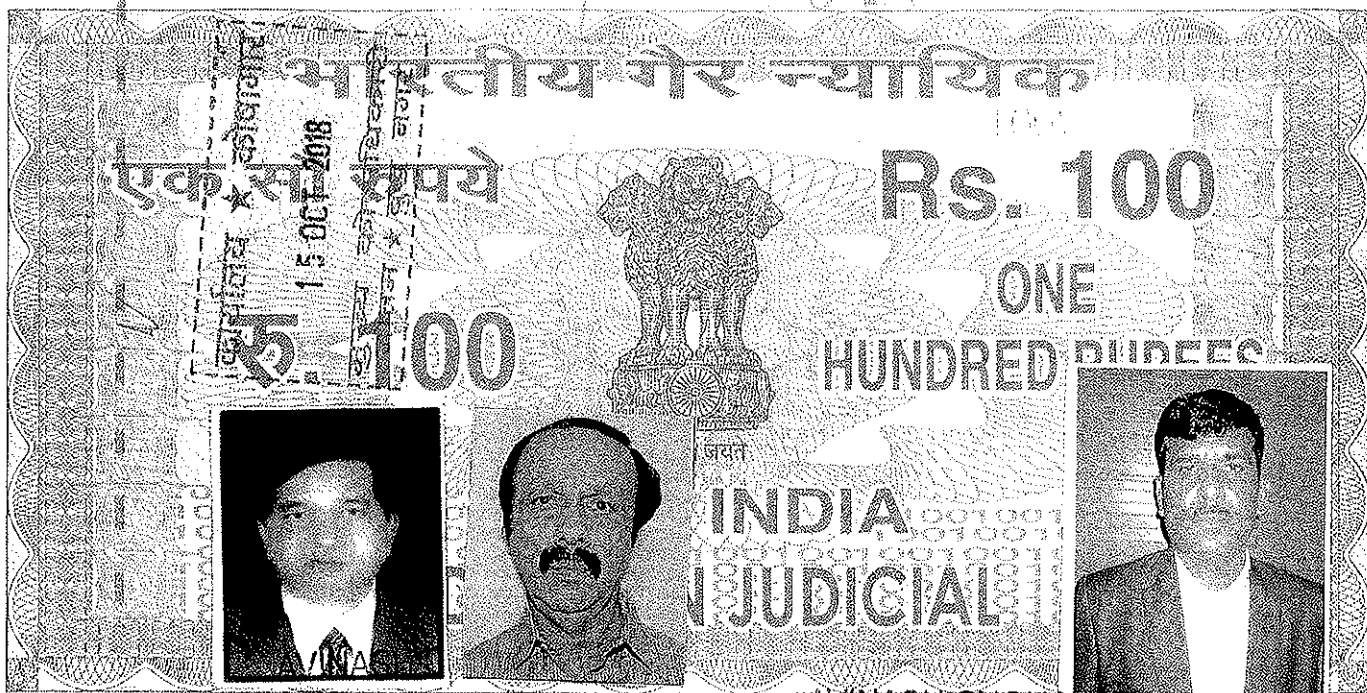




उत्तर प्रदेश UTTAR PRADESH
REGISTRAR OFFICE
JAGDEAL, NOIDA, GHAZIABAD
Reg. No. 9320/11 U.P.

AVINASH CHAUDHARY
ADVOCATE EL 576572
SUB REGISTRAR OFFICE
JAGDEAL, NOIDA, GHAZIABAD
Reg. No. 9320/11 U.P.

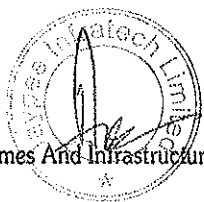
CORRECTION DEED

To the Sub-Lease Deed dated 05th August, 2015 between Jaypee infratech Ltd., Jaiprakash Associates Limited and Gulshan Homes And Infrastructure Pvt. Ltd.

This **Correction Deed** is made and entered on this 06th day of Nov, 2018 at Noida, District- Gautam Budh Nagar, U.P.

JAYPEE INFRA TECH LIMITED, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector – 128, Noida – 201304, U.P. (hereinafter referred to as the “**Sub-Lessor**”), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives. acting through its authorized Signatory Mr. Ajit Kumar, duly authorized vide power of attorney executed by JIL dated October 06th, 2018 duly authorized to execute this **Sub Lease Deed** on behalf of the “**Sub Lessor**” and **JAIPRAKASH ASSOCIATES LIMITED**, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector – 123, Noida – 201304, U.P. (hereinafter referred to as

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory



Ram singh

22 OCT 2018

54-संख्या दिनांक को तिथि
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय
प्राप्त करने का समय

गुलशन होमस - 25 डी इन्फ्रास्ट्रक्चर
ल फु लि 0
दिल्ली



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

CP 289091

THIS STAMP PAPER IS ATTACHED WITH THE
CORRECTION DEED OF COMMERCIAL PLOT NO. C3-
E1, JAYPEE GREENS WISH TOWN, SECTOR-129,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)



Ram Singh

For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

क्रम सं० 1 स्टाम्प विक्रय की तिथि 6/11/18
 स्टाम्प क्रय करने का प्रयोजन.....
 स्टाम्प क्रेता का नाम व पता.....
 स्टाम्प की धनराशि.....

गुलशन होम्स एंड इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड
 215 इन्फ्रास्ट्रक्चर पार्क
 गौतम बुद्ध नगर, उत्तर प्रदेश

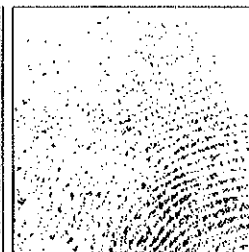
विजय कुमार गर्ग (स्टाम्प विक्रेता)
 ला० नं० 38/1986, ला० की अवधि 31-03-2019
 उप-निबंधक कार्यालय परिसर, चीएडा

शुद्धिपत्र

प्रतिफल- 0 स्टाम्प शुल्क- 10700 बाजारी मूल्य - 0 पंजीकरण शुल्क - 4220 प्रतिलिपिकरण शुल्क - 80 योग : 4300

श्री गुलशन होम्स & इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड द्वारा
 रण सिंह शेखावत अधिकृत पदाधिकारी/ प्रतिनिधि
 पुत्र श्री हनु बिहारी सिंह शेखावत
 व्यवसाय : अन्य
 निवासी : 121 हरमोहिन्द एक्लेव दिल्ली

Ran Singh



श्री गुलशन होम्स & इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड द्वारा
 रण सिंह शेखावत अधिकृत पदाधिकारी/ प्रतिनिधि
 ने यह लेखपत्र इस कार्यालय में दिनांक
 06/11/2018 एवं 11:43:36 AM बजे
 निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

R. K. Singh

रंजू माथुर (प्रभारी)
 उप निबंधक : सदर द्वितीय
 गौतम बुद्ध नगर
 06/11/2018

R. K. Singh
 विवेक शर्मा

कनिष्ठ सहायक (निबंधन) - नियमित

For Gulshan Homes And Infrastructure Pvt. Ltd.

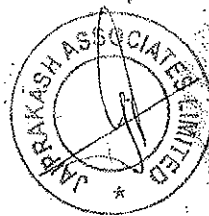
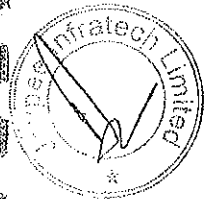
[Signature]
 Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

CP 28092 CP 289092

THIS STAMP PAPER IS ATTACHED WITH THE
CORRECTION DEED OF COMMERCIAL PLOT NO. C3-
E1, JAYPEE GREENS WISH TOWN, SECTOR-129,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)



Ram Singh

For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

क्रम सं० 2 स्टांप्प विक्रय की तिथि 6/11/19
 स्टांप्प क्रय करने का प्रयोजन.....
 स्टांप्प क्रय का नाम व पता.....
 स्टांप्प की धनराशि.....

विजय कुमार गर्ग (स्टांप्प विक्रेता)
 ला० नं० 36/1986, ला० की अवधि 31-03-2019
 उप-निबन्धक कार्यालय धरिसर, नौएडा

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

प्रथम पक्ष: 1

श्री जीपी इन्फ्राटेक लिमिटेड के द्वारा अजित कुमार
 पुत्र श्री जे के वर्मा

निवासी: 1101 ब्लू स्टोन-2 दसवा फ्लोर सुपरटेक
 एमराल्ड कोर्ट रीक्टर-93ए नौएडा 3 प्र

व्यवसाय: अन्य

प्रथम पक्ष: 2

श्री जयप्रकाश एसोशिएट्स लिमिटेड के द्वारा टी
 जी केशवाणी, पुत्र श्री स्व० जी पी केशवाणी

निवासी: 256 कैलाश हिल्स यू जी फ्लोर न्यू
 दिल्ली

व्यवसाय: अन्य

द्वितीय पक्ष: 1

श्री गुलशन होम्स & इन्फ्रास्ट्रक्चर प्राइवेट
 लिमिटेड के द्वारा रण सिंह शेखावत, पुत्र श्री स्व०
 बिहारी सिंह शेखावत

निवासी: 121 हरमोविन्द एंक्लेव दिल्ली

व्यवसाय: अन्य

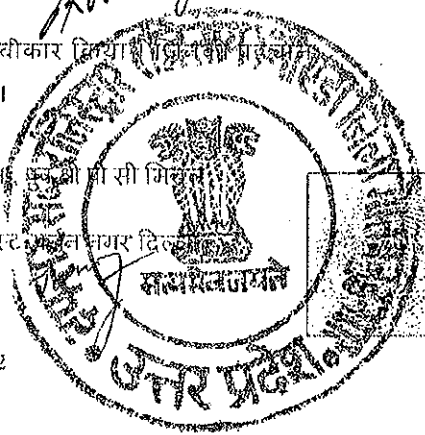
ने निष्पादन स्वीकार किया गया प्रमाण
 पहचानकर्ता: 1

श्री मनोज मिश्रा, पुत्र श्री पी सी मिश्रा

निवासी: डी-5 ईस्ट गार्डन भुगर दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2





उत्तर प्रदेश UTTAR PRADESH

AA 711842

THIS STAMP PAPER IS ATTACHED WITH THE
CORRECTION DEED OF COMMERCIAL PLOT NO. C3-
E1, JAYPEE GREENS WISH TOWN, SECTOR-129,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)



Ram Singh

For Gulshan Finance and Leasing Pvt. Ltd.

Ram Singh
Authorised Signatory

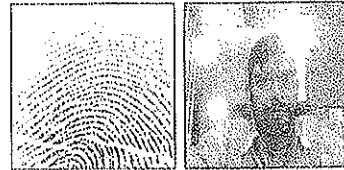
क्रम सं० 3 स्टांप विक्रय की तिथि: 4/11/18
 स्टांप क्रय करने का प्रयोजन.....
 स्टांप क्रय का नाम व पता.....
 स्टांप की धनराशि: 500

विजय कुमार गर्ग (स्टांप विक्रेता)
 ला० नं० 36/1986, ला० की अवधि 31-03-2019
 उप-निबंधक कार्यालय परिसर, नौएडा

श्री भविष कुमार, पुत्र श्री अरूप लाल
 निवासी: फ्लैट न. 524 ब्लॉक-सी फोर्तिज
 हॉस्पिटल वरुण हॉस्पिटल रोड-62 नौएडा उप
 व्यवसाय: अन्य

Bhavi

वे की। प्रत्यक्षः भद्र साक्षियों के निशान अंगूठे
 नियमानुसार लिए गए हैं।
 टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rath
 रंजू भाथुर (प्रभारी)
 उप निबंधक : सदर द्वितीय
 गौतम बुद्ध नगर
am
 विवेक शर्मा

कनिष्ठ सहायक (निबंधन) - नियमित



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
 Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

EK 862634

THIS STAMP PAPER IS ATTACHED WITH THE
CORRECTION DEED OF COMMERCIAL PLOT NO. C3-
E1, JAYPEE GREENS WISH TOWN, SECTOR-129,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)



Ram Singh

For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

क्रमा सं० ५ स्टाम्प विक्रय की तिथि... ०१/११/१०
स्टाम्प क्रमा सं० का प्रयोग...
स्टाम्प केला का नाम व पता...
स्टाम्प की अवधि... १००

विजय कुमार गर्ग (स्टाम्प विक्रेता)
सां० सं० ३८७१९९६, सां० की अवधि ३१-०३-२०१९
उप-निबंधक कार्यालय परिसर, गोंयडा

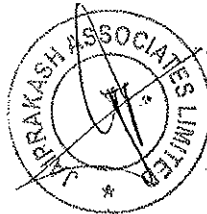


For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

NOW THEREFORE THIS CORRECTION DEED WITNESSTH AS FOLLOWS:

1. After correction, area of the Demised Plot is amended from 7487 Sq. Mtrs. to 7486 Sq. Mtrs., a reduction of 1.0 Sq. Mtrs.
2. Annexure – II of the **Sub-Lease Deed** is hereby amended and annexed here to with this **Correction Deed** as amended **Annexure - II**.
3. Except the above correction as stated in clause 1 & 2 hereinabove, the contents of the **Sub-Lease Deed** remains unaltered and unchanged. This **Correction Deed** shall always remain an integral part of the **Sub-Lease Deed** and shall be treated as part and parcel of the said **Sub-Lease Deed** as if the said correction are incorporated therein from the date of execution of the said **Sub-Lease Deed**.
4. This **Correction Deed** neither changes the transaction in the **Sub-Lease Deed** nor changes the character of the said transaction or the **Sub-Lease Deed**.



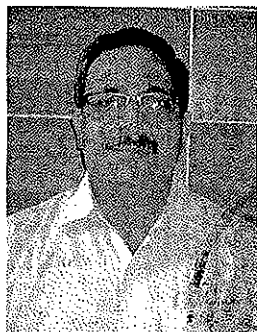
Am Singh



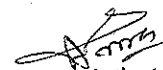
For Gulshan Homes And Infrastructure Pvt. Ltd.

Am Singh

Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

the "JAL"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. T.G. Keswani, duly authorized vide power of attorney executed by JAL dated February 17th, 2018 duly authorized to execute this **Sub Lease Deed**.

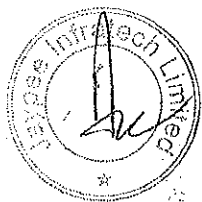
AND

GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED having PAN: AADCT7050K, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at: 121, Hargobind Enclave, Delhi-110092, India (hereinafter referred to as the "**Sub-Lessee**" or the "**Third Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives acting through its Authorized Signatory **Mr. Ran Singh Shekhawat**, S/o. Late Mr. Bihari Singh Shekhawat, having office at 121, Hargobind Enclave, Delhi-110092 (who has been duly authorized) to execute this **Sub Lease Deed** on behalf of the "**Sub Lessee**".

The **Sub-Lessor** had executed a **Sub-Lease Deed** in favour of the **Sub-Lessee** for Commercial Plot No. C3-E1 situated in Jaypee Greens Wish Town, Sector-129, Noida Distt. Gautam Budh Nagar, Uttar Pradesh admeasuring 7487 Sq.mtr. (herein referred to as the **Demised Plot**) on 05th August, 2015 that was duly registered vide Book no. 1, Volume No. 6848 from pages 31 to 104 Sl. No. 5249 on dated 07.08.2015 with Sub-Registrar-II Noida Distt. – G.B. Nagar (U.P.)

AND WHEREAS the **Sub-Lessee** by virtue of the **Sub-Lease Deed** is the absolute **Sub-Lessee** and in possession of the **Demised Plot**, and

AND WHEREAS, due to some inadvertent ^{TYPING} error actual total area of Plot i.e. 7486 Sq. mtrs. was written as 7487 Sq. mtrs. So to correct the said error this **Correction Deed** is being registered.



Ran Singh



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

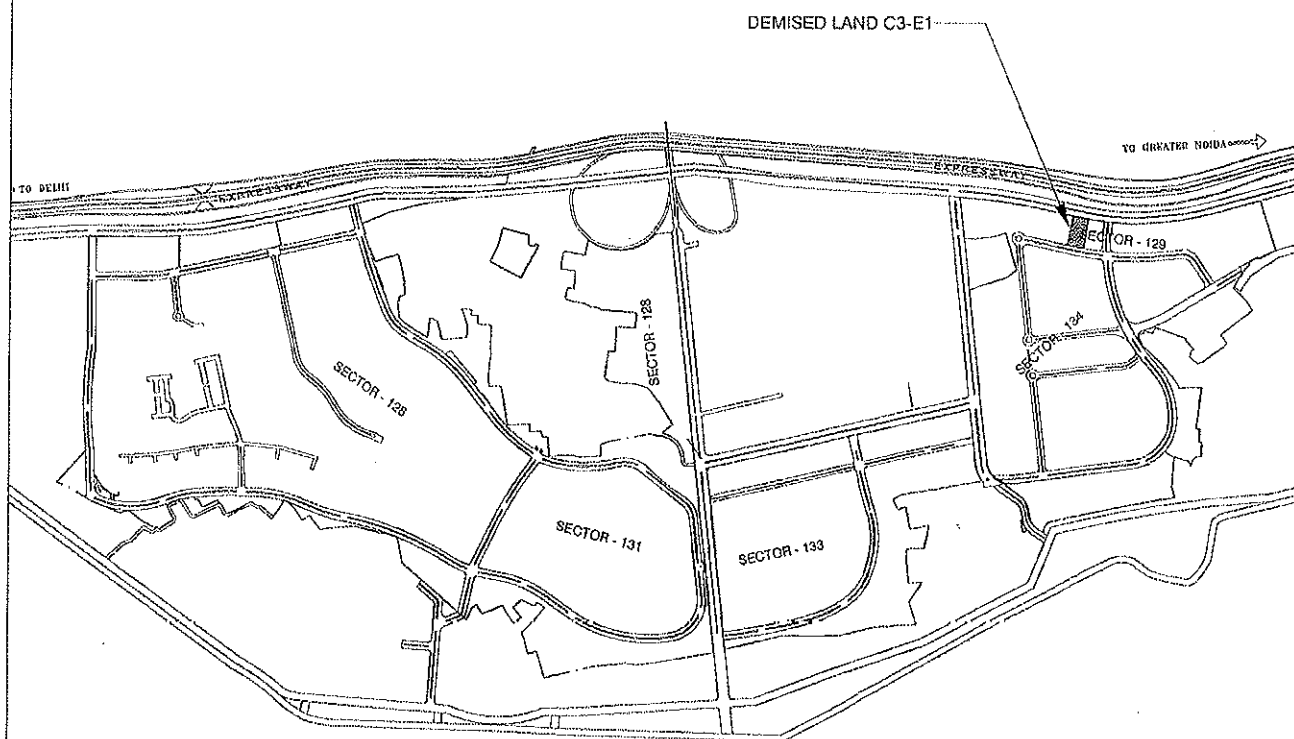


For Gulshan Homes And Infrastructure Pvt. Ltd.

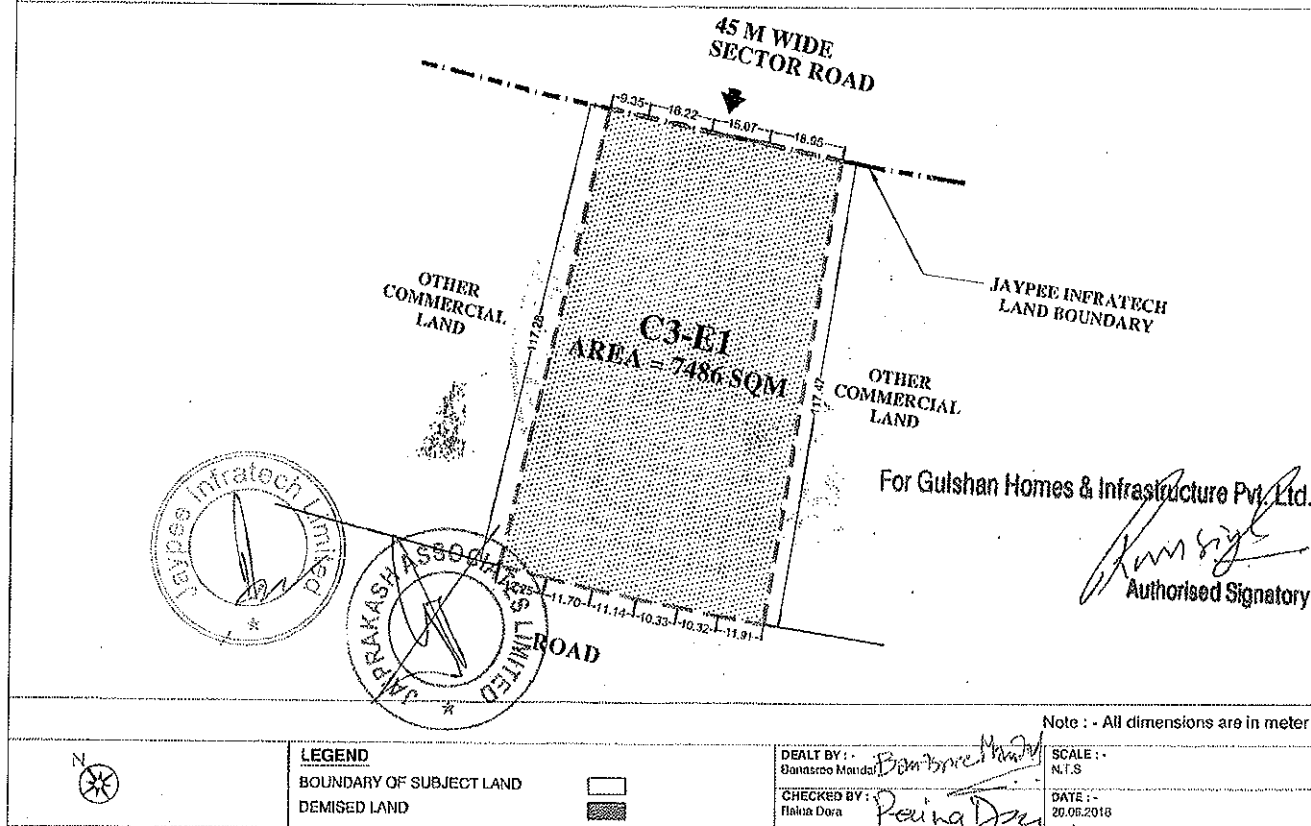
A handwritten signature in black ink, appearing to be 'A. K. Singh', written over the printed text 'Authorized Signatory'.

Authorized Signatory

LOCATION OF DEMISED LAND IN THE SUBJECT LAND **SECTOR - 129, WISH TOWN, JAYPEE GREENS, NOIDA**



DETAILS OF DEMISED LAND



For Gulshan Homes And Infrastructure Pvt. Ltd.



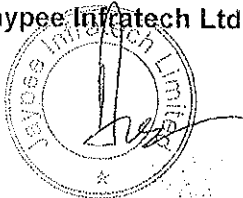
For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

In WITNESS WHEREOF both Parties have set their respective hands on this **Correction Deed** on this day, month & year first above written in the presence of the following witnesses:-

SIGNED AND DELIVERED BY
the within named **Sub-Lessor**

Jaypee Infotech Ltd.



Authorized Signatory

SIGNED AND DELIVERED BY
the within named

Jaiprakash Associates Limited



Authorized Signatory

SIGNED AND DELIVERED BY
the within named

Sub Lessee

Gulshan Homes And Infrastructure Private Limited

Authorized Signatory

AVINASH CHOUDHARY

ADVOCATE
SUB REGISTERAR OFFICE
NOIDA/GREATER NOIDA/GHAZIABAD
Reg. No. 9320/11 U.P.

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

WITNESSES:

- BHAVISH
1. **BHAVISH KUMAR**
S/O SHRI ANOOP LAL
R/O FLAT NO. 524, C-BLOCK
 2. **VARUN APT. SEC-62 NOIDA**
Manoj
MANOJ MITTAL
S/O Lt Prem Chand Mittal
D-5, East Arjun Nagar
Delhi-32

AVINASH CHOUDHARY
ADVOCATE
SUB REGISTERAR OFFICE
NOIDA/GREATER NOIDA/GHAZIABAD
Reg. No. 9320/11 U.P.

बही संख्या । जिल्द संख्या 9930 के पृष्ठ 1 से 24 तक
क्रमांक 8029 पर दिनांक 06/11/2018 को रजिस्ट्रीकृत किया
गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rath

र. माथुर (प्रभारी)

उप नि. अधिक. सदर द्वितीय

गौ. बुद्ध नगर

06/11/2018



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]

Authorised Signatory

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उप-निबन्धक द्वितीय कम सं० 16002

नोएडा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

07-Aug-2015

प्रस्तुतकर्ता या प्रार्थी का नाम

Gulshan Homes And Infrastructure Pvt

लेख का प्रकार

उप पट्टा विलेख

प्रतिफल की धनराशि

740,000.00 / 1,579,546,000

1. रजिस्ट्रीकरण शुल्क 10,000.00
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग

10,080.00

शुल्क वसूल करने का दिनांक

07-Aug-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

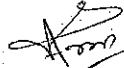
वापस करने के लिए तैयार किया

07-Aug-2015

REGISTRAR-II
NOIDA

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

I-5249

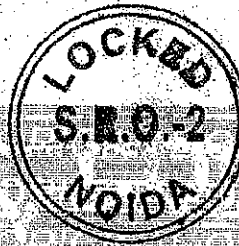
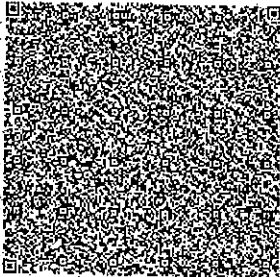


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP01281345458267N
Certificate Issued Date : 05-Aug-2015 06:01 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0101542119403238N
Purchased by : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO-C3-E1, SECTOR-129, JAYPEE GREENS W/SH TOWN, NOIDA-U.P.
Consideration Price (Rs.) : 74,00,00,000
(Seventy Four Crore only)
First Party : JAYPEE INFRATECH LTD AND JAIPRAKASH ASSOCIATES LTD
Second Party : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Stamp Duty Paid By : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 7,89,77,300
(Seven Crore Eighty Nine Lakh Seventy Seven Thousand Three Hundred only)



.....Please write or type below this line.....

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

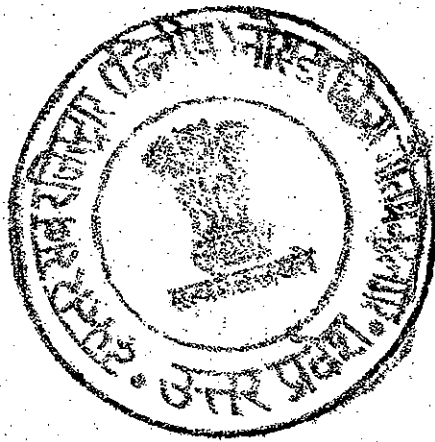
Authorised Signatory



XM 0002952824

Statutory Alert:

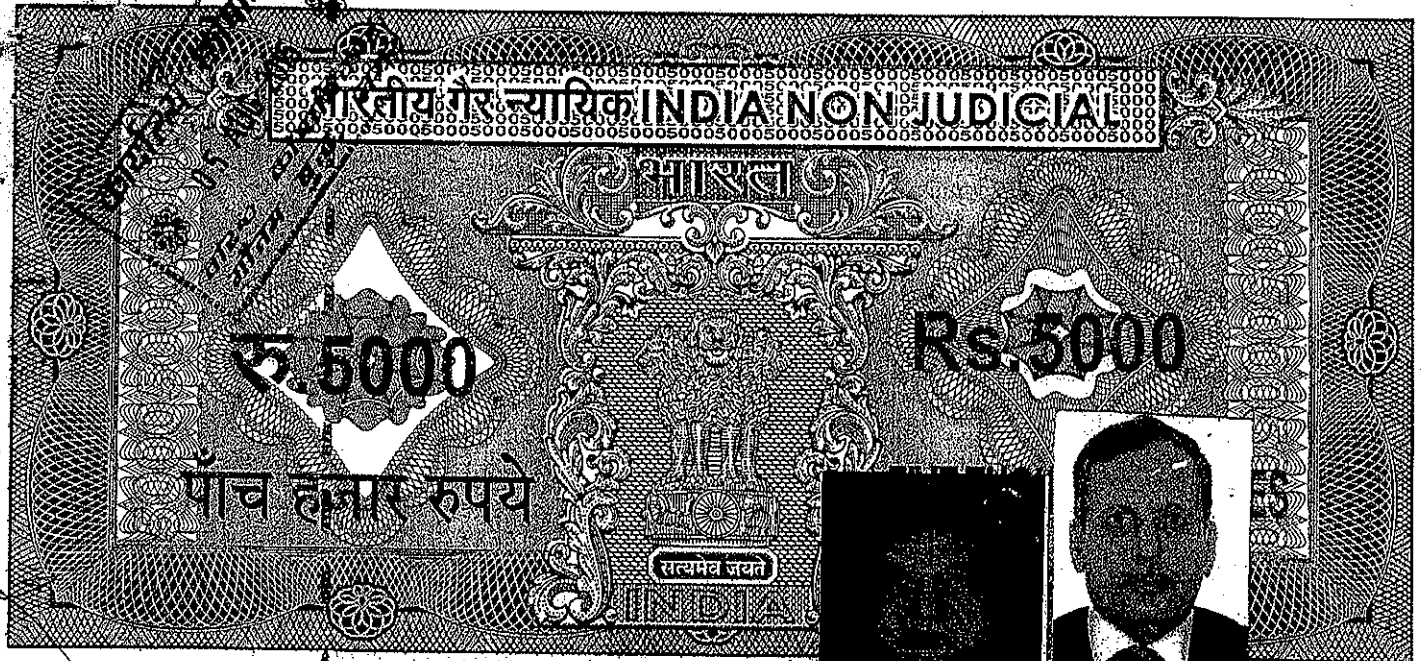
1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

BD 900352

This stamp paper is
Integral Part of Sub-
lease deed in respect
of Plot No- CB-E1,
Sec-129, Noida.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



03

07/08/15

स्टाम्प क्रोता का नाम व पता.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प की धनराशि.....

मोहित कुमार स्टाम्प विक्रेता

ला०न० 141/14 अवधि 31 03 2016

विक्रय सीमा 10,000/-

उप निबन्धक कार्यालय नौएडा नौनम बूट नगर ल०न०

मैं गुलशन होम्स इन्फ्रास्ट्रक्चर प्रा. लि. को

उप पट्टा विलेख (90 वर्ष)

740,000,000.00 1,579,546,000.00 10,000.00 80 10,080.00 4,000

प्रतिफल मालियत आसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री: Gulshan Homes And Infrastructure Pvt Ltd द्वारा रन सिंह श

पुत्र श्री स्व० बिहारी सिंह शेखावत

व्यवसाय अन्य

निवासी स्थायी 121 हरगोविन्द एन्क० दिल्ली

अस्थायी पता उक्त

ने यह लेखपत्र इस कार्यालय में दिनांक 7/8/2015 समय 4:39PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस० के० सिंह)

उप-निबन्धक द्वितीय

नोएडा

7/8/2015

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

पट्टा दाता

पट्टा गृहीता

श्री Jaypee Inftratech Ltd द्वारा अजीत कुमार

पुत्र श्री जगदीश कुमार

पेशा अन्य

निवासी सै० 128 नोएडा

श्री Gulshan Homes And Infrastructure Pvt

Ltd द्वारा रन सिंह शेखावत

पुत्र श्री स्व० बिहारी सिंह शेखावत

पेशा अन्य

निवासी 121 हरगोविन्द एन्क० दिल्ली

श्री Jalprakash Associates Ltd द्वारा

आर०के०आनन्द

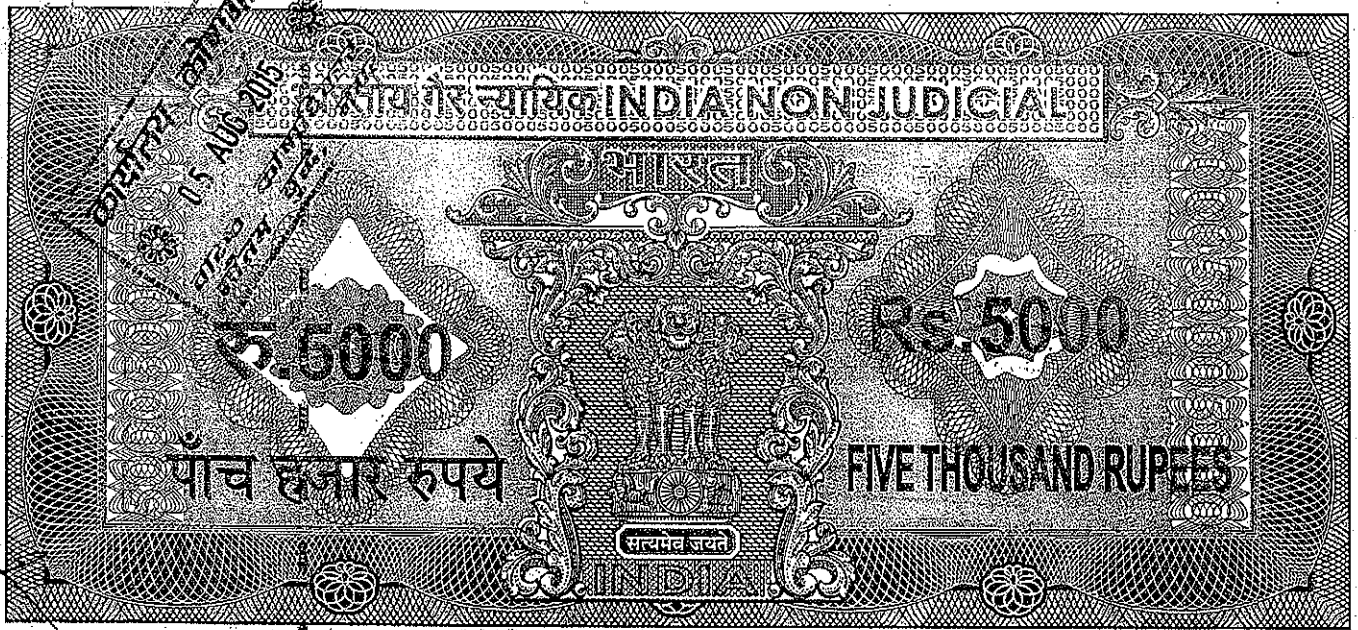
पुत्र श्री प्यारा लाल आनन्द

पेशा अन्य

निवासी सै० 128 नोएडा

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

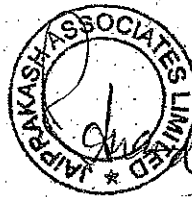
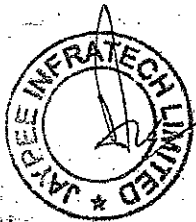
UD 900353

BD 900353

This stamp paper is part
of sublease deed in respect
of Plot No- C3-E1, Sec-129
Noida.

For Gulshan Homes And Infrastructure Pvt. Ltd.
For

[Signature]
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]

Authorised Signatory

07/08/15

04/03/15 विप्रेत की तिथि 17

स्टाम्प क्रोता का नाम व पता

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प की धनराशि

मोहित कुमार स्टाम्प विक्रेता

लॉन्ग 141/14 अवधि 31/03/2016

विक्रय सीमा 10,000/-

उप निबन्धक कार्यालय नौएडा गौतम वृद्ध नगर लॉन्ग

मे निष्पादन स्वीकार किया।

जिन्की पहचान श्री विनय भूषण मलिक

पुत्र श्री महेन्द्र नारायण मलिक

पेशा अन्य

निवासी 121 हरगोविन्द एन्क0 दिल्ली

व श्री रिक्

पुत्र श्री जयपाल

पेशा अन्य

निवासी तहसील कम्पा0 गा0बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 00 सिंह)

उप-निबन्धक द्वितीय

नौएडा

7/8/2015



For Gulshan Homes And Infrastructure Pvt. Ltd.

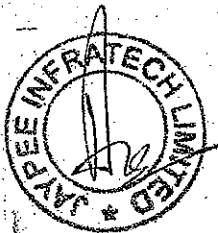
Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

BA 723098

this stamp paper is an integral part
of original sub lease deed of
plot no - C-3 E-1, Sec - 129, NOIDA



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorised Signatory

93
07/8/16
क्रम सं०
स्टाम्प क्रम
स्टाम्प क्रम का नाम व पूरा पता
स्टाम्प की धनराशि
सतीश कुमार शर्मा स्टाम्प विक्रेता
ला०नं० ८ ला० अंकां 31-03-2014
सुपनिबन्धक कार्यालय परिसर नोएडा
विक्रय सीमा 15,000/-

पट्टा दाता

Registration No.: 5249

Year: 2,015

Book No.: 1

0101 Jaypee Infratech Ltd द्वारा अजीत कुमार

जगदीश कुमार

से० 128 नोएडा

अन्य



0102 Jaiprakash Associates Ltd द्वारा आर०के०आनन्द

धारा लाल आनन्द

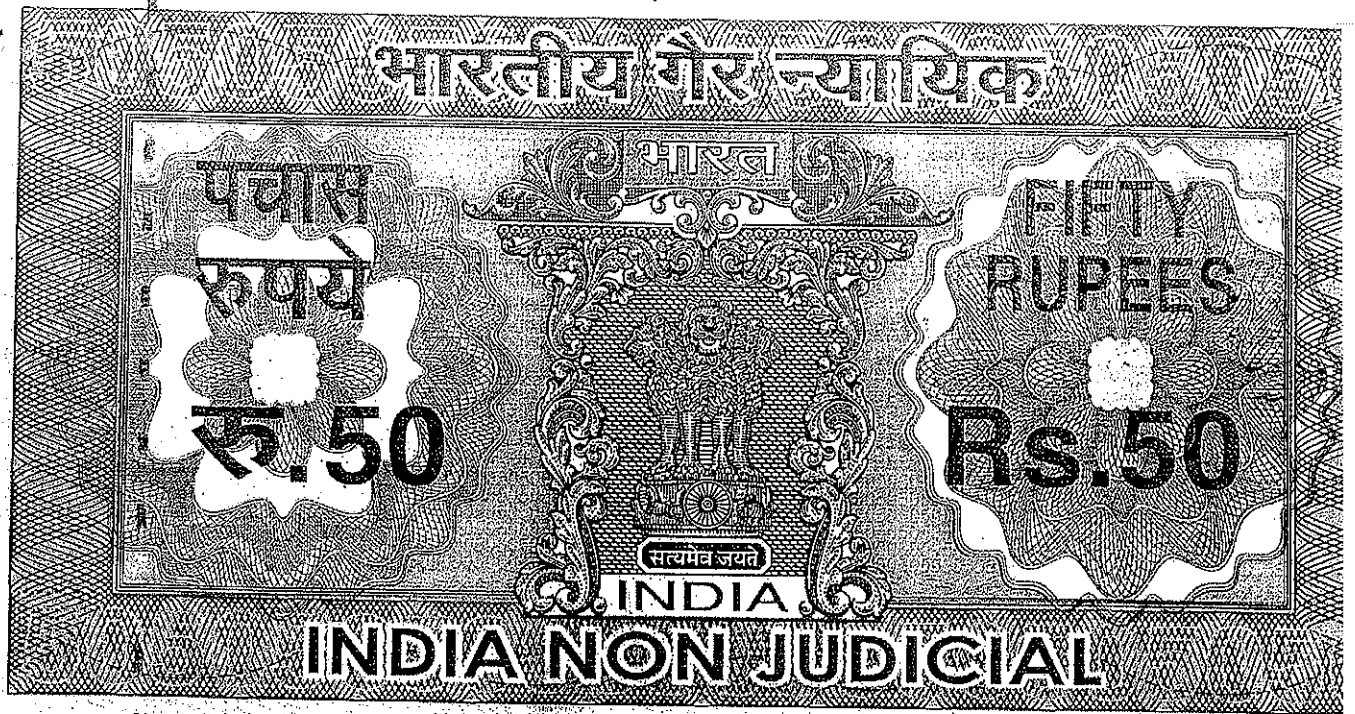
से० 128 नोएडा

अन्य



For Gulshan Homes And Infrastructure Pvt. Ltd.

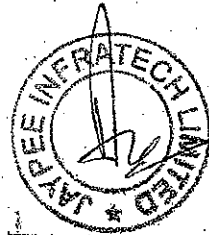
Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

BA 723099

This stamp paper is an integral
part of original Sub lease doc
of plot No - C-3 E-1, Sec-129,
Noida.



For Gulshan Homes And Infrastructure Pvt

Authorised Sign

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

07/8/16

93
92
क्रम सं० स्टाम्प विक्रय की तिथि
स्टाम्प क्रय करने का पत्राचार
स्टाम्प केता का नाम व पता
स्टाम्प की धनराशि
सतीश कुमार शर्मा स्टाम्प विक्रेता
ला० न० ६ सी० जवाही ३१-०३-२०११
उपनिर्देशक: न्यायालय परिसर नए प्रखंड
विक्रय मूल्य: 15,000/-

पट्टा गृहीता

Registration No.: 5249

Year: 2015

Book No.: 1

0201 Gulshan Homes And Infrastructure Pvt Ltd द्वारा र

स्व० बिहारी सिंह शेखावत

121 हरगोविन्द एन्क० दिल्ली

अन्य



For Gulshan Homes And Infrastructure Pvt. Ltd.

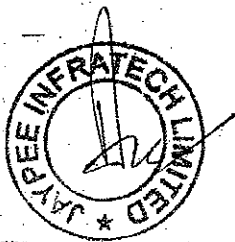
Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

X 671435

This stamp paper is an integral
part of sub lease deed in
8/0 Plot no C-3 E-1, Sector
129, Noida.



For Gulshan Homes And Infrastructure Pvt.

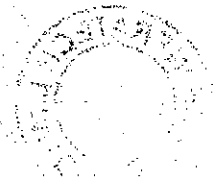
Authorised Sign:

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

92
क्र.सं. 07/8/10
स्टाम्प विक्रय की तिथि: 02
स्टाम्प क्रय करने का प्रयोजन: 02
स्टाम्प केता का नाम व पता: 51000
स्टाम्प की धनराशि: 51000
सतीश कुमार शर्मा स्टाम्प विक्रेता
ला.नं. 6 ला. अ. 31-03-201
उपनिबन्धक कार्यालय परिसर नोएडा
विक्रय सीमा: 15,000/-

07/8/10
श. गु.ग.न.स.ह.ब.प्रा.स.न.



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

SUB-LEASE DEED

Plot No : Commercial Plot No. C3-E1
Project : situated at Sector-129, Jaypee Greens Wish Town, Noida (U.P)
Sale Consideration : Rs.74,00,00,000/-
Circle rate per (Sq. mtrs) : Rs.2,11,000/- per (Sq. Mtrs.)
Value as per Circle rate : Rs.1,57,95,46,000/-
Stamp duty payable : Rs.7,89,77,300/- (As per Circle rate)
Stamp duty paid : Rs.7,89,77,300/- (As per Circle rate)
Plot Area : 7487.00 Sq. Mtrs.

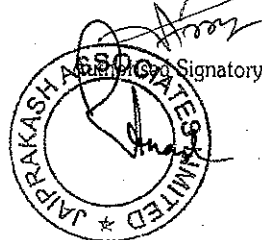
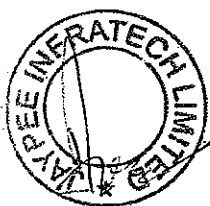
The Market Value is calculated according to Format- 4(i) part-2 of Circle Rate List dated 01.08.2014, mentioned on Page No.39, Row No.16.
Software V- Code: 0137

THIS **SUB-LEASE DEED** is made and entered on this **05th day of August, 2015** at **Noida**, District- Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAYPEE INFRATECH LIMITED [PAN- AABCJ9042R], a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector-128, Noida-201304, U.P (hereinafter referred to as the "**Sub-Lessor**" or the "**First Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. Ajit Kumar, S/o. Mr. Jagdish Kumar, registered office at Sector-128, Noida-201304, U.P duly authorized to execute this **Sub-Lease Deed** on behalf of the "**Sub-Lessor**".

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorized Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be 'A. S. M.' or similar, written over a horizontal line.

Authorised Signatory

AND

JAIPRAKASH ASSOCIATES LIMITED [PAN-AACB1562A], a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector-128, Noida-201304, U. P (hereinafter referred to as the "**JAL**" or the "**Second Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. R.K. Anand, S/o. Mr. Pyara Lal Anand, registered office at Sector-128, Noida-201304, U. P duly authorized to execute this **Sub-Lease Deed** on behalf of the "**Second Party**".

AND

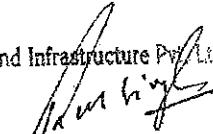
GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED [PAN- AADCT7050K], a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at: 121, Hargobind Enclave, Delhi-110092, India (hereinafter referred to as the "**Sub-Lessee**" or the "**Third Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives acting through its Authorized Signatory **Mr. Ran Singh Shekhawat**, S/o. Late Mr. Bihari Singh Shekhawat, having office at 121, Hargobind Enclave, Delhi-110092 (who has been duly authorized) to execute this **Sub-Lease Deed** on behalf of the **Sub-Lessee**.

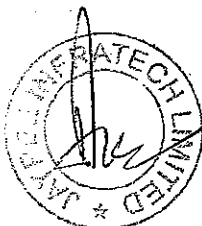
For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorized Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.




Authorized Signatory





For Gulshan Homes And Infrastructure Pvt. Ltd.

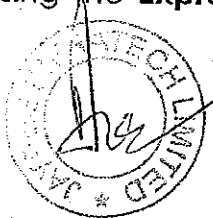
Authorised Signatory

The **Sub-Lessor** or the **First Party**, **JAL** or the **Second Party** and the **Sub-Lessee** or the **Third Party** shall individually be referred to as the respective **Party** and collectively as the "**Parties**".

WHEREAS:

The Government of U. P constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697/ 77- 04- 2001- 3(N)/ 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide GoUP Notification No. 1165/ 77- 04 -08- 65N/ 08 dated 11.07.2008), under the U. P Industrial Area Development Act, 1976, presently having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar-201308, U.P (hereinafter referred to as "**YEA**") for anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification No. 1165/77-04-08-65N/08 dated 11.07.2008) Project which, *inter alia*, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "**Expressway**").

AND by an agreement dated 07.02.2003 (hereinafter referred to as the "**Concession Agreement**") between Taj Expressway Industrial Development Authority, and Jaiprakash Industries Ltd. {which was merged with Jaypee Cements Ltd. whose name was subsequently changed to Jaiprakash Associates Ltd. (**JAL**)}, Jaiprakash Industries Ltd. was granted concession for arrangement of finances, design, engineering, construction and operation of the **Expressway**, and to collect and retain toll from the vehicles using the **Expressway** during the term of the **Concession Period**, which is 36



For Gulshan Homes And Infrastructure Pvt. Ltd.

For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be "Arun", written over a horizontal line.

Authorised Signatory

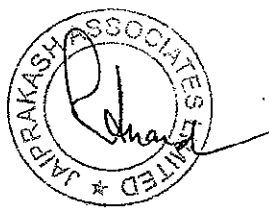
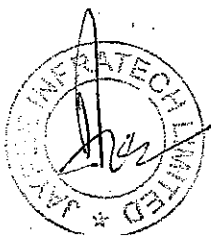
(thirty six) years commencing from the date of commercial operation of the **Expressway** plus any extensions thereto, in accordance with the **Concession Agreement**.

AND in terms of Clause 18.1 of the **Concession Agreement** and the directives of **YEA, JAL** the then Concessionaire, incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited (**Sub-Lessor**) for the implementation of the **Expressway** project. All the rights and obligations of **JAL** under the **Concession Agreement** were transferred to **Sub-Lessor** by an Assignment Agreement dated 19.10.2007 duly executed by and amongst **YEA, Sub-Lessor** and **JAL** followed by Project Transfer Agreement dated 22.10.2007 executed between **JAL** and **Sub-Lessor**, and therefore the **Sub-Lessor** is now the Concessionaire.

AND in terms of the **Concession Agreement**, **YEA** agreed to transfer on lease to the **Sub-Lessor**, 25 (twenty five) million square meters of land for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the **Expressway**, including 5 (five) million square meters of land at Noida/ Greater Noida.

AND YEA, in part discharge of its obligations under the **Concession Agreement** for transfer of 5 (five) million square meters of land for development at Noida/ Greater Noida, transferred on lease for a period of ninety years, 498.94 Hect. (1232.38 acres) of land (hereinafter referred to as the "**Leased Land**") to the **Sub-Lessor** through various lease deeds at Noida, the details of which are provided in **Annexure-I** attached hereto (hereinafter referred to as the "**Lease Deeds**") as per the terms and conditions specified therein, and the balance 1.06 Hect. (2.62 acres) land for development is in

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory




For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be "Raj" or similar, written over a horizontal line.

Authorised Signatory

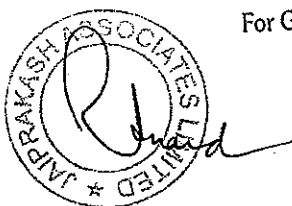
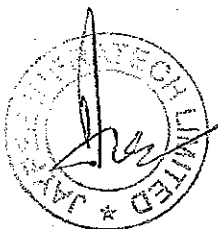
the process of being transferred by **YEA** to the **Sub-Lessor** to complete the transfer of 5 (five) million square meters of land at Noida.

AND out of 498.94 Hect. (1232.38 acres) **Leased Land**, which falls in Sectors- 128, 129, 131, 133 and 134 at NOIDA, the **Sub-Lessor** is developing 430.3141 Hect. (1062.84 acres) land (hereinafter referred to as the "**Subject Land**").

AND the **Sub-Lessor** has right to **Sub-Lease** the whole or any part of the **Subject Land**, whether developed or undeveloped; by way of plots or constructed properties; or otherwise dispose of its interest in the **Subject Land** to any person in any manner.

AND under an arrangement between the **Sub-Lessor** and the **Second Party**, the **Sub-Lessor** has permitted the **Second Party** to develop market and transfer the whole or any part of 17.5255 Hect. (43.29 acres) of land in the **Subject Land**.

AND the **Sub-Lessor** had prepared land use plan, layout plan and other plans for the development of the **Subject Land** (named as **Jaypee Greens Wish Town, Noida**), which includes the aforesaid 17.5255 Hect. (43.29 acres) of land in Master Plan Commercial area. The said land use plan, lay out plan and other plans were approved by New Okhla Industrial Development Authority, (hereinafter referred to as the "**NOIDA**") vide letter no. NOIDA/ STP/ 2011/ 371 dated 23.03.2011 and revision thereof approved by **NOIDA** vide Letter No. **NOIDA/ CAP/ 2015/ 774** dated **20.02.2015**. The said land use plan, lay out plan and other plans as approved by **NOIDA** or any approved revision thereof are hereinafter referred to as "**Development Plans**".



For Gulshan Homes And Infrastructure Pvt. Ltd.

For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory
Authorised Signatory



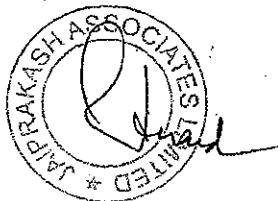
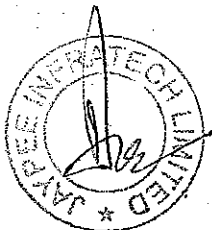
For Gulshan Homes And Infrastructure Pvt. Ltd.

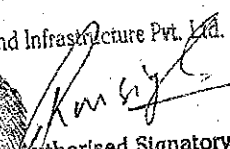
Authorised Signatory

AND on the request of the **Sub-Lessee**, the **Sub-Lessor** has agreed to **Sub-Lease** a plot of land No.C3-E1 situated at Sector-129, Jaypee Greens Wish Town, Noida (U. P) in the **Subject Land** admeasuring **7487.00 square metres** more specifically described in the Schedule of Property and Location Plan (**Annexure-II**) attached hereto (hereinafter referred to as the "**Demised Plot**") which is a part of the said 17.5255 Hect. (43.29 acres) of land meant for the purpose of development of Master Plan Commercial Area, to the **Sub-Lessee** for commercial use for a period up to 27.02.2093 for a consideration of Premium of **Rs.74,00,00,000/- (Rupees Seventy Four Crore Only)** on mutually agreed terms and conditions.

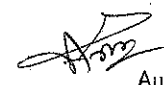
NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The **Sub-Lessor** being the lawful lease holder of the **Demised Plot**, is competent to sub-lease the same to the **Sub-Lessee** and in Consideration of the payment of Premium of **Rs.74,00,00,000/- (Rupees Seventy Four Crore Only)** which has already been paid by the **Sub-Lessee** as per the following details, which the **Sub-Lessor** and the **Second Party** admit and acknowledge, the **Sub-Lessor** hereby, transfers, conveys and assigns its rights, title and interest in the **Demised Plot** in favour of the **Sub-Lessee** on the terms and conditions mentioned hereinafter in this **Sub-Lease Deed**;



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorized Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorized Signatory 6

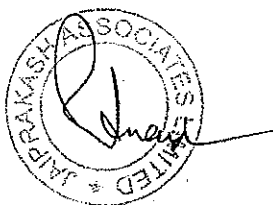


For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

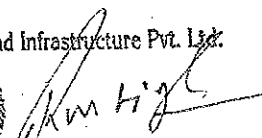
S. No.	Mode of Payment	Dated	Amount of Cheque (₹)
1.	By Cheque no. 018092 drawn on ICICI Bank	02.03.2013	5,00,00,000
2.	By Cheque no. 018096 drawn on ICICI Bank	06.03.2013	5,00,00,000
3.	By Cheque no. 016260 drawn on ICICI Bank	22.03.2013	25,00,00,000
4.	By Cheque no. 016261 drawn on ICICI Bank	29.03.2013	9,00,00,000
5.	By Cheque no. 022985 drawn on ICICI Bank	30.08.2013	25,00,00,000
6.	By Cheque no. 031599 drawn on ICICI Bank	16.12.2013	5,00,00,000
		TOTAL	74,00,00,000/-

2. The **Sub-Lessor** and the **Second Party** have delivered the actual physical vacant possession of the **Demised Plot** to the **Sub-Lessee** and the **Sub-Lessee** has taken possession of the **Demised Plot**, subject to the covenants and conditions on the part of the **Parties** stated hereinafter together with privileges, rights, easements and appurtenances up to the period expiring on 27.02.2093.
3. Upon execution of this **Sub-Lease Deed**, the **Sub-Lessor** shall furnish a copy of the **Sub-Lease Deed** each to **NOIDA** and **YEA**.
4. The **Sub-Lessee** has inspected and satisfied itself regarding the site, the layout plans, ownership records, the **Lease Deeds** and other documents relating to the title and all other details of the **Demised Plot** that the **Sub-Lessee** considers relevant for the transaction contemplated herein.




Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory



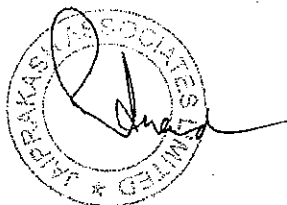
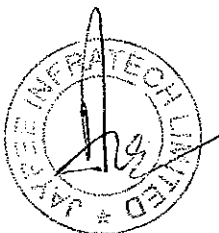
For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be 'Ame'.

Authorised Signatory

5. The **Sub-Lessee** has satisfied itself about the right, title and capacity of the **Sub-Lessor** to deal with the **Demised Plot** and the **Subject Land** and has understood all the limitations and obligations thereof.
6. The **Demised Plot** is being leased to the **Sub-Lessee** on the terms and conditions stated herein subject to the provisions of the **Lease Deeds**.
7. The **Sub-Lessee** shall have right to **Sub-Lease** the whole of the **Demised Plot** whether developed or undeveloped; by way of constructed properties; on leave and license; or otherwise dispose off its interest in the **Demised Plot**, to any person as per rules, regulations and directions of **NOIDA/ YEA**.
8. The **Sub-Lessee** shall be entitled to transfer the **Demised Plot** or the buildings constructed on the **Demised Plot** on further sub-lease(s) within the terms of this **Sub-Lease Deed** and on payment of transfer charges to **NOIDA/ YEA** and/ or the **Sub-Lessor**, as may be applicable. The **Sub-Lessee** or its subsequent **sub-lessees** for all such transfers shall follow the procedure, as may be specified by **NOIDA/ YEA** and/ or the **Sub-Lessor** before executing any subsequent sub-lease deeds and such transfers shall always be subject to the applicable laws, byelaws, regulations etc. including payment of applicable charges, duties, taxes, levies etc payable to any authority/ body/ agency/ and/ or the **Sub-Lessor** as the case may be. The **Sub-Lessee** or the subsequent sub-lessees as the case may be shall notify to the **NOIDA/ YEA** and the **Sub-Lessor** the details of such sub-leases and provide copies of such transfer/ sub-lease deeds to the **NOIDA/ YEA** and the **Sub-Lessor** or any other authority as may be specified by **NOIDA/ YEA** and/ or the **Sub-Lessor**.

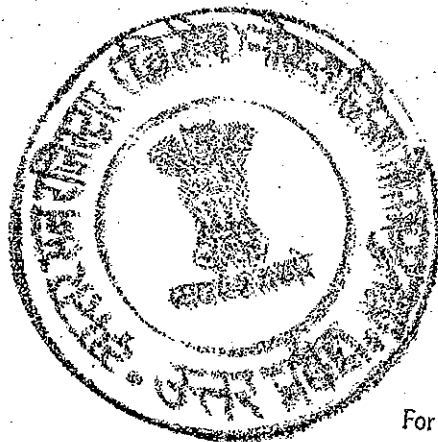
For Gulshan Homes And Infrastructure Pvt. Ltd.



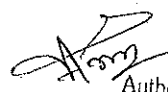
Authorised Signatory Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

9. It shall be permissible for the **Sub-Lessee** to provide for multiple renting of the buildings constructed on the **Demised Plot**.
10. The **Sub-Lessee** can mortgage the **Demised Plot** as may be permitted by **NOIDA/ YEA** at its sole discretion in favour of banks/ financial institutions on such terms and conditions as may be specified by **NOIDA/ YEA**.
11. The land use of the **Demised Plot** shall be Master Plan commercial development as per the **Development Plans** as revised from time to time and the **Sub-Lessee** shall adhere to the same. Further, the **Sub-Lessee** shall carry out the commercial development including units and common facilities for the purchasers/ users of commercial space/ units on the **Demised Plot** as permitted by the **NOIDA/ YEA** and applicable laws, Rules, Building Regulations thereby, adhering to:-
- (i) Standards and Specifications laid down in the Building and other Regulations of **NOIDA/** relevant Indian Standards/ National Code etc.
 - (ii) Applicable Master Plans and Rules & Regulations of **NOIDA** and other relevant authorities.
 - (iii) Government policies and relevant Codes of BIS/ IS relating to disaster management in land use planning and construction work.
 - (iv) All other applicable and relevant laws, including but not limited to labour and environmental laws.



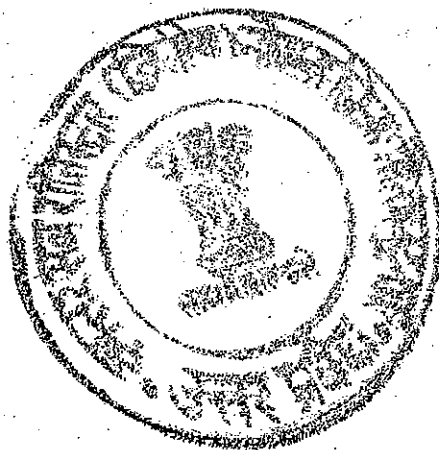
For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorized Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorized Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

12. The ground coverage, height and setbacks etc. in respect of the **Demised Plot** shall be governed by the applicable **NOIDA** Rules and Building Regulations. As regards Floor Area Ratio (FAR), the **Sub-Lessee** shall be entitled to a maximum FAR of 4.0 which is currently permissible in respect of the **Demised Plot** for Master Plan Commercial Development under the applicable Rules and Building Regulations of **NOIDA**. However, if permissible FAR is increased at any time in future under **NOIDA** Rules and Building Regulations, the **Sub-Lessee** shall be entitled to avail the same provided that, the corresponding increase in FAR does not in any way reduce the entitlement of FAR of the **Sub-Lessor** in the other projects/ development in the **Subject Land**.
13. The Building drawings and relevant details for construction on the **Demised Plot** shall be subject to the approval of **NOIDA** for which the **Sub-Lessee** shall follow the procedure as may be prescribed by **NOIDA** from time to time. However, if necessary, the **Sub-Lessor** may, at request of the **Sub-Lessee**, endeavor to help the **Sub-Lessee** in obtaining applicable permits, sanctions, approvals, clearances, etc., from **NOIDA** for effective enjoyment and construction on the **Demised Plot**, without being responsible and/ or liable for the same in any manner.
14. The **Sub-Lessee** shall accept variations, deletions, additions, alterations, modifications in the **Development Plans** made either by the **Sub-Lessor** as it deems fit and proper or by or pursuant to requirement of **NOIDA** which alterations may involve changes, including change in the surroundings of the **Demised Plot**, change in the number and height of the surrounding buildings, change in the nature of usage of the surrounding buildings etc. on the **Subject Land**

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

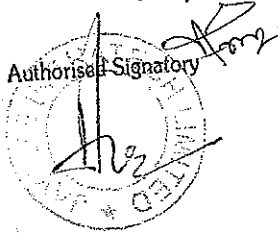
Authorised Signatory

and the **Sub-Lessee** shall be bound by such variations, deletions, additions, alterations and modifications etc. provided it does not result in any change in the (i) location, adjacent roads, entry and exit to the **Demised Plot**, (ii) usage & area of the **Demised Plot** and (iii) permissible FAR on the **Demised Plot**.

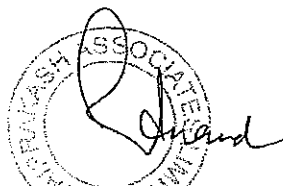
15. The **Sub-Lessee** shall be required to obtain all necessary sanctions/ permits/ approvals etc. from relevant authorities with regard to the **Demised Plot** and all activities thereon in its own name in accordance with the applicable laws and regulations of **NOIDA/ YEA** and/ or other relevant authorities.
16. The **Sub-Lessee** shall, at its own cost, keep the **Demised Plot**, the construction raised thereon, partitions, pipes and appurtenances thereto or belonging thereto, in good state and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the constructed property on or pertaining to the **Demised Plot** are not damaged or jeopardized in any manner whatsoever.
17. a) The **Sub-Lessee** shall pay its share of all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **NOIDA/ YEA** or any local or other authority of Central or State Government in respect of the **Demised Plot** from the date of execution of this **Sub-Lease Deed** as computed by the **Sub-Lessor**. The share of such taxes, duties and other charges for the **Demised Plot** will be computed by the **Sub-Lessor** by first determining the same for the **Subject Land**, and then apportioning it to the area of the **Demised Plot** proportionately on the basis of the area of the **Demised Plot** and total saleable land area of the **Subject Land**. Such payment shall be made by the **Sub-Lessee** to the **Sub-Lessor**

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

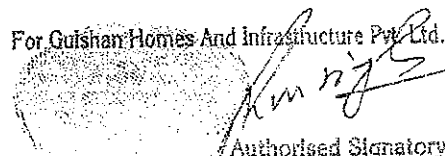


Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory





For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

or the relevant authority, as the case may be, on demand within the period as may be specified therein, failing which it will be treated as default on the part of the **Sub-Lessee**. In case any demand is received by the **Sub-Lessee** towards taxes, duties and other charges in respect of the **Demised Plot** for the period up to the date of execution of this **Sub-Lease Deed**, the same shall be liability of the **Sub Lessor**.

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

a) The **Sub-Lessor** shall provide external services namely service roads, sewage, and water supply lines, similar to those made available to other similar plots in the neighborhood of the **Demised Plot** within the **Subject Land** at a pre-defined single point on the periphery of the **Demised Plot** (hereinafter referred to as the "**Shared Areas & Facilities**"), in due course of time. The **Sub-Lessee** shall make its own arrangements for taking drainage, electrical connections and other facilities from the relevant authority at its own cost.

- b) The **Sub-Lessee** and/ or subsequent sub-lessees shall pay the maintenance charges including replacement charges, if any, in respect of **Shared Areas & Facilities** (hereinafter referred to as the "**Shared Areas & Facilities Charges**"), on pro-rata basis as may be decided by the **Sub-Lessor** or the maintenance agency (hereinafter referred to as the "**Designated Maintenance Agency**")

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

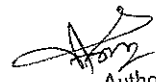
A handwritten signature in black ink, appearing to be 'A. M.' or similar, written over a horizontal line.

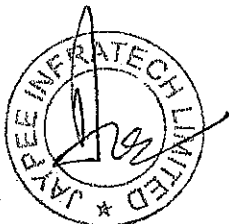
Authorised Signatory

from time to time. The **Shared Areas & Facilities Charges** shall commence from the date hereof in respect of such **Shared Areas & Facilities** as may be available for use on the said date and for additional **Shared Areas & Facilities** from the date these are available for use, as may be decided by the **Sub-Lessor** or **Designated Maintenance Agency**.

- c) The **Sub-Lessor** or the **Designated Maintenance Agency** shall be entitled to collect the taxes, dues, demands, charges, duties etc. as may be levied by concerned Municipal/ Governmental authorities including but not limited to **NOIDA/ YEA** or any other statutory body on pro rata basis from the **Sub-Lessee** so long as each unit within the **Leased Land** is not separately assessed for such purposes and the taxes, dues, demands, charges, duties etc are collectively levied for the **Leased Land** including any construction thereon.
19. a) The **Sub-Lessee** shall make its own arrangements at its own cost for all civil amenities such as electric supply, water supply, sewerage, drainage, internal roads, etc. within the **Demised Plot** (hereinafter referred to as the "**Common Areas & Facilities within the Demised Plot**") and maintain the same at its own cost and connect the same with the main system of the **Sub-Lessor** in respect of services provided by the **Sub-Lessor** as per para 18 (a) above and with the main system of the relevant authorities at its own cost.
- b) The **Sub-Lessee** and/ or subsequent sub-lessees shall be charged for receiving supply of services like sewerage and water etc. to the

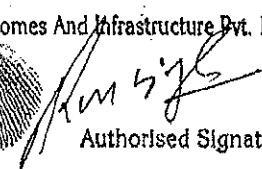
For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.




Authorised Signatory



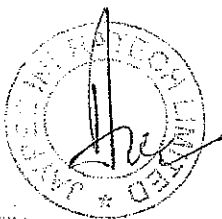
For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

Demised Plot at the rate corresponding to the charges levied by relevant authorities or as applicable for other inhabitants on the basis adopted by the **Sub-Lessor/ Designated Maintenance Agency**. However, the **Sub-Lessor** or **Designated Maintenance Agency** shall not be responsible for any interruption in water supply and/ or its quality. **Sub-Lessee** may make its own arrangements for alternative source in case of any break down/ interruption in water supply or other services as may be provided by the **Sub-Lessor**, at its own cost.

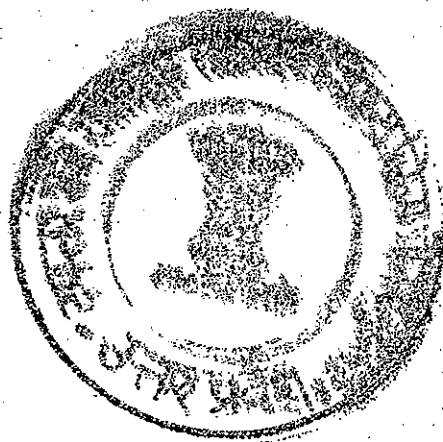
20. The **Sub-Lessee** hereby assures the **Sub-Lessor** that during the lease period, it shall promptly pay all the dues including the **Shared Areas & Facilities Charges** and charges towards sewerage & water supply etc. as per Invoices raised by the **Sub Lessor** or **Designated Maintenance Agency**. Further, at the time of transfer of rights and obligations pertaining to maintenance of **Common Areas & Facilities within the Demised Plot** to an Association/ Society of subsequent sub-lessees of the commercial space/ units or of the occupants/ allottees etc. or to the **Sub-Lessee's** Maintenance Agency, the **Sub-Lessee** shall ensure:
- a) That the said Association/ Society/ the **Sub-Lessee's** Maintenance Agency enters into an Agreement with the **Sub-Lessor** or **Designated Maintenance Agency** in a form and manner as may be decided by the **Sub-Lessor** or **Designated Maintenance Agency** for taking over the responsibility to promptly pay all the dues including the **Shared Areas & Facilities Charges** and the charges towards sewerage and water supply etc. as per Invoices raised by the **Sub-Lessor** or **Designated Maintenance Agency** from time to time.

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



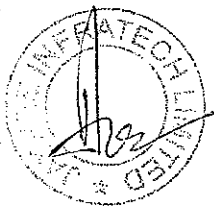
For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be "A. K. Singh", written over a horizontal line.

Authorised Signatory

- b) That bye laws of the said Association/ Society/ **Sub-Lessee's** Maintenance Agency have provisions to ensure timely payment of the dues to the **Sub-Lessor** or **Designated Maintenance Agency** for availing the **Shared Areas & Facilities** and other services and that payment of the dues shall be the sole responsibility of such Association/ Society/ **Sub-Lessee's** Maintenance Agency and such dues shall have first charge on all inflows of the said Association/ Society/ **Sub-Lessee's** Maintenance Agency.
- c) That in case, the **Sub-Lessee/** Association/ Society/ **Sub-Lessee's** Maintenance Agency as the case may be defaults in payment of such dues on the due dates at any stage, the **Sub-Lessee/** Association/ Society/ **Sub-Lessee's** Maintenance Agency agrees to pay fine for such default as may be fixed by the **Sub-Lessor** or the **Designated Management Agency**. In the event the default continues for more than two months, the **Sub-Lessor** or **Designated Maintenance Agency** may, at its sole discretion, stop the use of **Shared Areas & Facilities** by and the supply of services to the **Sub-Lessee** or the residents/ occupants/ allottees etc. within the **Demised Plot**.
21. The **Sub-Lessee** covenants and warrants that:
- (i) The **Sub-Lessee** shall follow all laws and bye-laws, rules, building regulations and directions of **NOIDA/ YEA** and the local municipal or other authority now existing or hereinafter to exist in relation to the **Demised Plot** and construction thereon and so far as they affect the health, safety and convenience of inhabitants of the **Demised Plot** and the adjoining area.

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorized Signatory
Authorized Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

- (ii) The **Sub-Lessee** shall bear the stamp duty charges and legal expenses of execution of this **Sub-Lease Deed** including the registration charges as may be applicable.
- (iii) The **Sub-Lessee** shall permit the members, officers and representatives of **NOIDA/ YEA** and workmen and other persons employed by **NOIDA/ YEA** at all reasonable time of the day with prior notice to enter into and upon the **Demised Plot** and buildings to be erected thereupon in order to inspect the **Demised Plot** and buildings erected thereon.
- (iv) The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason relating to the **Demised Plot**.

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

- (i) The **Sub-Lessor** has the full right and authority to execute this **Sub-Lease Deed** and to grant the **Sub-Lease** of the **Demised Plot** and that the **Sub-Lessee**, upon performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the **Demised Plot** during the term of this **Sub-Lease Deed** without any interruption, disturbance, claims or demands by the **Sub-Lessor** or by any person/s claiming for and on behalf of the **Sub-Lessor** except as per the covenants and provisions of this **Sub-Lease Deed**.
- (ii) The **Sub-Lessor** shall, subject to terms of the **Sub-Lease Deed**, grant, transfer, convey and assure, from time to time, its reversionary rights and interests in respect of the **Demised Plot** as

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



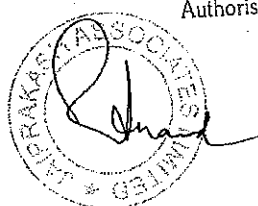
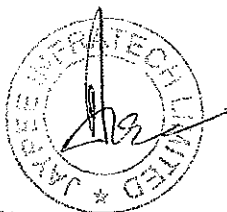
For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

may be required by the **Sub-Lessee** for construction thereon as per applicable Master Plan, Rules and Building Regulations of **NOIDA**.

- (iii) The **Demised Plot** is free from all encumbrances, claims, disputes, encroachments, occupations, litigations, injunctions, mortgages, charges, pledges, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations.
- (iv) The **Sub-Lessor** shall not do, omit or suffer to be done anything whereby the sub-leasehold rights granted in favour of the **Sub-Lessee** in the **Demised Plot** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever, excluding, circumstances where the sub-leasehold rights are affected on account of applicable law, rule or regulation or policy of the State Government or the Central Government, or any other relevant authority.
- (v) The **Sub-Lessor** shall defend its rights, title and interest in the **Demised Plot** hereby sub-leased in favour of the **Sub-Lessee** and shall keep the **Sub-Lessee** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason, which the **Sub-Lessee** may suffer by reason of any claim for any defect in title, in interest and leasehold rights of the **Sub-Lessor** in the **Demised Plot**.
- (vi) The payment of premium amount of the **Leased Land** has already been made by the **Sub-Lessor** to **YEA** and annual lease rent for the **Leased Land** payable to **YEA** is the obligation of the **Sub-Lessor**.

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be 'R. K. Singh'.

Authorised Signatory

23. (a) **YEA** and/ or the relevant authority shall have full right and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the **Demised Plot** or any part thereof and to do all acts and things, which may be reasonably necessary or expedient for the purpose of searching, removing and enjoying the same. The **Sub- Lessee** shall not be allowed to take excavated earth/ soil out of **Jaypee Greens Wish Town, Noida**.
- (b) Excavation of earth/ soil from the **Demised Plot** will be done by **Sub-Lessor** after obtaining the requisite approvals from the relevant authorities. Dewatering of such sub- soil water during the excavation of earth/ soil shall be the responsibility of the **Sub-Lessee**. **Sub-Lessor** have exclusive right on the excavated earth/ soil for its disposal as it deem fit. Any requisite payments to the relevant authorities for this purpose shall be made by the **Sub-Lessee**.
24. The **Sub-Lessee** shall not display or exhibit on the **Demised Plot** any picture posters, statues, other articles which are indecent or immoral. Any advertisement or placard exhibited or displayed by the **Sub-Lessee** in any part of the exterior wall of the buildings which shall be constructed over the **Demised Plot** shall be in accordance with the guidelines/ norms of **NOIDA/ YEA** or the relevant authority. The **Sub-Lessor** shall have no objection to the **Sub-Lessee** using the word 'Jaypee Wish Town' in its address for indicating the specific location of the **Demised Plot** in its brochure, promotional and marketing material. However this will not give the **Sub-Lessee** the right to use the word 'Jaypee Wish Town' in any manner, either expressly or impliedly, intentionally or otherwise, so as to convey an impression that the

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.



18
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

project developed by the **Sub-Lessee** in the **Demised Plot** is part of the project of the **Sub-Lessor** or has been/ is being developed, constructed or carried out by the **Sub-Lessor**.

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

- i. Constructing or continuing with the construction of the other buildings, independent houses, apartments or other structures and services in the areas adjoining the **Demised Plot**;
- ii. Putting up additional constructions, residential, commercial or of any other kind on the **Subject Land**, except on the **Demised Plot**; without affecting the common roads in the immediate periphery of the **Demised Plot**.
- iii. Amending/ altering the **Development Plans** without affecting the entry to and exit from the **Demised Plot** and the permissible FAR on the **Demised Plot**.

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

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



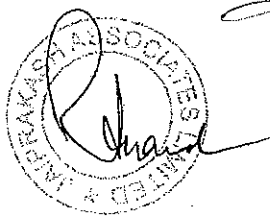
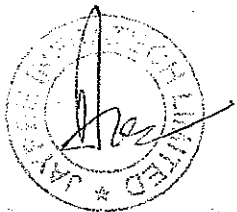
For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

the construction agency, shall be deemed to be the default of the **Sub-Lessee**.

27. The **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the subsequent sub-lessees in respect of the **Demised Plot** or buildings thereon and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such subsequent sub-lessees of the **Demised Plot** or buildings thereon who will subsequently be bound by the terms of this **Sub-Lease Deed**.
28. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against all actions, suits, claims, demands and proceedings, third party claims and cost or expense that may be suffered by the **Sub-Lessor** in respect thereof on account of anything done or omitted to be done by the **Sub-Lessee** in connection with or arising out of the **Demised Plot**, at all times.
29. The **Sub-Lessee** shall keep the **Sub-Lessor** or the **Designated Maintenance Agency** indemnified against all costs, damages, claims, losses etc. on account of non-payment and/ or delay in payment of dues including **Shared Areas & Facilities Charges** and charges towards sewage & water supply etc. for any reason whatsoever.
30. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against damages which may be caused to any property belonging to the **Sub-Lessor**/ its workmen/ representative resulting from the execution of the works on the **Demised Plot** and also against claims for damages arising from the actions of the **Sub-Lessee** or his workmen or representatives, which;

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

- a) Injure or destroy any building or part thereof or other structure contiguous or adjacent to the **Demised Plot**.
- b) Keeps the foundation, tunnels or other pits on the **Demised Plot** open or exposed to weather causing any injury to contiguous or adjacent plot and/ or building.
- c) Causes any injury or damage to any building contiguous or adjacent to the **Demised Plot** by digging any pit near the foundation of such building.

The damages shall be assessed by the **Sub-Lessor** whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the **Sub-Lessee**.

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

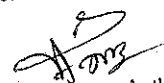


For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.



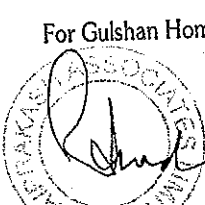
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd..

Authorised Signatory

33. In case of any breach or default of the terms and conditions of this **Sub-Lease Deed** by the **Sub-Lessee**, **NOIDA/ YEA** and/ or the **Sub-Lessor** may, at their sole discretion, issue a written notice calling upon the **Sub-Lessee** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessee**, immediately upon receipt of such notice of the breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessor** and/ or **NOIDA/ YEA**, as the case may be, of such rectification or removal of breach or default in writing failing which **NOIDA/ YEA** and/ or the **Sub-Lessor** shall have the right, at its sole discretion, to take such action as may be considered appropriate.
34. In case of any breach or default of the terms and conditions of this **Sub-Lease Deed** by the **Sub-Lessor**, the **Sub-Lessee** may, at its sole discretion, issue a written notice calling upon the **Sub-Lessor** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessor**, immediately upon receipt of such notice of such breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessee** of such rectification or removal of breach or default, by a written notice failing which the **Sub-Lessee** shall have the right, at its sole discretion, to take such action as may be considered appropriate.
35. The **Sub-Lessee** shall not in any manner encroach upon the common land areas and facilities not handed over to the **Sub-Lessee**. Any encroachment, in any manner whatsoever, made by the **Sub-Lessee** shall be treated as default under this **Sub-Lease Deed**.

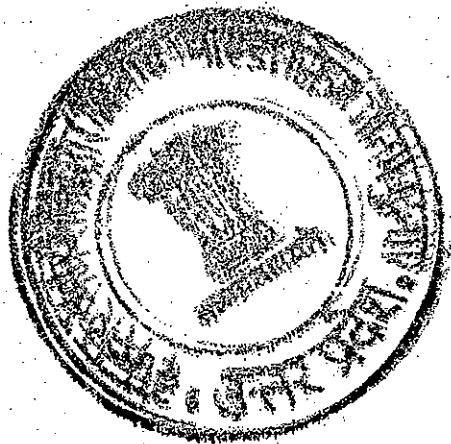


For Gulshan Homes And Infrastructure Pvt. Ltd.

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

36. In the event, any clause of this **Sub-Lease Deed** or the **Lease Deeds** or any **NOIDA/ YEA** rules, regulations or building bye- laws are violated or breached by the **Sub-Lessee** or any subsequent sub- lessee/s, leading to the **NOIDA/ YEA** levying penalty on **Sub-Lessee** or subsequent sub-lessee and/ or re-entering the **Demised Plot**, then the **Sub-Lessor** shall not be liable to pay any penalty, charges, damages, compensation or return any monies to the **Sub-Lessee**.
37. Any notice, letter, communication, request, demand, statement to be made, served or communicated unto either of the **Parties** under these presents, shall be in writing and shall be deemed to be duly made, served or communicated only if the notice, letter, communication, request, demand, statement is addressed to that Party at the address mentioned below or such other addresses as may be intimated by the **Party** in this behalf to the other Party and delivered by hand against receipt or sent by registered post.

(a) Notices to the **Sub-Lessor/ First Party :**

Jaypee Infratech Limited

Sector-128, Noida

NOIDA-201304, District-Gautam Budh Nagar (U. P)

Attention: Shri Sameer Gaur (Jt. Managing Director),

Telephone No: 0120-4609000

Email: sameer.gaur@jalindia.co.in

(b) Notices to the **JAL/ Second Party:**

Jaiprakash Associates Limited

Sector-128, Noida

NOIDA-201304, District-Gautam Budh Nagar (U.P.)

Attention: Shri Rahul Kumar, Director & CFO,

Telephone No: 0120-4609000

Email: rahul.kumar@jalindia.co.in



For Gulshan Homes And Infrastructure Pvt. Ltd.

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory 23



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

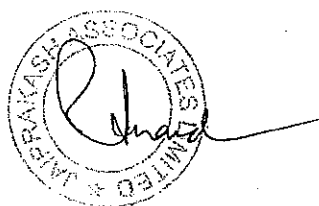
(c) Notices to the **Sub-Lessee/ Third Party**:

Gulshan Homes and Infrastructure Private Limited
121, Hargobind Enclave,
Delhi-110092

Attention: Shri Deepak Kapoor (Director)
Telephone No: 09899582525
Email: deepakkap@yahoo.com

38. The **Sub-Lessee** and/ or the subsequent sub-lessees, as the case may be, shall be responsible to inform **NOIDA/ YEA** and also the **Sub-Lessor** by Registered Post of all subsequent changes in their address, failing which all notices and other communications sent at their last address as available with **NOIDA/ YEA** or the **Sub-Lessor** shall be deemed to have been served to the **Sub-Lessee** or the subsequent sub-lessees, as the case may be.
39. It shall be the responsibility of the **Sub-Lessor** to notify any change in its registered office address to the **Sub-Lessee** failing which, all notices and other communications sent to the **Sub-Lessor** at its registered office specified hereinabove shall be deemed to have been served on the **Sub-Lessor**.
40. This **Sub-Lease Deed** constitutes the entire understanding of the terms and conditions between the **Parties** with respect to the **Sub-Lease** of the **Demised Plot** to the **Sub-Lessee** and supersedes and cancels any or all prior oral or written discussions, representation, understanding, arrangement, communication or expression of intent, if any, between the **Parties** relating to the **Demised Plot** and/ or subject matter of this **Sub-Lease Deed**.

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorized Signatory



Authorized Signatory

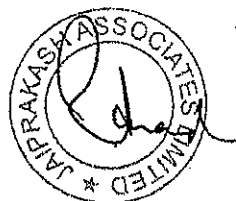
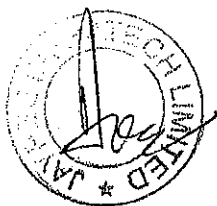


For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

41. If any provision or part of any provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.
42. The **Parties** shall perform their obligations contained herein with due diligence and mutual cooperation keeping in view the interest of each other and execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this **Sub-Lease Deed**.
43. The **Parties** shall try to resolve any dispute between them amicably by mutual discussions/ negotiations. In case, the **Parties** are unable to resolve the disputes amicably within 30 (thirty) days from the date of the notification of the dispute by one **Party** to the other, the dispute shall be referred to arbitration of a sole arbitrator. The sole arbitrator shall be appointed by the Chairman of the **Sub-Lessor** and shall be an independent person not having any pecuniary interest in the **Sub-Lessor** or **Second Party**. The arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996 or any re-enactment or modification thereof for the time being in force and its decision shall be final and binding. The venue of arbitration shall be at Gautam Budh Nagar, Uttar Pradesh. The proceedings of arbitration shall be in English.
44. This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India.

For Gulshan Homes And Infrastructure Pvt. Ltd.



For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory

Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

Annexure-I

DETAILS OF LEASED LAND					
Sl. No.	Name of Village	Date of Execution	Area (Hect.)	Area (Acres)	Details of Lease Deed Registration
1	Sultanpur	28.02.2003	55.2727	136.40	Book No. 1, Volume No. 373 Page No. 39/72, Sl. No. 1656/1657 dt. 28.02.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	19.12.2007	-9.5014	-23.48	Book No. 1, Volume No. 1165 Page No. 395/414, Sl. No. 3718 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
2	Sadarpur Majra Baktawarpur	28.02.2003	13.2088	32.59	Book No. 1, Volume No. 1126 Page No. 787/818, Sl. No. 1790/1791 dt. 28.02.2003 with Sub-Registrar-III, NOIDA.
	Sadarpur Majra Baktawarpur (Surrender Deed)	19.12.2007	-3.4537	-8.53	Book No. 1, Volume No. 1795 Page No. 211/230, Sl. No. 5490 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
3	Sultanpur	17.04.2003	47.6740	117.66	Book No. 1, Volume No. 414 Page No. 1/40, Sl. No. 5766/5767 dt. 17.04.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.4572	-1.13	Book No. 1, Volume No. 1974 Page No. 177/206, Sl. No. 2712 dt. 03.07.2010 with Sub-Registrar, Noida-III
4	Asgarpur	17.04.2003	23.4360	57.91	Book No. 1, Volume No. 414 Page No. 41/70, Sl. No. 5768/5769 dt. 17.04.2003 with Sub-Registrar-III, NOIDA

For Gulshan Homes And Infrastructure Pvt. Ltd.



[Signature]

For Gulshan Homes And Infrastructure Pvt. Ltd.



[Signature]
Authorized Signatory



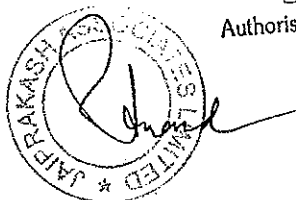
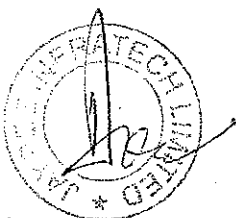
For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to read 'A. Ram'.

Authorised Signatory

	Asgarpur (Surrender Deed)	19.12.2007	-3.1876	-7.88	Book No. 1, Volume No. 1165 Page No. 377/394, Sl. No. 3716 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	-0.4992	-1.23	Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
5	Sultanpur	07.06.2003	22.5769	55.77	Book No. 1, Volume No. 430 Page No. 1069/1098, Sl. No. 7473/7472 dt. 07.06.2003 with Sub-Registrar-III, NOIDA.
6	Sultanpur	03.07.2003	18.3000	45.21	Book No. 1, Volume No. 453 Page No. 391/420, Sl. No. 9726/9725 dt. 03.07.2003 with Sub-Registrar-III, NOIDA
6	Sultanpur (Surrender Deed)	04.03.2010	-0.0800	-0.20	Book No. 1, Volume No. 1974 Page No. 119/146, Sl. No. 2710 dt. 03.07.2010 with Sub-Registrar, Noida-III
7	Asgarpur	03.07.2003	17.4400	43.08	Book No. 1, Volume No. 453 Page No. 421/450, Sl. No. 9728/9729 dt. 03.07.2003 with Sub-Registrar-III, NOIDA.
	Asgarpur (Surrender Deed)	19.12.2007	-1.1984	-2.96	Book No. 1, Volume No. 1165 Page No. 377/396, Sl. No. 3717 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	-0.6992	-1.78	Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar).

For Gulshan Homes And Infrastructure Pvt. Ltd.



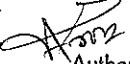
For Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



Authorised Signatory

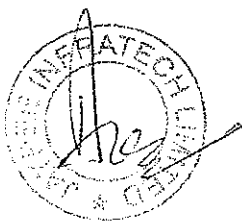


For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

8	Shahpur Goverdhanpur Bangar	03.07.2003	35.2680	87.12	Book No. 1, Volume No. 668 Page No. 923/956, Sl. No. 5635/5634 dt. 03.07.2003 with Sub-Registrar, (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-0.0312	-0.08	Book No. 1, Volume No. 7868 Page No. 205/236, Sl. No. 1256 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
9	Sultanpur	26.07.2003	8.8130	21.77	Book No. 1, Volume No. 458 Page No. 49/74, Sl. No. 10197/10196 dt. 26.07.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.1714	-0.42	Book No. 1, Volume No. 1974 Page No. 147/176, Sl. No. 2711 dt. 03.07.2010 with Sub-Registrar, Noida-III
10	Shahpur Goverdhanpur Bangar (Alternate Land)	20.12.2007	17.3421	42.85	Book No. 1, Volume No. 2763 Page No. 205/248, Sl. No. 14281 dt. 20.12.2007 with Sub-Registrar, (G.B. Nagar).
11	Shahpur Goverdhanpur Bangar	21.02.2007	6.6800	16.50	Book No. 1, Volume No. 1817 Page No. 266, Sl. No. 2555 dt. 21.02.2007 with Sub-Registrar, (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-1.5008	-3.71	Book No. 1, Volume No. 7868 Page No. 97/128, Sl. No. 1252 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
12	Wazidpur	15.02.2008	28.5860	70.64	Book No. 1, Volume No. 2974 Page No. 273/308, Sl. No. 1964 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).

For Gulshan Homes And Infrastructure Pvt. Ltd.

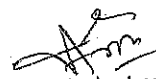


Authorised Signatory

Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory

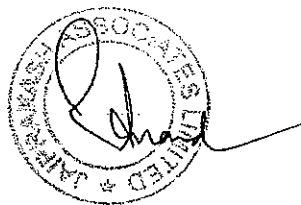
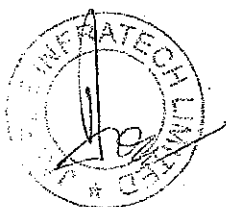


For Gulshan Homes And Infrastructure Pvt. Ltd.

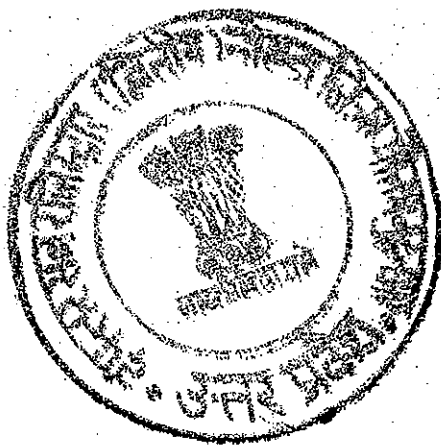

Authorised Signatory

13	Gejha Tilpatabad	15.02.2008	26.0630	64.40	Book No. 1, Volume No. 1848 Page No. 435/470, Sl. No. 806 dt. 16.02.2008 with Sub-Registrar-II, NOIDA (G.B. Nagar).
14	Shahpur Goverdhanpur Bangar	15.02.2008	6.6600	16.46	Book No. 1, Volume No. 2974 Page No. 357/394, Sl. No. 1966 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-0.0702	-0.17	Book No. 1, Volume No. 7868 Page No. 129/160, Sl. No. 1253 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
15	Rohillapur	15.02.2008	60.2860	148.97	Book No. 1, Volume No. 2974 Page No. 309/356, Sl. No. 1965 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	12.11.2010	-1.1997	-2.96	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
		04.03.2010	-0.3530	-0.87	Book No. 1, Volume No. 6991 Page No. 359/388, Sl. No. 17105 dt. 01.07.2010 with Sub-Registrar, Sadar
16	Shahpur Goverdhanpur Khadar	15.05.2008	66.5270	164.39	Book No. 1, Volume No. 3320 Page No. 275/330, Sl. No. 5851 dt. 15.05.2008 with Sub-Registrar, Gautam Budh Nagar.
	Shahpur Goverdhanpur Khadar (Surrender Deed)	12.11.2010	-1.5862	-3.91	Book No. 1, Volume No. 7868 Page No. 55/82, Sl. No. 1250 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).

For Gulshan Homes And Infrastructure Pvt. Ltd.



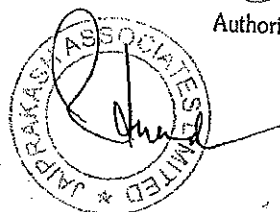
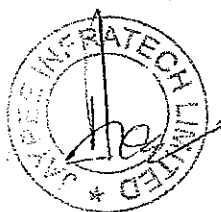
Authorised Signatory
Gulshan Homes And Infrastructure Pvt. Ltd.
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

17	Shahpur Goverdhanpur Khadar	15.10.2008	3.3320	8.23	Volume No. 4195 Page No. 399/440, Sl. No. 521 dt. 09.01.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Shahpur Goverdhanpur Khadar (Surrender Deed)	04.03.2010	-0.0680	-0.17	Book No. 1, Volume No. 6991 Page No. 329/358, Sl. No. 17104 dt. 01.07.2010 with Sub-Registrar, (G.B. Nagar). Sadar
18	Rohillapur	04.03.2009	1.0100	2.50	Book No. 1, Volume No. 4806 Page No. 319/348, Sl. No. 8199 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	04.03.2010	-0.3790	-0.94	Book No. 1, Volume No. 6991 Page No. 389/420, Sl. No. 17106 dt. 01.07.2010 with Sub-Registrar, Sadar
19	Shahpur Goverdhanpur Khadar	04.03.2009	2.1950	5.42	Book No. 1, Volume No. 4806 Page No. 349/376, Sl. No. 8200 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
20	Sultanpur	04.03.2009	6.4760	16.00	Book No. 1, Volume No. 1618 Page No. 51/100, Sl. No. 1670 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
21	Shahpur Goverdhanpur Bangar	05.03.2009	2.0680	5.11	Book No. 1, Volume No. 4806 Page No. 289/228, Sl. No. 8198 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
22	Wazidpur	25.05.2009	0.1010	0.25	Book No. 1, Volume No. 4806 Page No. 169/198, Sl. No. 8194 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
For Gulshan Homes And Infrastructure Pvt. Ltd.					



Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

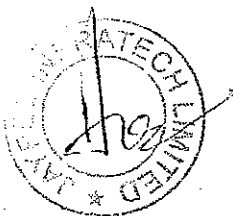


For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

23	Shahpur Goverdhanpur Khadar	25.05.2009	0.2020	0.50	Book No. 1, Volume No. 4806 Page No. 199/228, Sl. No. 8195 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
24	Shahpur Goverdhanpur Bangar	25.05.2009	0.4300	1.06	Book No. 1, Volume No. 4806 Page No. 299/258, Sl. No. 8196 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
25	Asgarpur	25.05.2009	0.1780	0.44	Book No. 1, Volume No. 1618 Page No. 101/150, Sl. No. 1671 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
26	Rohillapur	25.05.2009	2.0260	5.01	Book No. 1, Volume No. 4806 Page No. 259/288, Sl. No. 8197 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	12.11.2010	-0.1453	-0.36	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
27	Rohillapur	29.06.2009	7.2602	17.94	Book No. 1, Volume No. 4806 Page No. 377/404, Sl. No. 8201 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
28	Asgarpur (Alternate Land)	29.07.2009	1.1984	2.96	Book No. 1, Volume No. 1649 Page No. 29/80, Sl. No. 2066 dt. 06.08.2009 with Sub-Registrar-III, Noida
29	Shahpur Goverdhanpur Khadar	26.12.2009	1.1890	2.94	Book No. 1, Volume No. 5474 Page No. 199/246, Sl. No. 931 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



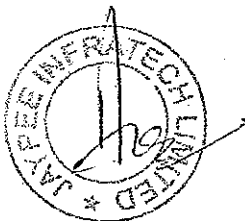
For Gulshan Homes And Infrastructure Pvt. Ltd.

A handwritten signature in black ink, appearing to be 'Ame' or similar, written over a horizontal line.

Authorised Signatory

30	Sultanpur	26.12.2009	0.4269	1.05	Book No. 1, Volume No. 1699, Page No. 325/380, Sl. No.727, dt. 11.03.2010 Sub-Registrar, Noida-III.
31	Shahpur Goverdhanpur Bangar	26.12.2009	0.0640	0.16	Book No. 1, Volume No. 5474 Page No. 247/294, Sl. No. 932 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
32	Asgarpur Jagir	26.12.2009	0.6165	1.52	Book No. 1, Volume No. 1699, Page No. 277/322, Sl. No.726, dt.11.03.2010 Sub-Registrar, Noida-III.
33	Sultanpur	08.02.2010	0.5820	1.44	Book No. 1, Volume No. 1699, Page No. 227/276, Sl. No.725, dt. 11.03.2010
34	Rohillapur	08.02.2010	0.4880	1.21	Book No. 1, Volume No. 5539 Page No. 339/388, Sl. No.1818 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
35	Wazidpur	08.02.2010	0.5620	1.39	Book No. 1, Volume No. 5540, Page No. 1/50, Sl. No.1820 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
36	Gejha Tilptabad	08.02.2010	0.8220	2.03	Book No. 1, Volume No. 2681, Page No. 91/140, Sl. No. 1298 dt. 11.03.2010
37	Sultanpur (Alternate Land)	01.05.2010	0.7086	1.75	Book No. 1, Volume No. 1974 Page No. 209/260, Sl. No.2713 dt. 03.07.2010 with Sub-Registrar Noida-III
38	Rohillapur (Alternate Land)	01.05.2010	0.8000	1.98	Book No. 1, Volume No. 6992 Page No. 261/318, Sl. No.17114 dt. 01.07.2010 with Sub-Registrar Sadar, (G.B. Nagar).

For Gulshan Homes And Infrastructure Pvt. Ltd.

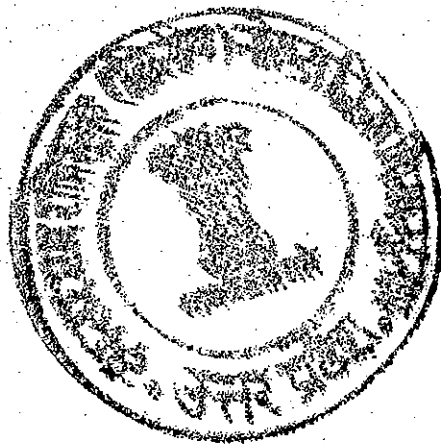


Authorised Signatory

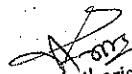
For Gulshan Homes And Infrastructure Pvt. Ltd.



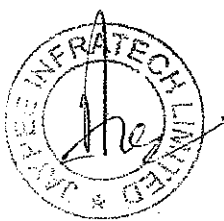
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

39	Sultanpur	16.06.2010	1.4755	3.64	Book No. 1, Volume No. 1974 Page No. 299/348, Sl. No.2715 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
40	Asgarpur Jagir	16.06.2010	0.0130	0.03	Book No. 1, Volume No. 1974 Page No. 259/308, Sl. No.2714 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
41	Sultanpur	18.03.2011	0.0296	0.07	Book No. 1, Volume No. 2705 Page No. 37/86, Sl. No. 5549 dt. 06.07.2011 with Sub- Registrar Noida-III, (G.B. Nagar).
		Total	463.8057	1145.59	
Sector - 151 (Aman)					
1	Badoli Bangar & Badoli Khadar	31.07.2009	14.0000	34.58	Book No. 1, Volume No. 1648 Page No. 377/506, Sl. No. 2064 dt. 06.08.2009 with Sub-Registrar-III, (G.B. Nagar).
2	Badoli Khadar	08.02.2010	10.3018	25.45	Book No. 1, Volume No. 5540 Page No. 51/100, Sl. No.1821 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
3	Badoli Bangar	08.02.2010	0.5790	1.43	Book No. 1, Volume No. 5539 Page No. 389/438, Sl. No.1819 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
4	Badauli Bangar (Alternate Land)	29.11.2010	2.6965	6.66	Book No. 1, Volume No. 7869 Page No. 163/224, Sl. No.1265 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
5	Badauli Khadar (Alternate Land)	29.11.2010	0.1241	0.31	Book No. 1, Volume No. 7869 Page No. 251/310, Sl. No.1267 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
For Gulshan Homes And Infrastructure Pvt. Ltd.					



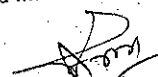
Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

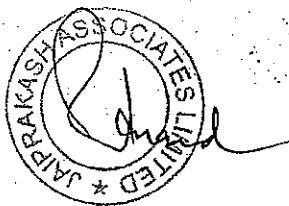
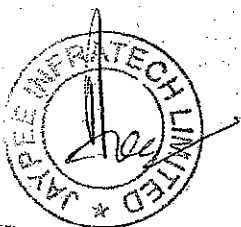
Authorised Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

					Nagar).
6	Kondali Bangar (Alternate Land)	29.11.2010	1.5412	3.81	Book No. 1, Volume No. 7869 Page No. 1/62, Sl. No.1262 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
7	Badauli Bangar	18.03.2011	4.1493	10.25	Book No. 1, Volume No. 8890 Page No. 317/366, Sl. No.12527 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
8	Badauli Khadar	18.03.2011	0.0500	0.12	Book No. 1, Volume No. 8891 Page No. 1/50, Sl. No.12529 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar).
9	Kondali Bangar	18.03.2011	1.6917	4.18	Book No. 1, Volume No. 8890 Page No. 177/228, Sl. No.12524 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
Total			35.1336	86.79	
Grand Total			498.9393	1232.38	



For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

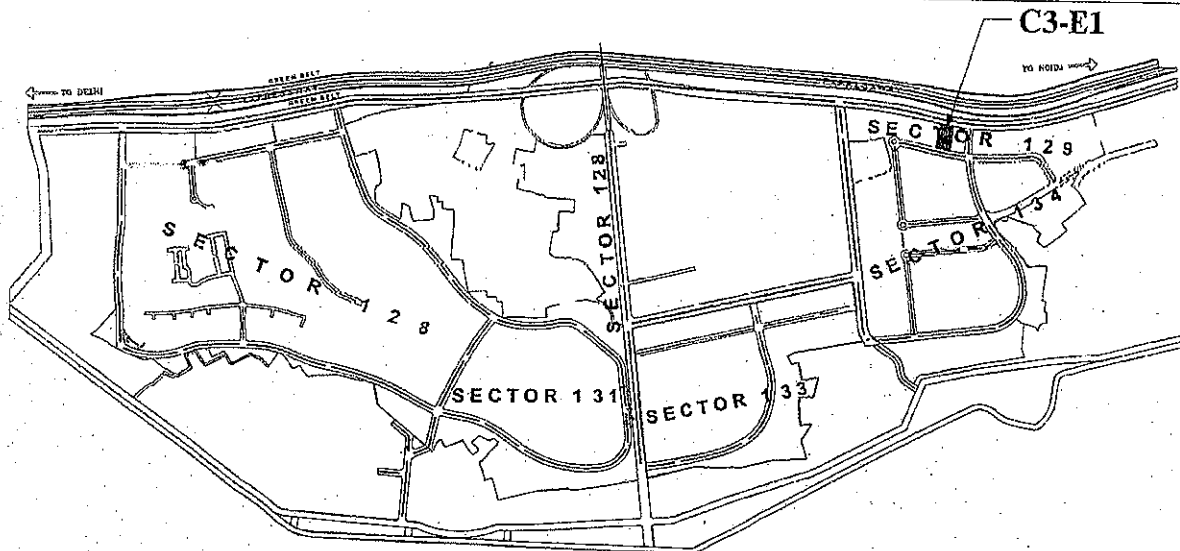


For Gulshan Homes And Infrastructure Pvt. Ltd.

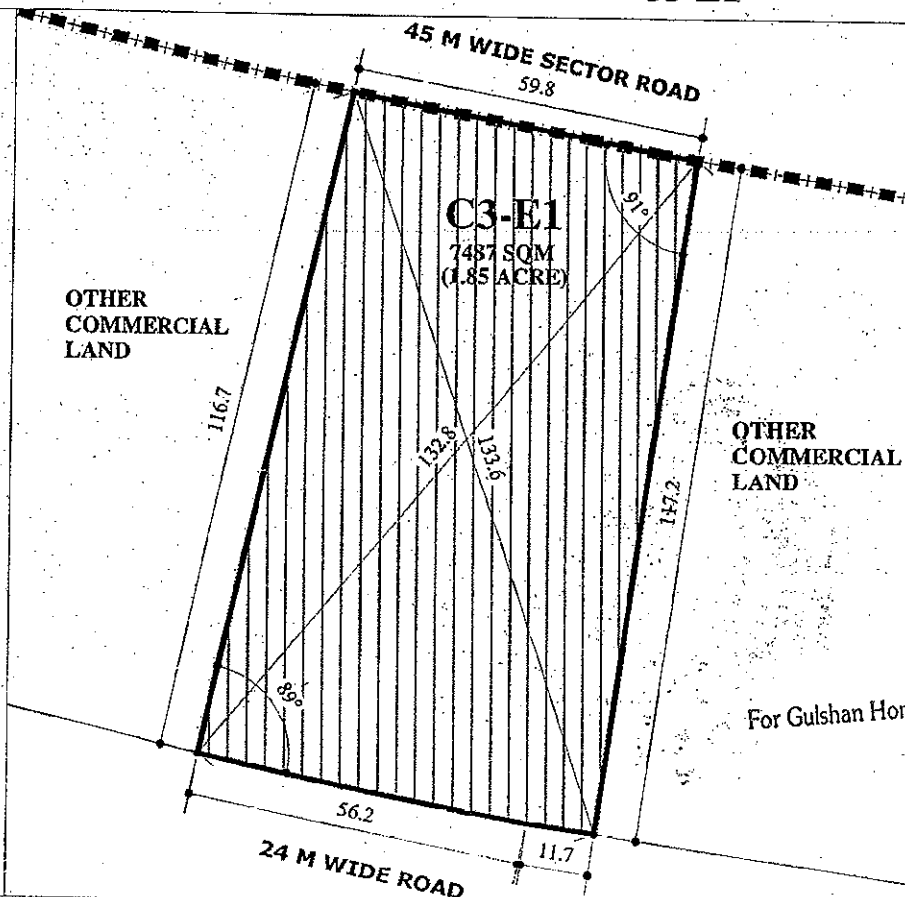
A handwritten signature in black ink, appearing to be 'Raj' or similar, written over a horizontal line.

Authorised Signatory

LOCATION OF C3-E1 IN JAYPEE GREENS WISH TOWN NOIDA



DETAILS OF PLOT C3-E1



For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

JAYPEE GREENS WISH TOWN NOIDA

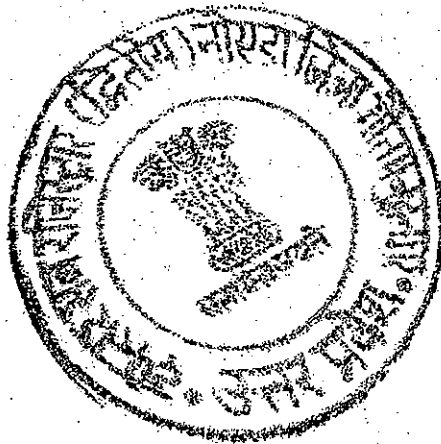
Dealt by	Banasree Mandal
Checked by	Ratna Dora
Approved by	Ratna Dora
Date	24.06.2015

N
ALL DIMENSIONS ARE IN METER

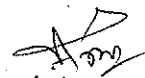


For Gulshan Homes And Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory



For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

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

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

SIGNED AND DELIVERED BY
the within named Sub-Lessor/ First Party
Jaypee Infratech Ltd.

Authorized Signatory

SIGNED AND DELIVERED BY
the within named
Jaiprakash Associates Limited/ Second Party

Authorized Signatory

SIGNED AND DELIVERED BY
the within named Sub-Lessee/ Third Party
Gulshan Homes & Infrastructure Private Limited
For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorized Signatory

Authorised Signatory

WITNESSES: _____

1. Binay Bhushan Malik S/o Mahinder Narayan Malik
R/o 121, Kirti Ashok Enclave, Delhi-92
2. Rinku S/o Jai Pal R/o 115 B. Tehsil com. G2B

Enclosures: Annexure-I : Details of Lease Deeds
Annexure-II : Schedule of Property & Location Plan

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory

आज दिनांक 07/08/2015 को
बही सं. 1 जिल्द सं. 6848
पृष्ठ सं. 31 से 104 पर क्रमांक 5249
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

7/8/2015



For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory