentage of the total Premium of plot (discovered post e-auction) or prevailing allotment rate, whichever is higher

9.3 The Allottee/Lessee shall not claim/be entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of instalment shall not be changed in any case and


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Allottee/Lessee shall have to pay due instalment along with interest on due date.

- 9.4 Variation in the cost of land: In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No- litigation incentive etc. to the farmers by order of the Court, by the Authority or by the State Government, the Allottee/Lessee will have to pay the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.

10 As is where basis/ Lease period

- 10.1 The plots are offered for allotment on a "as is where is basis" on lease for period of 90 years starting from the date of execution of the lease deed. The Allottee shall be responsible for appropriate due diligence by visiting the plot before Bid submission. No claim whatsoever is admissible on account of physical status of the land of the plot offered for allotments.

11 Surrender

- 11.1 Surrender may be allowed by the YEIDA as per the prevailing policy of the Authority at the time of submission of Surrender request letter by the Allottee. The current prevailing policy for reference of the Allottee is as follows:

In case the successful bidder/ allottee wishes to surrender the allotment before the issuance of allotment letter or before 60 days after the issuance of allotment letter then the entire EMD will get forfeited.

- 11.2 During the bid process, it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in both figures and words match and are correct. Any exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money Deposit.
- 11.3 The date of surrender in the above case shall be the date on which the application for surrender is received. No subsequent claim on the basis of any postal certificate etc. will be entertained. The Allottee has to execute surrender deed, if Lease Deed / Transfer Deed has been executed then all the original legal documents are to be surrendered unconditionally to YEIDA.

12 Change in Constitution (CIC)

- 12.1 Change in Constitution (CIC) may be allowed by the CEO or its authorized officer of YEIDA on completion of required formalities as per the prevailing policy of the YEIDA at the time of Change in Constitution (CIC).
- 12.2 In case of change in CIC of the Allottee, the Allottee must submit the application to the Authority within 45 days of implementation


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of the change. In case the Allottee fails to submit the application within 45 days, penalties may be imposed as per the prevailing policy.

- 12.3 Members of the Consortium shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from YEIDA/ Lessor.

13 Change in Shareholding (CIS)

- 13.1 Change in Shareholding (CIS) may be allowed by the CEO or its authorized officer of YEIDA on completion of required formalities as per the prevailing policy of the YEIDA at the time of Change in Shareholding (CIS).
- 13.2 In case of change in CIS of the Allottee, the Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Allottee fails to submit the application within 45 days, penalties may be imposed as per the prevailing policy.
- 13.3 Members of the Consortium shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from YEIDA/ Lessor.

14 Sub-lease of Built-up spaces/units/flats

- 14.1 The Allottee/Lessee will be permitted to sub-lease only built-up space/units/flats, as per completion certificate, on the fulfilment of the following conditions:
- 14.1.1 Sub-lease of only Built-up space/flat/units will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- 14.1.2 The Sub-Lessee undertakes to put to use the premises for the residential use only/ or use as defined in the approved sanction plan.
- 14.1.3 The dues of YEIDA towards the cost of land and one-time lease rent has been paid before executing of sub-lease deed of built-up premises.
- 14.1.4 An amount of Rs. 1,000/- shall also be payable against the processing fee.
- 14.1.5 The lease deed as per rules has been duly executed.
- 14.1.6 The Lessee shall also execute a sub-lease deed between lessor, Lessee and proposed Sub-Lessee. The Lessee/sub-Lessee shall also ensure adherence to the building regulations and directions of the YEIDA. All the terms and conditions of the allotment and lease deed shall be applicable and binding on Sub-Lessee as well.


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- 14.1.7 All the terms and conditions of the brochure, allotment, permission for grant of transfer, Lease Deed etc. shall be applicable on the Allottee, Lessee and Sub-Lesseees.
- 14.1.8 The Sub-leased unit can be transferred subject to the approval of YEIDA on payment of Transfer Charges as applicable.
- 14.1.9 The Lessee/Allottee shall execute a Tripartite Sub Lease Deed of the superstructure and proportionate undivided interest in the land in favour of its allottee. The consideration therefor shall be receivable solely by the Lessee. The format of Tripartite instrument shall have to be got approved in writing from the Lessor.

NOTE: The Allottee, Lessee, sub-Lesseees are not eligible for any preferential allotment of any residential plot or house under various schemes of YEIDA

15 Transfer of Built up spaces/ units/ flats

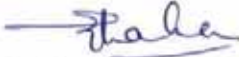
- 15.1 The Allottee/Lessee/Sub-Lessee will be permitted to transfer only built-up space/units/flats, as per completion certificate, on the fulfilment of the following conditions:
- 15.1.1 No transfer can take place except with prior written permission of Lessor/YEIDA.
- 15.1.2 Transfer can only be done built-up space/units/spaces as per completion certificate and are not part of any common area.
- 15.1.3 Transfer of built-up spaces/units/flats shall be as per the prevailing policy of the Authority.
- 15.1.4 Transfer of Built-up flat/units/spaces will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- 15.1.5 The dues of YEIDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- 15.1.6 First sale/transfer of a flat to an allottee shall be through a Sub-lease deed to be executed on the request of the Lessee to the Authority in writing.
- 15.1.7 No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- 15.1.8 Processing fee, as applicable, in each case of transfer of flat in addition to transfer charges.

16 Role of YEIDA as per IBC 2016

- 16.1 Under the provisions of IBC (Insolvency and Bankruptcy Code) 2016, YEIDA will be treated a Secure Financial Creditor and this


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lease deed shall be a Financial /Capital Lease Deed.

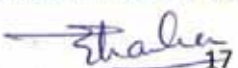
- 16.2 Under the circumstances, where the Lessee/Allottee is declared Bankrupt and the liquidation process through CIRP (Corporate Insolvency Resolution Process) begins, Lessor will be treated as Secure Financial Creditor and the dues (including penalties) of the Lessee/Allottee shall be recovered through this procedure, treating Lessor/YEIDA as a Secure Financial Creditor.
- 16.3 All amounts that are payable by the Lessee/Allottee to the Lessor/YEIDA under the Lease Deed, whether towards the outstanding premium after e-auction shall constitute a financial debt within the meaning of the IBC, 2016 AND the same shall constitute a charge on the leased property within the meaning of T.P. Act and/or IBC, 2016.
- 16.4 The Lessee/Allottee expressly agrees that till such time all dues payable to the Lessor/YEIDA under these presents, whether on account of unpaid premium or lease rent or any other account are duly paid and so acknowledged by the Lessor/YEIDA, the leased premises shall remain a valuable security in the hands of the Lessor/YEIDA so as to secure due payment under Lease Deed. The premium and lease rent and all other amounts payable under this lease is deferred payment with interest and constitute time value of money within the meaning of IBC, 2016. The Lessee/Allottee agrees that possession of lease land is given, which premium and lease rent remain pending, therefore, every amount outstanding and or raised by the Lessee/Allottee from its allottees shall be deemed to be an amount having the same effect as that for commercial borrowing etc. within the meaning of IBC.
- 16.5 The Lessor/YEIDA shall always have first charge over the leased premise in contrast to every financial institution or Bank from whom the Lessee/Allottee may borrow funds for completion of the project on the Leased premise or any Allottee of the Lessee/Allottee.

17 Maintenance

- 17.1 The Lessee at his own expense shall take permission for sewerage, electricity and water connections from the concerned departments of Lessor or from the competent authority in this regard.
- 17.2 The Allottee/Lessee/Sub-Lessee(s) shall keep the demised premises and buildings; the available facilities and surroundings etc. in a state of good and substantial repairs, safe neat & clean and in good and healthy sanitary conditions to the satisfaction of the Lessor and to the convenience of the inhabitants/occupants of the place. The Lessee shall make such arrangements as are necessary for maintenance of the buildings and common services developed on the leased plot. If the buildings and the common services are not maintained properly, the Lessor shall have the right to get the maintenance done and recover the amount so spent from the Lessee and/or Sub-Lessee. The Lessee and Sub-


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Lessee(s) will be personally and severely liable for payment of the maintenance amount. In case of default of the amount, the dues shall be recovered as arrears of land revenue.

- 17.3 No objection on the amount spent on maintenance of the buildings and the common services, will be entertained by the Lessor and the decision of Lessor in this regard shall be final and binding on the Lessee or its Allottees /Sub-Lessee).
- 17.4 The Allottee/Lessee/Sub-Lessee(s) shall abide by all the regulations, Bye-laws, directions and guidelines of YEIDA Industrial Development Authority framed/issued under the UP. Industrial Area Development Act 1976, RERA Act and UP apartments Act 2010 and Rules made therein, and any other Act and Rules, from time to time.
- 17.5 In case of non-compliance of these terms of conditions and any other directions of Lessor, Lessor shall have the right to impose such penalty as it may consider just and/or expedient.

18 Permission to Mortgage

- 18.1 Permission to mortgage may be allowed by the Lessor as per its prevailing policy, only after execution of Lease Deed and for completion of the project, if at all, as on the date of submission of such permission by the Lessee and after payment of prescribed fees / charges. No Permission to mortgage shall be issued in case of there are outstanding payable to the Lessor/ YEIDA on the date permission is granted.
- 18.2 In the event any Permission to mortgage is issued by the Lessor, then this Lessor shall always hold the first charge and will remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016 in contrast of the Bank/ Financial Institution or Allottee of flat/built-up space.

19 Issue of Mutation Letter

- 19.1 Application for approval can be submitted by the Transferee at the concerned department along with the following documents:
- 19.2 A certified copy of the Transfer Deed duly executed by the Transferor.
- 19.3 Copy of Online downloaded challan from YEIDA portal against online payment of transfer charges with applicable GST.

20 Misuse, Additions, Alterations, etc.

- 20.1 The Lessee/Allottee shall not use the plot for any purpose other than that for which it has been allotted / leased. The Lessee shall not be entitled to divide the plot or amalgamate it with any other plot. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the demised premises along with structure thereon, if any shall be resumed by the Authority without any payment.


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प्रबंधक (सम्पत्ति)
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- 20.2 The Lessee/Sub-Lessee will not make any alteration or additions to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor and in case of any deviation from such terms of plan he/she shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.
- 20.3 If the Lessee/Sub-Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee/Sub-Lessee who shall bound agrees to reimburse by paying to the Lessor such amounts as may be determined and demanded by YEIDA in this regard.

21 Indemnity

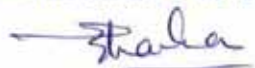
- 21.1 The Allottee / Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/construction, subsequent Operations and maintenance of facilities and services, till such time that an alternate agency for such work is identified and legally appointed by the Lessee. The Lessee shall execute an indemnity bond, indemnifying the Lessor/Authority and its officers and employees against all disputes arising out of The non-completion of work
- 21.2 The quality and validity of development, construction, operations and maintenance
- 21.3 Any dispute or claim whatsoever arising out of any accident during construction or during maintenance or working / functioning or inhabitation of the constructed building to any guest or sub-Lessee.
- 21.4 Any dispute or claim arising out of any allegation of infringement of any Intellectual Property Rights etc. in the designing etc. of the building to be constructed by the Lessee.
- 21.5 Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser

22 Liability to Pay Taxes

- 22.1 The Lessee/ its Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the Lessor or any other Statutory Authority empowered in that behalf, in respect of the plot, whether such charges are imposed or may be imposed in future on the plot or on the building constructed thereon, from time to time.


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23 Overriding Power over Dormant Properties

- 23.1 YEIDA reserves the right to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon, provided that, the Lessor shall make reasonable compensation to the Allottee /Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO of YEIDA on the amount of such compensation will be final and binding on the applicant.

24 Consequences of misrepresentation

- 24.1 If the allotment / lease have been found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Applicant/ Bidder/ Lessee/Allottee/ Lessee/ Sub-Lessees, the allotment of plot shall be cancelled and/ or lease shall be determined, as the case may be. In addition, the entire money deposited by the Bidder/Applicant/ Lessee/Allottee/ Lessee/ Sub-Lessees shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall also be taken.

25 Cancellation of Lease Deed

- 25.1 Cancellation of Lease Deed shall be as per the prevailing policy of the Authority. The current prevailing policy for reference of the Applicant is as follows:
- 25.2 In addition to the other specific clauses relating to cancellation/determination, YEIDA, will be free to exercise its right of cancellation/ termination of the allotment/ the lease of plot in case of the following-
- 25.2.1 Allotment having been obtained through misrepresentation, by suppression of material facts, false statement and/or fraud
- 25.2.2 Any violation of the directions issued or of the rules and regulations framed by YEIDA or by any other statutory body.
- 25.2.3 In case of default on the part of the Applicant/Allottee/Sub-Lessee(s) or any breach/violation of the terms and conditions of the Scheme Document, allotment, lease and/or non-deposit of the allotment amount, instalments or any other dues or not completing the construction or making it functional within prescribed time.
- 25.3 If the allotment is cancelled on the grounds mentioned in under sub-clause Clause 25.2.1 or Clause 25.2.3 above, the entire


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deposits till date of cancellation shall be forfeited and possession of the plot shall be resumed by the Authority/ Lessor with structures thereon, if any and the Allottee/ Lessee will have no right to claim any compensation, thereof. Without prejudice to the aforesaid, the Authority shall also have the liberty to initiate legal action against such Allottee/ Lessee.

- 25.4 If the allotment is cancelled on the grounds mentioned in Clause 25 above, the total deposited amount or 40% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of Authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage. No separate notice shall be given in this regard.
- 25.5 After cancellation of the plot as stated above, possession of the plot will be resumed by YEIDA, along with the structure thereupon, if any, and the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee will have no right to claim any compensation thereon.

26 Restoration

- 26.1 YEIDA can exercise cancellation of plots for breach of Terms and Conditions of Allotment letter /Lease Deed/Transfer Deed. However, CEO or Authorized Officer of YEIDA can restore the plots, if at all, as per the prevailing policy of the Authority as the time of submission of request letter after payment of applicable fees and charges.
- 26.2 The prevailing policy for reference of the Allottee is as follows:
- 26.2.1 This restoration clause/policy shall be only applicable for cases wherein the lease deed has been executed after payment of 60 percent.
- 26.2.2 The application of restoration of plots shall be made within 90 days from the date of cancellation.
- 26.2.3 The application for restoration shall be considered only if the allottee/applicant withdrawn any pending court case/suit instituted by him in case Court/ Rera /Consumer Forum and etc. against the YEIDA.
- 26.2.4 The decision about the restoration application of plots shall be taken within a period of 6 months after the date of cancellation.
- 26.2.5 The allottee will have to make up to date payments, dues, penalties and interest etc. as applicable till the date of restoration and including period of Cancellation.
- 26.2.6 The restoration charges will have to be paid @10% of the total premium of the plot (discovered post e-auction) or prevailing allotment rate, whichever is higher at the time of restoration application.


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- 26.2.7 The Allottee has to pay time extension charges as per terms of allotment/lease
- 26.2.8 The transfer of the Plot in whole or in part will not be allowed before obtaining the Completion Certificate of the complete project as per the terms mentioned in Lease Deed.
- 26.2.9 If the Allottee has filed a case in the court of law against cancellation, then they will have to withdraw the case and will have to compensate the expenses to the Authority in regard to pursue the case.
- 26.2.10 The Allottee will submit project implementation schedule in the shape of affidavit.
- 26.2.11 The cancelled plot is not already allotted to another developer.
- 26.2.12 In case allotment has been cancelled due to illegal/unauthorized/non-permissible activities the restoration of the plots shall only be considered on submission of affidavit undertaking for non-carrying out the illegal/unauthorized/non-permissible activities in future and closure/removal of illegal/unauthorized/non-permissible activities

27 Duty of Lessee to act, provide information etc.

- 27.1 The Lessee/Allottee agrees that it shall provide quarterly statement regarding the construction / to be constructed, allotment of flat/built-up space, together with the name of such allottee, flat no. and the terms of every such allotment of constructed flat space to the Lessor (Builder Buyer agreement).
- 27.2 The Lessee/Allottee shall execute a Tripartite Sub Lease Deed of the superstructure and proportionate undivided interest in the land in favour of its allottee. The consideration therefor shall be receivable solely by the Lessee. The format of Tripartite instrument shall have to be got approved in writing from the Lessor.
- 27.3 In the event, there are outstanding payable to Lessor/YEIDA, then after receipt of 50% of consideration from the allottee of flat/built-up space, the Lessee and its allottee of flat space shall have to deposit the balance 50% consideration in an Escrow account so as to safeguard the interest of the Lessor and the buyer of flat/built-up space.
- 27.4 To ensure that the terms of this Brochure & Lease Deed and the sanctioned plans are always disclosed to its proposed allottees of flat/built-up space against written acknowledgement. The same shall also form part of terms of allotment of flat/built-up space. The flat/built-up space buyers shall have to acknowledge that they have read and understood the contents of the Lease Deed and agree to abide by the same.


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28 Amalgamation/Sub-division

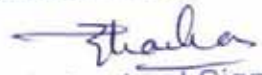
- 28.1 No amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all proposed activities as approved by the Authority.

29 Other Clauses

- 29.1 The Authority reserves the right to make any amendments, additions, deletions and alterations in the terms and conditions of allotment, lease, Building Regulations as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the Allottee.
- 29.2 If due to unavoidable circumstances/force majeure, the Authority is unable to allot the plot, the earnest money deposited by applicant would be refunded. However, in case the period of deposit exceeds one year then the amount shall be refunded along with simple interest @ 4% per Annum.
- 29.3 In case of any dispute in the interpretation of any word or terms and conditions of the allotment / Lease, the decision of the CEO of YEIDA shall be final and binding on the Allottee / Lessee and his / her/ their successor.
- 29.4 In case there is any change of reserve price of allotment from any order of honorable High Court/Supreme Court or Government/Board of Uttar Pradesh, the Allottee/ Lessee and his / her / their successor shall be responsible to bear the additional cost. The decision shall be final and binding on the Allottee/ Lessee and his / her/ their successor.
- 29.5 YEIDA will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
- 29.6 The Lessee and his/ her /their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976), RERA, UP Apartment Act 2010/2016 and such rules, regulations or directions as are issued there under from time to time.
- 29.7 Any dispute between the Lessor and Lessee / Sub-Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Budh Nagar or the High Court at Allahabad (Prayagraj).
- 29.8 The allotment will be accepted by the Allottee on "As is where basis is". The Allottee is advised to visit the site before applying. No claim whatsoever shall be entertained by the Authority in regard to the situation, location of physical status of the demised plot.


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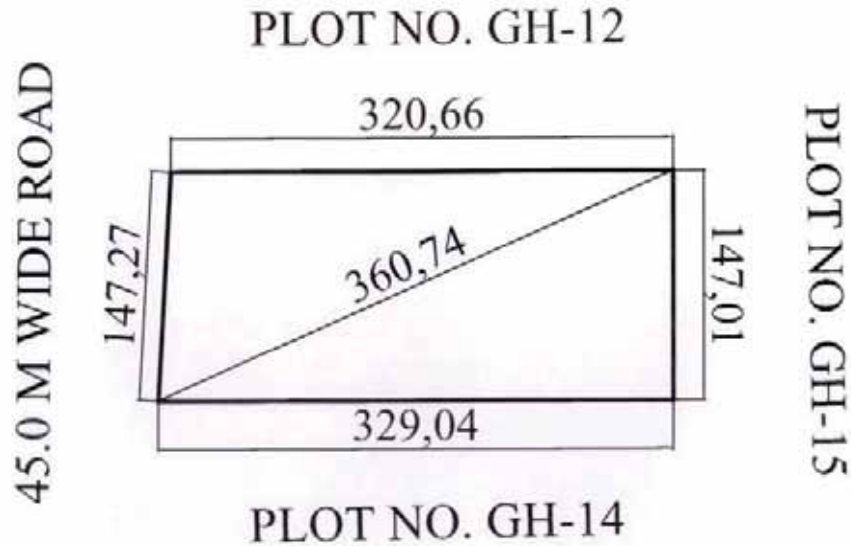
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- 29.9 Provisions related to the fire safety, environmental clearance, NGT directives shall be observed by the Allottee. Necessary approvals shall be obtained from the competent authority by the Allottee. Non-receipt or any delay as receipt of such approvals shall not be a ground to claim extension in time schedule of the implementation of project, either with or without charges.
- 29.10 In case an existing link road comes anywhere in the plot area, it shall be managed by the Allottee /Lessee till an alternate arrangement is made by YEIDA.
- 29.11 All arrears towards premium, lease rent or any other dues payable to the Authority shall constitute a charge (within the meaning of the T.P. Act) on the leased plot and dues shall be recovered as arrears of land revenue.
- 29.12 The Lessee/ sub-Lessee(s) shall not be allowed to assign or change his role, otherwise the Lease may be cancelled, and entire money deposited shall be forfeited.
- 29.13 YEIDA in larger public interest has the right to take back the possession of the land/ building by making payment at the prevailing rate after giving the Allottee/Lessee an opportunity of being heard. However, the decision of the CEO of YEIDA shall be final and binding on the Allottee/Lessee, its Sub-Allottees /Lessees.
- 29.14 The Allottee / Lessee shall have to make sufficient provision of parking in the plot itself. Parking on the road will not be permitted. Any breach in this regard shall constitute breach of the terms of the Lease Deed.
- 29.15 The Lessee / its allottee / sub Lessee shall follow all the rules and regulations of RERA and the Rules, Regulations and Directions of Building Bye Laws of the Lessor.
- 29.16 All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & sub-Lessee.
- 29.17 The Allottee/Lessee shall follow all the rules, regulation and guidelines w.r.t. Solid Waste Management.
- 29.18 All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & Sub-Lessee.
- 29.19 In case of any differences or inconsistency between conditions as occurring in this Lease Deed and Scheme Brochure, then the conditions of the Lease Deed shall override and shall be binding on the Lessees, its Allottees /Sub-Lessees.
- 29.20 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of YEIDA on the last day of Bid submission. In case of discrepancy between Building Byelaws/Regulations and development norms as mentioned in this Scheme document, then Building Byelaws/Regulations as existing on the last date of Bid Submission of YEIDA shall prevail. For reference of the bidder/





LATITUDE = 28.280735

LONGITUDE = 77.551709

TOTAL AREA= 47755 SQM

— PLOT BOUNDRY

NOTE—

Development work is in progress area of plot may increase/decrease after completion of site development.

SIGN — <i>Shanker</i> Gaursons India Pvt. Ltd. Authorised Signatory POSSESSION TAKEN OVER	SIGN — <i>07/04/2026</i> गजेन्द्र सिंह (व्यक्ति) यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण POSSESSION HANDED OVER			
LEASE PLAN FOR PLOT NO-GH-13 ,SEC.22(D)	PROJ.DEPTT. <i>CB</i> ASSTT.MANAGER	<i>d</i> MANAGER	<i>10/7</i> SR.MANAGER	
	LAND.DEPTT. <i>Li</i> LEKHPAL	<i>—</i> NAYABTAHSEEL DAR	<i>—</i> TAHSEEL DAR	
	LAW.DEPTT.	A.L.O. <i>S</i>		
	PLNG.DEPTT. <i>—</i> SR.DRAFTSMAN	<i>—</i> SR.EXECUTIVE		



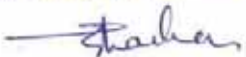
**YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY**

original.





For Gaursons India Pvt. Ltd.


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CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED AT THE DULY CONVENED MEETING OF THE BOARD OF DIRECTORS OF GAURSONS INDIA PRIVATE LIMITED HELD ON MONDAY 12TH DAY OF JANUARY 2026, AT 3:30 P.M. AT ITS CORPORATE OFFICE OF THE COMPANY AT GAUR BIZ PARK PLOT NO.-1, ABHAYKHAND-II, INDIRAPURAM, GHAZIABAD.

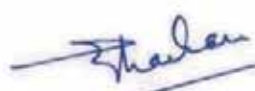
"RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Sharad Kumar S/o Shri Ambrish Kumar having aadhar no. xxxx xxxx 2910, authorized signatory of the company whose specimen signatures as attested to sign, execute and register the lease deed of the property bearing Plot No. GH-13, Sector 22-D in Yamuna Expressway Industrial Development authority admeasuring 47,755.00 sq.mtr on behalf of the Company.

"RESOLVED FURTHER THAT Mr. Sharad Kumar be and is hereby authorized to sign and execute such documents, writings and papers in order to give effect to this resolution.

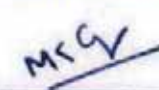
Certified True Copy

For and on Behalf of Gaursons India Private Limited
For Gaursons India Pvt. Ltd.


Manoj Kumar Gaur ^{Director}
Managing Director
DIN: 00582603
Plot No-1, Barakhamba Road,
New Delhi – 110001


(Sharad Kumar)
(Signed and accepted)

For Gaursons India Pvt. Ltd.


Director
(Signed and attested)
(Manoj Kumar Gaur)

GAURSONS INDIA PRIVATE LIMITED

Corp. Off.: Gaur Biz Park, Plot No.-1, Abhay Khand-II, Indirapuram, Ghaziabad - 201014 (U.P.) India

CIN: U74899DL1995PTC064555 | Tel: +91-120-434 3333 | Toll Free: 1800 180 3052

E: customercare@gaursonsindia.com | W: gaursonsindia.com

Regd. Off: 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-110092



 भारत-सरकार
GOVERNMENT OF INDIA



शरद कुमार
Sharad Kumar
जन्म तिथि/ DOB: 01/07/1974
पुरुष / MALE

8607 5628 2910



सर्व आम आदमी का अधिकार

 आभार
आधार पहचान प्रमाणिका
Aadhaar Identification Card

पता:
संयोजित: अम्बरिश कुमार,
वीर घाडेडर 2, एच-972,
सेक्टर 119, नोएडा,
गौतमबुद्ध नगर,
उत्तर प्रदेश - 201301

Address:
S/O Amburish Kumar, Gaur Grandeur
2, H-972, Sector 119, Noida, Gautam
Buddha Nagar,
Uttar Pradesh - 201301

8607 5628 2910



Sharad





Reference No- YEA/GH-11/5517/2026
Dated- 09/01/2026

Allotment Letter

Name of Scheme : YEA-GH-11/2025
Size of Plot : - 47754.60 Sqm
Payment Plan : INSTALLMENT

To,

M/s. Gaursons India Pvt Ltd,
R/o-Gaur Biz Park, Plot No-1,
Abhay Khand-II, Indirapuram,
Ghaziabad, Uttar Pradesh-201014.
Email: Sarad.kumar@gaursonsindia.com

Subject- Allotment Letter for Group Housing scheme-YEA-GH-11/2025, Plot No- GH-13, Sector-22D in Yamuna Expressway Industrial Development Authority Area- 47754.60 Sqm.

Dear Sir,

May kindly refer to your Login Id. Sarad.kumar@gaursonsindia.com of Group Housing Plot Scheme YEA-GH-11/2025 for allotment of Builders Plot in YEIDA.

The Authority is pleased to allot the Builders Plot No. GH-13, Sector-22D measuring area -47754.60 Sqm. on lease for a period of 90 years.

1. a) Scheme Name	- YEA-GH-11/2025
b) Allotment Number	- YEAGH112025/01
c) Allotted area	- 47754.60 Sqm
d) Rate of Allotment	- Rs. 59535.04 per Sqm
e) Total Premium Amount	- Rs. 2843072000/-
f) Allotment money	- Rs. 852921600/-
g) Registration/Earnest Money deposited	- Rs. 263250000/-
h) Allotment Money payable by date 10/03/2026 (After adjustment of deposited registration/earnest money)	- Rs. 873978800/-
i) Balance (60%) premium Amount	- Rs. 1,70,58,43,200/-

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प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० - 0 - 2395153, फैक्स न० - 0120 - 2395150

09/01/26

For Gaursons India Pvt. Ltd.

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2. Balance 60% amount of premium with interest @applicable interest rate at that time will be payable in the 04 half yearly installments. Details of payment plan of Balance premium/Instalments are given below: -

PAYMENT SCHEDULE

No. of Installment	Due Date	Period		Days	Rate	Principal	Interest	Installment	Cl. Balance
Installment-01	09/07/2026	10/01/2026	09/07/2026	181	10.50%	426,460,800	88,820,685	515,281,485	1,279,382,400
Installment-02	09/01/2027	10/07/2026	09/01/2027	184	10.50%	426,460,800	67,719,638	494,180,438	852,921,600
Installment-03	09/07/2027	10/01/2027	09/07/2027	181	10.50%	426,460,800	44,410,342	470,871,142	426,460,800
Installment-04	09/01/2028	10/07/2027	09/01/2028	184	10.50%	426,460,800	22,573,213	449,034,013	-
Total						1,705,843,200	223,523,878	1,929,367,078	

Note:- GST will be paid extra if applicable

Note:- GST will be paid extra if applicable

1. Above payment plan is on the basis of Interest @ 10.5% per annum is applicable from 2st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020
2. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
3. In case the due Allotment Money as mentioned above is not deposited within the stipulated time, the Allotment Letter will be mandatorily cancelled, and the Registration Money/Earnest Money will be forfeited by the Authority.
4. The allotment money and the instalment can be deposited through online portal of YEIDA <https://yamunaexpresswayauthority.com>.
5. For all future correspondence you may please quote your E-Auction ID Number, Allotment Number and details of plot etc.
6. In case of default on the part of the Applicant/Allottee/Sub-Lessee(s) or any breach/violation of the terms and conditions of the Scheme Document, allotment, lease and/or non-deposit of the allotment amount, instalments or any other dues or not completing the construction or making it functional within prescribed time, the allotment will stand cancelled.
7. The Lease Rent will be 1% of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed.
8. After every ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future. No separate notice shall be given in this regard.
9. The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
10. In case of any dispute regarding these terms and conditions the decision of the lessor shall be final and binding on the applicant/allottee/lessee.
11. The terms and conditions of the group housing scheme brochure - YEA/GH-11/2025 shall form part of this allotment letter and shall be binding on the allottee.
12. This allotment is made for a lease period of 90 years on the basis of execution of lease deed.
13. The allotment is on 'as is where is' basis.
14. The Allottee/ Lessee and his / her / their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as are issued there in from time to time.

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प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, रोडवर ओपेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० - 0 - 2395153, फैक्स न० - 0120 - 2395150

१०/०१/२६

For Gaursons India Pvt. Ltd.

— *Shah* —
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15. Any dispute between the Lessor and Allottee/ Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Buddha Nagar or the High Court at Allahabad.

Yours faithfully,

09/01/26
(Gajendra Singh)
Manager (Builders)

Yamuna Expressway Industrial Development Authority

Copy: 1. General Manager (Finance)
2. General Manager (Planning)
3. General Manager (Project)

Manager (Builders)

Yamuna Expressway Industrial Development Authority

For Gaursons India Pvt. Ltd.



Authorised Signatory

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉर्पोरेट कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० - 0 - 2395153, फैक्स न० - 0120 - 2395150





पत्रांक-वाई0ई0ए/ बिल्डर्स/ 5692 /2025
दिनांक- 01 / 04 /2025

To,

M/s. Gaursons India Pvt Ltd,
R/o-Gaur Biz Park, Plot Number -1,
Abhay Khand-2, Indirapuram, Ghaziabad,
Uttar Pradesh-201014.

Sub- Check list for Execution of Lease deed for Plot No-GH-13, Sector-22D, Area- 47755.00 Sqm
Yamuna Expressway Authority.

Sir,

Please refer to M/s. Gaursons India Pvt Ltd letter dated 11.03.2025 regarding execution of lease deed in respect of allotted Plot No-GH-13, Sector-22D, Area- 47755 .00 Sqm Allotment No-YEAGH112025/01. A copy of Lease plan is being enclosed for allottee reference. The formalities regarding execution of lease deed are being mentioned below:-

- | | |
|--|------------------------|
| 1. Area allotted | : 47754.60 Sqm |
| 2. Total Premium | : Rs. 2843072000/- |
| 3. Rate of Allotment | : Rs. 59535.04 Per Sqm |
| 4. Allotment Money
(After Adjustment of EMD Amount) | : Rs. 873978800 /- |
| 5. Allotment amount paid | : Rs. 873978800 /- |
| 6. Area as per Lease Plan | : 47755.00 Sqm |
| 7. Excess Area | : 0.4 Sqm / |
| 8. Excess Area Premium amount | : Rs. 23814.00 |
| 9. Excess Area Premium amount payable
(30 days from issue of this letter) | : Rs. 23814.00 |
| 10. Excess Area Onetime Lease rent amount | : Rs. 2620.00 |
| 11. Excess Area Onetime Lease rent amount payable
(30 days from issue of this letter) | : Rs. 2620.00 |
| 12. Total Plot area (including Excess area) | : 47755.00 Sqm |
| 13. Lease rent if paid onetime (11% of total premium) | : Rs. 312737920/- |
| 14. Lease Rent if paid annually @1 % p.a. of premium | : Rs. 28430720/- |
| 15. Lease Rent to be paid as per brochure clause -3.3. | |
| 16. Stamp duty and sub Registrar fees payable: Subject to confirmation from Sub-Registrar, Greater Noida. | |
| 17. 05 Attested Photographs of authorized signatory of the allottee company attested by Gazetted Officer or Nationalized Bank. | |
| 18. Two attested signature of the authorized signatory of the allottee company duly attested by Gazetted Officer or Nationalized Bank. | |

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कोमलियाल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० -0 - 2395153, फैक्स न० - 0120 - 2395150

For Gaursons India Pvt. Ltd.


Authorised Signatory



19. Resolution of the Company authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.

20. Official Seal/Stamp

21. Two witness with their Pancard & Adhar Card required at the time of execution and registration of lease deed.

22. The terms and conditions of brochure, allotment letter, building bye-laws as amended from time to time will be binding on Lessee.

23. Variation in the cost of land; In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government, the Allottee/Lessee will have to pay the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.

Note-

1. GST is to be paid extra where applicable.

2. GST liability as per applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.

You are requested to execute the lease deed of the net area of the plot within 60 days from the date of issuing of this check list, after completion of above formalities. If you fail to register the lease deed within stipulated period, action will be taken as per terms and condition of brochure, allotment letter and lease deed penalty will be imposed as applicable.

Yours faithfully,

SUDHIR
BHATI

Digitally signed by
SUDHIR BHATI
Date: 2026.04.01
18:29:37 +05'30'

Manager (Builder)

For Gaursons India Pvt. Ltd.


Authorised Signatory

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उत्तर)
दूरभाष नं० -0 - 2395153, फैक्स नं० - 0120 - 2395150

Area Builders Letter

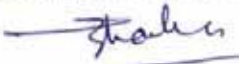


Auction EMD**Transaction Acknowledgement**

Thank you. Your payment has been successfully received with the following details.

Department Name	Yamuna Expressway Industrial Development Authority
vendUserId	GIPL1995
Name	Gaursons India Pvt Ltd
Auction Number	YEA-GH-11/2025
Auction Sub Item	Plot No. GH- 13 Sector- 22D
Auction Description of Work	GROUP HOUSING PLOTS IN YEIDA CITY
Type of Transaction	Auction EMD
Amount (Excl of transaction charges) (₹)	263250000.00
Transaction Number	ICICR22025102712360786
Receipt No.	NA
Date	27-10-2025 14:59:00
Mode of Payment	NEFT/RTGS
Transaction Status	Successful

For Gaursons India Pvt. Ltd.


Authorised Signatory





Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh



ONLINE CHALLAN COPY

Mobile No.	9958660021	Form No.	207630
Allotment No.	YEAGH112025/01	Date	09/03/2026
Allottee's Name	M/S GAURSONS INDIA PVT LTD.	Pocket No.	NA
Sector	22D	Plot/Flat Size	47754.6
Builder Name	YEA-GH-11/2025	Builder Project	M/S GAURSONS INDIA PVT LTD.
Property Name	Group Housing	Property Area	47754.60
Property Details	ALLOTMENT MONEY AGAINST PLOT NO. GH-13, SECTOR-22 D, YEIDA, G.B. NAGAR, U.P.		

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Allotment Money			0.00	9 0	9 0		490000000

Invoice Value (In Words) Forty Nine Crore Only. Grand Total 490000000.00

D.D/U.T.R. No. 09032600003 Amount 490000000.00 Date 09/03/2026
Drawn on Bank Payment Gateway(HDFCCC) Payment ID 3253bed735454435dde831280





**Yamuna Expressway
Industrial Development Authority**
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh



ONLINE CHALLAN COPY

Mobile No.	9958660021	Form No.	207631
Allotment No.	YEAGH112025/01	Date	09/03/2026
Allottee's Name	M/S GAURSONS INDIA PVT LTD.	Pocket No.	NA
Sector	22D	Plot/Flat Size	47754.6
Builder Name	YEA-GH-11/2025	Builder Project	M/S GAURSONS INDIA PVT LTD.
Property Name	Group Housing	Property Area	47754.6
Property Details	ALLOTMENT MONEY AGAINST PLOT NO. GH-13, SECTOR-22 D, YEIDA, G.B. NAGAR, U.P.		

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Allotment Money			0.00	9 0	9 0		383978800

Invoice Value (In Words)	Thirty Eight Crore Thirty Nine Lakh Seventy Eight Thousand Eight Hundred Only.	Grand Total	383978800.00
--------------------------	--	-------------	--------------

D.D/U.T.R. No.	09032600002	Amount	383978800.00	Date	09/03/2026
Drawn on Bank	Payment Gateway(HDFCCC)	Payment ID	591e5f23b65ed321045540347		





**Yamuna Expressway
Industrial Development Authority**
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh



ONLINE CHALLAN COPY

Mobile No.	9958660021	Form No.	220800
Allotment No.	YEAGH112025/01	Date	Apr 3 2026 12:01PM
Allottee's Name	M/S GAURSONS INDIA PVT LTD.	Pocket No.	NA
Sector	22D	Plot/Flat Size	47755.0
Builder Name	YEA-GH-11/2025	Builder Project	M/S GAURSONS INDIA PVT LTD.
Property Name	Group Housing	Property Area	47755.0
Property Details	Annual Lease rent against Plot no. GH-13, Sector-22 D, YEIDA, G.b. Nagar		

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST	Total (Rs.)
					Rate%		Rat			
1	Lease Rent			0.00	9	0	9	0		25587648

Invoice Value (In Words)	Two Crore Fifty Five Lakh Eighty Seven Thousand Six Hundred And Forty Eight Only.	Grand Total	25587648.00
--------------------------	---	-------------	-------------

D.D/U.T.R. No.	CMS5619375277	Amount	25587648.00	Date	Apr 3 2026 12:01PM
Drawn on Bank	Payment Gateway(IndusInd)	Payment ID	20843be59e7563767ccc40486		





INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	: AACCG3895Q
Name	: GAURSONS INDIA PRIVATE LIMITED
Tax Year	: 2026-27
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: Schedule B :- TDS on payment of Sale of Immovable Property (800)
Amount (In Rs.)	: ₹ 2,84,30,958
Amount (In words)	: Rupees Two Crore Eighty Four Lakh Thirty Thousand Nine Hundred Fifty Eight Only
CIN	: 26040600318912ICIC
Acknowledgement Number	: BSA0128726
Mode of Payment	: Net Banking
Bank Name	: ICICI Bank
Bank Reference Number	: 2062400136
Date of Deposit	: 06-Apr-2026
BSR code	: 6390009
Challan No	: 30803
Tender Date	: 06/04/2026

Tax Breakup Details (Amount In ₹)

(a) Amount deducted	₹ 2,84,30,958
(b) Interest	₹ 0
(c) Fee	₹ 0
Total (a + b + c)	₹ 2,84,30,958
In words	Rupees Two Crore Eighty Four Lakh Thirty Thousand Nine Hundred Fifty Eight Rupees Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:







INCOME TAX DEPARTMENT

Challan Receipt

ITNS No. : 281N



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

TAN	: DELG08964E
Name	: GAURSONS INDIA PRIVATE LIMITED
Tax Year	: 2026-27
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: TDS/TCS Payable by Taxpayer (200)
Amount (in Rs.)	: ₹ 28,43,072
Amount (in words)	: Rupees Twenty Eight Lakh Forty Three Thousand Seventy Two Only
CIN	: 26040300065968ICIC
Mode of Payment	: Net Banking
Bank Name	: ICICI Bank
Bank Reference Number	: 2062295400
Date of Deposit	: 03-Apr-2026
BSR code	: 6390009
Challan No	: 06329
Tender Date	: 03/04/2026

TDS/TCS Section-Wise Payment Details

S. No	Description	Section	Code	Tax (a)	Surcharge (b)	Edu. Cess (c)	Total (a+b+c)
1	Rent other than machinery etc. - specified person - 393(1) [Table: Sl. No. 2(ii).D(b)]	393(1) [Table: Sl. No. 2(ii).D(b)]	1009	₹ 28,43,072	₹ 0	₹ 0	₹ 28,43,072
	Total			₹ 28,43,072	₹ 0	₹ 0	₹ 28,43,072

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 28,43,072
B	Surcharge	₹ 0
C	Cess	₹ 0
D	Interest	₹ 0
E	Penalty	₹ 0
F	Fee under section 234E	₹ 0
	Total (A+B+C+D+E+F)	₹ 28,43,072
	Total (In Words)	Rupees Twenty Eight Lakh Forty Three Thousand Seventy Two Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:







Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh



ONLINE CHALLAN COPY

Mobile No.	9958660021	Form No.	220613
Allotment No.	YEAGH112025/01	Date	Apr 2 2026 10:43AM
Allottee's Name	M/S GAURSONS INDIA PVT LTD.	Pocket No.	NA
Sector	22D	Plot/Flat Size	47755.0
Builder Name	YEA-GH-11/2025	Builder Project	M/S GAURSONS INDIA PVT LTD.
Property Name	Group Housing	Property Area	47755.0
Property Details	Excess area premium amount against Plot no. GH-13, Sector-22D, YEIDA		

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Excess Area Amount			0.00	9 0	9 0		23814.0

Invoice Value (In Words) Twenty Three Thousand Eight Hundred And Fourteen Only. Grand Total 23814.00

D.D/U.T.R. No.	2695709200038	Amount	23814.00	Date	Apr 2 2026 10:43AM
Drawn on Bank	Payment Gateway(HDFCCC)	Payment ID	9188666e1494498a9d3038914		





**Yamuna Expressway
Industrial Development Authority**
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh



ONLINE CHALLAN COPY

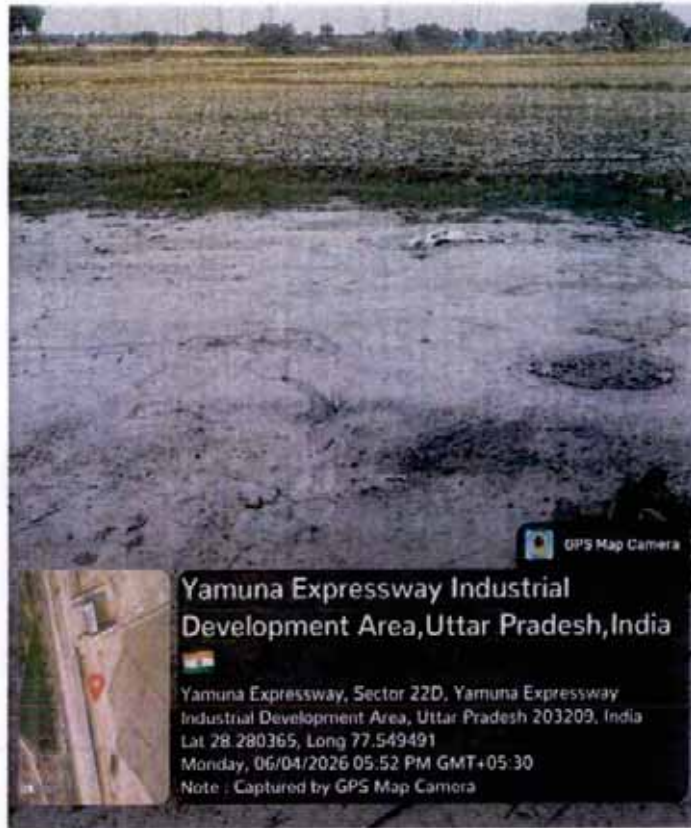
Mobile No.	9958660021	Form No.	220786
Allotment No.	YEAGH112025/01	Date	Apr 3 2026 10:33AM
Allottee's Name	M/S GAURSONS INDIA PVT LTD.	Pocket No.	NA
Sector	22D	Plot/Flat Size	47755.0
Builder Name	YEA-GH-11/2025	Builder Project	M/S GAURSONS INDIA PVT LTD.
Property Name	Group Housing	Property Area	47755.0
Property Details	Excess area one time lease rent against Plot no. GH-13, Sector-22 D, Yamuna Expressway Industrial Development Authority, G.B. Nagar		

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Excess Area Lease Rent			0.00	9 0	9 0		2620.00

Invoice Value (In Words) Two Thousand Six Hundred And Twenty Only. Grand Total 2620.00

D.D/U.T.R. No. 2695709300029 Amount 2620.00 Date Apr 3 2026 10:33AM
Drawn on Bank Payment Gateway(HDFCCC) Payment ID 2a73fdb91502fd7992a453233





For Gaursons India Pvt. Ltd.

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY



24/04/2001

Permanent Account Number

AAALT0341D

30072010





भारत सरकार

GOVERNMENT OF INDIA



जगदीश चौहान

Jagdish Chauhan

जन्म तिथि/DOB: 08/07/1989

पुरुष/ MALE

Mobile No: 9968050478

2289 2005 3087

VID : 9108 3888 9728 6486

मेरा आधार, मेरी पहचान



भारत सरकार

GOVERNMENT OF INDIA

पता

S/O मनीष राज चौहान, A-2/251, HARSH

विली - 110093

Address:

S/O Manik Raj Chauhan, A-2/251, HARSH

VIHAR, DIST: North East,

Delhi - 110093

2289 2005 3087

VID : 9108 3888 9728 6486



भारत सरकार



भारत सरकार

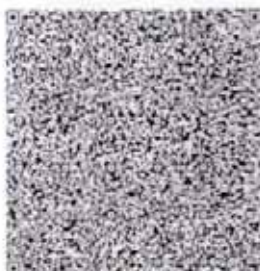




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

To
मन सिंह
Shyam Singh
S/O Tekram Singh
SUNPURA
Gautam Buddha Nagar Uttar Pradesh - 203207
8826884004

Signature Not Verified
 Name: [22NYCARTS](#)
 Location: [New York, NY](#)
 Date: 2015-12-29 17:04:46



VID: 9129 5127 0978 6466

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



श्याम सिंह
Shyam Singh
जन्म तिथि/DOB: 11/10/1992
लिंग/ MALE

VID : 9129 5127 0978 6466

मेरा आधार, मेरी पहचान



Government of India



AADHAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone – use mAadhaar App.

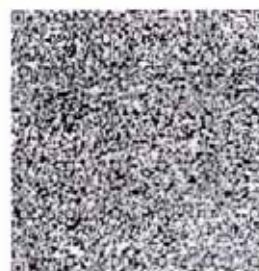


विश्वविद्यालयी शिक्षण प्राधिकरण
University Education Authority of India



S.O. दिनांक १६/०५/२०१८, पीएम कुंभ नगर,
जिला मुंबई - ४०००७९

Address:
S/O Tejwan Singh, SUNPURA, Gautam
Buddha Nagar,
Jalandhar District - 143002



VID : 9129 5127 0978 6466

 1800-121-2345 |
 help@uidai.gov.in |
 www.uidai.gov.in



applicant norms related to ground coverage, FAR, height as per clause 24.2, page 20 of existing YEIDA Building Regulations are as follows:

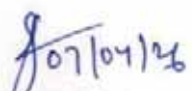
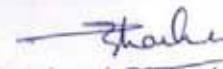
Group housing (flatted and cluster type): Minimum Plot Area- 2000 square metre

Ground Coverage	35 percent up to 40000 sq mtrs and 40% above 40000 sq.mtrs.
Floor Area Ratio	3.00
Height	No limit. For buildings above 30 metres in height, clearance from Airport Authority shall have to be taken.
Density (Family size 4.5)	As mentioned in the sector Layout Plan or decided by the Authority for a particular scheme

29.21 #The GST Liability as per applicable rates at the time of payment shall be borne by the Allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S.So.5, 5A dated 28.06.2017. The amount mentioned above does not include GST. GST on services provided to business entities would be deposited by the recipient of services under reverse charge mechanism. If the Allottee does not has the GSTN number, then it will have to deposit the GST through YEIDA portal online or by downloading challan and inform the Authority same day or next day positively.

IN WITNESS WHEREOF the Parties have set their hands on the day and in the year herein first above written.

In presence of:


For and on behalf of the LESSOR
प्रबंधक (सम्पत्ति)
For Gaursons India Pvt. Ltd.

Authorised Signatory

For and on behalf of the LESSEE

Witnesses:-


1. **Jagdish Chauhan S/o Sh. Manik Raj Chauhan**
R/o A-2/251, Harsh Vihar Delhi-110093


2. **Shyam Singh S/o Sh. Tekram Singh**
R/o Village Sunpura, P.O.-Baidpura, Dadri, G.B. Nagar-203207

आवेदन सं०: 202600743027714

ही संख्या 1 जिल्द संख्या 48883 के पृष्ठ 169 से 222 तक क्रमांक 10861 पर दिनांक 08/04/2026 को
जिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

08/04/2026

