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Government of Uttar Pradesh

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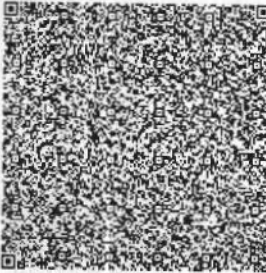


सत्यमेव जयते

CERTIFICATE LOCKED



Certificate No. : IN-UP05446238062396Q
Certificate Issued Date : 20-Dec-2018 02:09 PM
Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0106496619600558Q
Purchased by : MESSERS SAVIOUR BUILDERS PVT LTD
Description of Document : Article 35 Lease
Property Description : COMMERCIAL PLOT NO.C-16,SECTOR-COMMERCIAL PLOT IN GAUR YAMUNA CITY,SEC-19,YEIDA,G.B.NAGAR
Consideration Price (Rs.) :
First Party : MESSERS GAURSONS REALTECH PVT LTD
Second Party : MESSERS SAVIOUR BUILDERS PVT LTD
Stamp Duty Paid By : MESSERS SAVIOUR BUILDERS PVT LTD
Stamp Duty Amount(Rs.) : 1,59,86,500
(One Crore Fifty Nine Lakh Eighty Six Thousand Five Hundred only)



-----Please write or type below this line-----

For GAURSONS REALTECH PVT. LTD.
Authorised Signatory

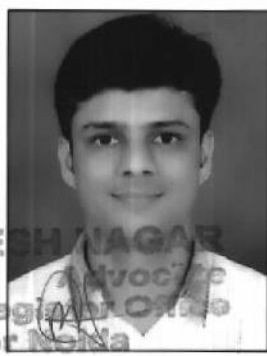


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Statutory Alert:

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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.





MAHESH NAGAR
Advocate
Sub Registrar Office
Greater Noida
Mob-9911484377



MAHESH NAGAR
Advocate
Sub Registrar Office
Greater Noida
Mob-9911484377

SUB-LEASE DEED

Govt. Valuation : Rs. 22,83,75,000/-

Sale Consideration : Rs. 22,83,75,000/- (Rupees Twenty Two Crore Eighty Three Lakh Seventy Five thousand Only)

Stamp Duty : Rs. 1,59,86,500/-

Plot Area : 5000.00 sq.mtr.

Commercial Plot No. : C-16, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.).

THIS SUB-LEASE DEED is made at Greater Noida on this 20th day of December 2018

BY AND BETWEEN

M/s Gaursons Realtech Pvt. Ltd., a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at D-25, Vivek Vihar, Delhi-110095 and Corporate office at Gaur Biz Park, Plot No.1, Abhay Khand-II, Indirapuram, Ghaziabad U.P. 201014 through its Authorized Signatory **Mr. Shailendra Raghav S/o Sh. L.S. Raghav** duly authorized by the Board of Directors vide Resolution dated **30-10.2018** (hereinafter referred to as the **"SUB-LESSOR/DEVELOPER"**), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **FIRST PART (PAN No. AADCG9948H)**.

For GAURSONS REALTECH PVT. LTD.

Authorized Signatory





AND

M/s Saviour Builders Pvt. Ltd. a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at F-122A, And 122B, Preet Vihar, Verdhman Tower, New Delhi-110092 through its authorized signatory **Mr. Harjas Singh Sodhi S/o. Sh. Iqbal Singh Sodhi** duly authorized by the Board of Directors vide Resolution dated 15-12-2018 (hereinafter referred to as the (individually hereinafter referred to as the **SUB-LESSEE(S)**'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **SECOND PART; (PAN AALCS4258C)**

Whereas by an agreement dated 07-02-2003 termed as "Concession Agreement" between Taj Expressway Industrial Development Authority (Now Yamuna Expressway Industrial Development Authority "YEIDA") a statutory body constituted under U.P. Industrial Development Act, 1976 and having its principal office at J-3, Sector-41, Noida, Distt. GautamBudh Nagar-201301, Uttar Pradesh, India and Jaiprakash Industries Limited, a company incorporated under the provisions of companies Act 1956 and having its Registered Office at 5 Park Road, Hazratgunj, Lucknow (UP) and Head Office at JA House, 63 BasantLok Community Centre, Vasant Vihar, New Delhi-110057, India the **Concessioner** was granted concession for arrangement of finances, design, engineering, constructions and operation of the Expressway.

And Whereas in the terms of the provision of Concession Agreement to full fill its obligation YEIDA agreed to transfer on lease to JaypeeInfratech Limited "**JIL**" (a subsidiary company of Jaiprakash Industries Limited) 25 million sq.mtrs of land for commercial, amusement, industrial, institutional and residential development at 5 or more locations along the Expressway, including 5 million sq.mtrs. of land at NOIDA/ GREATER NOIDA/ALIGARH/AGRA.

And WhereasYEIDA in part of discharge of its obligations under Concession Agreement for the transfer of land for development, has earmarked 548.7635 hectares of land at Mirzapur land parcel LFD-3 out of which 529.3918 hectares of land already transfer infavour of JIL by different lease deed and for the rest of 19.3717 hectares land a necessary action is being taken by **YEIDA**.

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory



प्रतिफल- 228375008 स्टाम्प शुल्क- 15986500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री मै० सेवियर बिल्डर्स प्रा० लि० द्वारा
हर्जस सिंह सोडी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री इकबाल सिंह सोडी

व्यवसाय : नौकरी

निवासी: एफ-122ए व 122बी, प्रीत विहार, वर्धमान टावर, नई दिल्ली-110092

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श्री, मै० सेवियर बिल्डर्स प्रा० लि० द्वारा

हर्जस सिंह सोडी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
20/12/2018 एवं 04:24:18 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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वी०के० सिंह, प्रभारी

उप निबंधक सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

20/12/2018

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प्रदीप . जैन

कनिष्ठ सहायक (निबंधन) - नियमित



And Whereas YEIDA granted unfettered rights through various lease deeds (details enclosed) for the period of 90 years in favour of JIL to sub-lease the whole or any part of the subject land whether developed or undeveloped and whether by way of commercial unit or give on leave and license or otherwise dispose of its interest in the subject land or part thereof to any person in any manner whatsoever without requiring any consent or approval of YEIDA or of any other relevant Authority.

And Whereas JIL transferred the land out of LFD-3rd by way of five separate Sub-Lease Deeds, (1) on dated 22-05-2013 registered vide document no. 13251, book no. 1, volume no. 11798 and page no. 299 to 450 and (2) on dated 05-10-2013 registered vide document no. 24479 book no. 1 volume no. 14222 and pages 85 to 134 (3) on dated 09-01-2014 registered vide document no. 14828 book no. 1 volume no. 781 and pages 227-282, (4) on dated 27-06-2014 registered vide document no. 20325 book no. 1 volume no. 16236 and pages 189-242 and (5) on dated 31-07-2014 registered vide document no. 25183 book no. 1 volume no. 16526 and pages 107-162 all are registered in the office of the Sub-Registrar Sadar, Gautam budh Nagar, U.P. in favor of **Sub-Lessor /Developer** and the **Sub-Lessor/Developer** has developed a Township namely **Gaur Yamuna City "GYC"** over the consolidated 250 acres of land purchased through above said five sub-lease deeds, the entire land of said Township has been divided into various parts for the development and construction of various projects like Group Housing, Group Housing Plots, Commercials, individual residential plots, institutional plots, facilities & public utilities etc.

And Whereas all the terms and conditions of the lease deeds executed by YEIDA in favour of Jaypee Infratech Ltd. and the sub-lease deeds in favour of the **Sub-Lessor/Developer** shall also be applicable and binding over the Sub-Lessee(s).

And Whereas the Master Plan Layout of GYC of entire 250 Acre land as one land piece demarcated as Pocket-3 has been approved by the YEIDA. The layout plan of the GYC also has been approved by YEIDA. The lease plan of the said land is Annexed herewith.

And Whereas this Sub-Lease deed of the commercial unit shall be for the unexpired period of lease deed in favor of (JIL) Jaypee Infratech Ltd.

For GAURSONS REALTECH PVT. LTD.


Authorised Signatory



निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
पट्टा दाता: 1

श्री मै० गौरसंस रियलटेक प्रा० लि० के द्वारा शैलेन्द्र राघव,
पुत्र श्री एल० एस० राघव

निवासी: डी-25, विवेक विहार, दिल्ली-110095

व्यवसाय: नौकरी

पट्टा गृहीता: 1



श्री मै० सेवियर बिल्डर्स प्रा० लि० के द्वारा हर्जस सिंह
सोडी, पुत्र श्री इकबाल सिंह सोडी

निवासी: एफ-122ए व 122बी, प्रीत विहार, वर्धमान
टावर, नई दिल्ली-110092

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री महेश नागर, पुत्र श्री सुगन सिंह

निवासी: ग्राम अटटा गुजरान, जिला गौतमबुद्धनगर

व्यवसाय: वकालत

पहचानकर्ता : 2



श्री नरेश भाटी, पुत्र श्री ओमवीर सिंह

निवासी: ग्राम फजायलपुर, जिला गौतमबुद्धनगर

व्यवसाय: नौकरी



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



रजिस्ट्रार अधिकारी के हस्ताक्षर

वी०के० सिंह प्रभारी

उप निबंधक - सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

प्रदीप . जैन

कसिष्ठ सहायक (निबंधन) - नियमित

NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the amount of **Rs. 22,83,75,000/- (Rupees Twenty Two Crore Eighty Three Lakh Seventy Five thousand Only)** paid by the Allottee/s/Sub-Lessee/s to the **Sub-Lessor/Developer** payment details given below :-

Sr. No.	Cheque No.	Bank Name	Amount in Rs.
1	002787	HDFC Bank	2,50,00,000/-
2	002788	HDFC Bank	2,50,00,000/-
3	002789	HDFC Bank	2,50,00,000/-
4	002790	HDFC Bank	2,50,00,000/-
5	002791	HDFC Bank	2,50,00,000/-
6	002792	HDFC Bank	2,50,00,000/-
7	002793	HDFC Bank	2,50,00,000/-
8	002794	HDFC Bank	2,50,00,000/-
9	002806	HDFC Bank	2,60,91,250/-
	TDS	Challan No.22648	22,83,750/-
Total Amount			22,83,75,000/-

2. That the Sub-Lessee(s) shall use the unit for commercial purpose and only and sub-lessee(s) shall not be permitted to use the unit for any other purpose, which may or likely to cause nuisance to the allottee(s) of other commercial unit/s buyers.
3. That Sub-Lessee(s) shall not have any right, title or interest in other land, amenities, facilities, sports/club facilities etc. The **Sub-Lessor/Developer** reserved its rights to dispose off those facilities or can charges membership fee/usage charges in accordance with rules and regulations framed under its sole discretion. The township has a master plan wherein areas/land has been duly enmarked for particular usage.
4. That the Commercial Plot C-16, Sector-Commercial situated in the Township Gaur Yamuna City have a separate identity for any changes in the layout of the Township Gaur Yamuna City the consent of the Sub-Lessee/s shall not be require, the Sub-Lessor/Developer under its own discretion can make any change therein.

For GAURSONS REALTECH PVT. LTD.


Authorized Signatory





5. That the Sub-Lessee/s has reviewed the Development Plans and has been made aware of and accepts that the Development Plans may not be final in all aspects and that there may be variations, deletions, additions, alterations made either by the Sub-Lessor/Developer at its sole discretion, or pursuant to requirements of any Government/Statutory Authority/guidelines and directions of YEIDA.
6. That Nothing herein shall be constructed to provide the Sub-Lessee/s with the right to prevent Sub-Lessor/Developer from:
- i. constructing or continuing with the construction of the other buildings(s), independent house, Apartments or other structures and services in the area adjoining the commercial unit;
 - ii. putting up additional constructions, residential, commercial or of any other kind in GYC.
 - iii. amending/ altering the Development Plan.
7. That the Sub-Lessee(s) after the registration of Sub-Lease deed in its favour have to obtain final completion certificate from the YEIDA regarding the project to construct on said commercial Plot C-16, Sector-Commercial within 5 years from the date of Sub-Lease Deed, failing which 5% of the prevailing cost of the commercial plot can be imposed as penalty by the **Sub-Lessor/Developer** and same shall be payable by the Sub-Lessee(s) to the **Sub-Lessor/Developer**.
8. That the **Sub- Lessee/s** shall follow all laws and bye-laws, rules, building regulations. Guidelines and directions of **YEIDA** and the local municipal or statutory authority now existing or hereinafter to exist so far as the same relate to the immovable property & convenience of buildings and so far as they affect health. Safety And convenience of other inhabitants of the place.
9. That the Sub-Lessee/s has inspected the site, the Development Plans ownership records, the Lease Deeds and other documents relating to the title and all other details of the said Plot, which the Sub-Lessee/s considers relevant and has satisfied himself/herself about the right, title and capacity of the Sub-Lessor/Developer to deal with the commercial plot and has understood all the limitations and obligations thereof.

For GAURSONS REALTECH PVT. LTD.


Authorized Signatory





10. That the Sub-Lessee/s acknowledges that it has verified the physical measurement of the Commercial plot and that this Sub-Lease Deed truly depicts the area of the commercial plot and that it shall have no claim of any nature whatsoever against the Sub-Lessor/Developer in this Regard.
11. That the Sub-Lessee(s) after gone through the maintenance agreements and agreement for supply of electricity, and after being agreed upon all the terms and conditions mentioned therein have duly executed those agreement which shall be always binding over the sub-lessee(s), the Sub-Lessee(s) shall always pay the Township Maintenance Charges i.e. 15% of the maintenance charges of the commercial Unit/s in C-16, Sector-Commercial, The Sub-Lessor/Developer reserves all right for the collection of Township Maintenance Charges either by him or through its nominee/nominated maintenance agency.
12. That a single point electricity connection has been taken by the Sub-Lessor/Developer for GYC the electricity supply to the Sub-Lessee/s will be provided through the separate meter, the same electricity meter shall be used for the collection of maintenance charges including the township maintenance charges, it is a prepaid system and without the clearance of dues the electricity supply could not run. End user(s)/Allottee(s) are free to avail individual connection. In case of multiple point connection applicable, sub-lessee/s will directly apply to concerned statutory power corporation for their electric connection.
13. That the lease rent till date has been paid by the **Sub-Lessor/Developer**, the Sub-Lessee/s shall pay any increase in the lease rent beyond the lease rent presently applicable on prorata basis as and when so applicable and demanded by Sub-lessor/Second Party/ YEIDA/ nominated Designated Maintenance Agency.
14. That if there any Service Tax, Trade Tax, V.A.T, G.S.T., and additional levies, rates taxes, misc. charges, cess and fees etc. as assessed and the attributable to the **Sub-Lessor/Developer** as consequences of Court order /Government/ Development Authority /Statutory or other local authority (ies) order, the Sub-Lessee(s) shall be liable to pay his/her/their proportionate share for the same to the **Sub-Lessor/Developer** as and when demanded. if the appropriate authorities impose any tax on this transaction in future then the Sub-Lessee(s) is hereby agrees for payment of the same and all times indemnify and keep harmless to the **Sub-Lessor/Developer** /nominated maintenance agency till the time each commercial unit is not separately assessed for such purpose.

For GAURSONS REALTECH PVT. LTD.

[Signature]
Authorized Signatory





15. That the Sub-Lessee/s before selling, transfer or otherwise dispose of the whole commercial plot at any time in future will take a prior consent from the YEIDA. Any transfer charges payable to YEIDA/sub-lessee/s and any administrative or other charges, duty, taxes, levies payable to any concerned authority/body/agency/Sub-Lessor/Developer, as the case may be, shall also be borne and paid by the Sub-Lessee/s alone.
16. That all taxes such as House Tax, Water Tax, Sewerage Tax or any other taxes or charges shall be payable by the Sub-Lessee(s) of commercial plot from the date of possession i.e. from the date of Sub lease deed execution. The maintenance charges of the Project or the township maintenance charges are separate from the tax/levy duty or charges payable to Govt. or Local Authority.
17. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this sub-lease deed have been borne by the Sub-Lessee(s).
18. That the Sub-Lessee/s shall, at his/her own cost keep the commercial project in good and habitable state and maintain the same in a fit and proper condition.
19. That in case the Sub-Lessee/s allows the use and/or occupation of the commercial unit/s, the Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon him/her under this Sub-Lease Deed, shall be complied with by the new occupier/end user/s as part and parcel of the terms and conditions of the agreement of the Sub-Lessee/s with the said new occupier/end user/s.
20. That the Sub-Lessee/s shall sign all such applications, papers and documents and do all such acts, deeds and things as the Sub-Lessor/Developer may reasonably require for safeguarding the interest of the Sub-Lessee/s and/ or the Sub-Lessor/Developer, as the case may be.

For GAURSONS REALTECH PVT. LTD.


Authorized Signatory





21. That it will be necessary to obtain a No Dues Certificate/NOC from the **Sub-Lessor/Developer** in case of subsequent sale/sub lease of the said commercial plot along with due incorporation of the particulars of the subsequent transferee(s) with the **Sub-Lessor/Developer**, and the said NOC will be issued by the **Sub-Lessor/Developer** upon payment of administrative charges @ Rs. 107/- per sq. mtr. of the above said commercial plot area + service tax/taxes etc..
22. That the provisions of U.P. Industrial Area Development Act, 1976, applicable acts and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee(s).
23. That any dispute arising with regards to the lease/sub-lease deed etc. shall be subject to the jurisdiction of the civil court at Gautam Budh Nagar or the High Court of judicature at Allahabad.
24. That the Sub-Lessee shall observe, perform and abide by all the rules guidelines, by whatsoever name called, as may be specified by the Sub-Lessor/Developer or Designated maintenance Agency from time to time for maintaining the standard of living, façade of buildings, security, ambience, outlook, safety etc. in relation to the Gaur Yamuna City, in general, and in relation to C-16, Sector-Commercial in particular. The Sub-Lessee/s shall also ensure that his/her co-inhabitant(s) and/or any of his/her guest(s)/visitors or any tenant/occupier/end user/s of the commercial plot shall also abide by the said rules, guidelines etc.
25. That in case the said commercial unit is occupied by any structure built un-authorized by the Sub-Lessee(s), the **Sub-Lessor/Developer** and/or the YEIDA will remove the same at the expense and the cost of the Sub-Lessee(s), due notice to the Sub-Lessee(s) shall be given by the YEIDA and/or the **Sub-Lessor/Developer** to rectify the breaches within the period stipulated by the YEIDA and/or the **Sub-Lessor/Developer**.
26. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).

For GAURSONS REALTECH PVT. LTD.


Authorised Signatory





27. This Sub-Lease Deed supersedes and overrides all understanding and agreements, whether oral or written, between the Parties. Provided that in the event of inconsistency between the Standard Terms and Conditions and this Sub-Lease Deed, the provisions of this Sub-Lease Deed shall prevail.
28. That in the event there are joint Sub-Lessee(s), all communications and notices shall be sent by the Sub-Lessor/Developer to the First Sub-Lessee(s) at the address specified hereinabove or at the commercial plot or at such address as may be notified by the Sub-Lessee/s to the Sub-Lessor/Developer and acknowledged by the Sub-Lessor/Developer, which shall for all purposes be considered as served on all the Sub-Lessee/s and no separate communication shall be necessary to the other named Sub-Lessee(s).
29. That all powers exercisable by the YEIDA may be exercised by the Chief Executive officer/Chairman of the YEIDA. The **Sub-Lessor/Developer** and/or YEIDA may also authorize any of its officers to exercise all or any of the powers exercisable by it under this sub-lease deed. Provided that the expression Chief Executive Officer/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the **Sub-Lessor/Developer** and/or YEIDA with the functions similar to those of the Chief Executive Officer/Chairman.

BOUNDARIES OF UNIT

North East:- Plot No. NH-10

South East:- 30 Mt. Wide Road

North West:- Plot No. IS-1

South West:- Road (Taj Expressway Delhi to Agra)

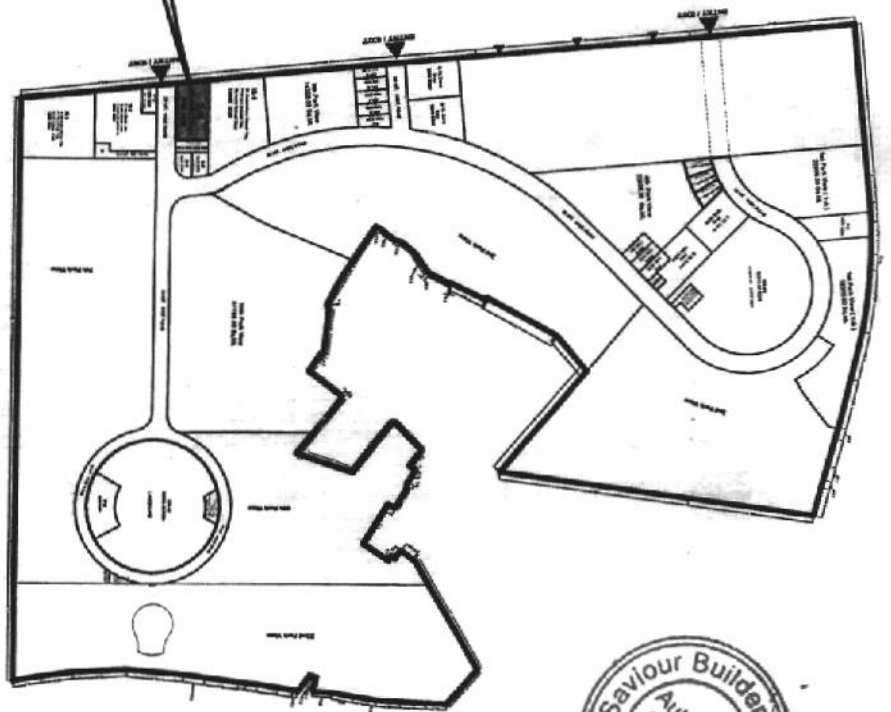
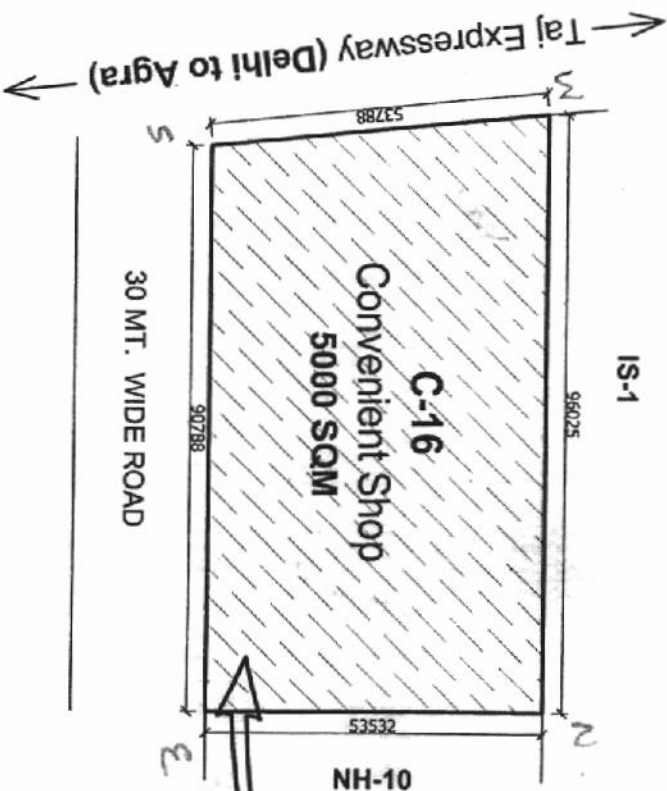
Bank Loan :-NIL

For GAURSONS REALTECH PVT. LTD.

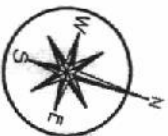

Authorized Signatory







LEASE PLAN



DRW. TITLE :-

SECTOR COMMERCIAL (Convenient Shopping) at Plot no- C-16, Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, GREATER NOIDA, U.P.

LESSOR

ARCHITECT SIGN

LESSEE

SUB-LESSEE

DATE

For GAURSONS REALTECH PVT. LTD.

Authorized Signatory

SECTOR COMMERCIAL (Convenient Shopping) at
Plot no- C-16, Gaur Yamuna City (Pocket-3), Mirzapur Site
(LFD-3), Sector-19, YEIDA, GREATER NOIDA, U.P



JAYPEE INFRATECH LIMITED**SECTOR -128, NOIDA****DETAILS OF LEASE DEEDS EXECUTED BETWEEN YEA & JIL IN RESPECT OF MIRZAPUR LAND PARCEL**

Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
1	Achheja Bujurg	112.2413	16.09.2009	Book No. 1, Volume No. 5192 Page No. 103/160, Sl. No. 13476 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
2	Mirjapur	105.4675	16.09.2009	Book No. 1, Volume No. 5192 Page No. 387/444, Sl. No. 13481 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
3	Salarpur	15.1446	16.09.2009	Book No. 1, Volume No. 5192 Page No. 55/102, Sl. No. 13475 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
4	Dungarpur Reelka	59.5890	16.09.2009	Book No. 1, Volume No. 5192 Page No. 1/54, Sl. No. 13474 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
5	Rampur Bangar	38.7170	16.09.2009	Book No. 1, Volume No. 5192 Page No. 107/158, Sl. No. 13484 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
6	Salarpur	26.0471	16.10.2009	Book No. 1, Volume No. 5192 Page No. 161/210, Sl. No. 13477 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
7	Achheja Bujurg	3.1800	02.12.2009	Book No. 1, Volume No. 5276 Page No. 323/370, Sl. No. 14497 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
8	Mirjapur	19.1066	02.12.2009	Book No. 1, Volume No. 5276 Page No. 131/178, Sl. No. 14493 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
9	Salarpur	10.5160	02.12.2009	Book No. 1, Volume No. 5276 Page No. 227/274, Sl. No. 14495 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
10	Dungarpur Reelka	3.4355	02.12.2009	Book No. 1, Volume No. 5276 Page No. 371/418, Sl. No. 14498 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
11	Rampur Bangar	3.4980	02.12.2009	Book No. 1, Volume No. 5276 Page No. 275/322, Sl. No. 14496 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
12	Salarpur	7.3676	02.12.2009	Book No. 1, Volume No. 5276 Page No. 179/226, Sl. No. 14494 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
13	Munjkheda	36.5090	04.12.2009	Book No. 1, Volume No. 5276 Page No. 35/82, Sl. No. 14491 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)



For GAURSONS REALTECH PVT. LTD.



Authorised Signatory



Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
14	Salarpur	9.8965	04.12.2009	Book No. 1, Volume No. 5276 Page No. 83/130, Sl. No. 14492 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
15	Salarpur	11.3899	16.02.2010	Book No. 1, Volume No. 5649 Page No. 319/388, Sl. No. 3202, dt. 16.03.2010 with Sub-Registrar, Sadar (G.B. Nagar)
16	Achheja Bujurg	1.5860	12.04.2010	Book No. 1, Volume No. 6992 Page No. 211/260, Sl. No. 17113 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
17	Mirjapur	0.1053	12.04.2010	Book No. 1, Volume No. 6992 Page No. 161/210, Sl. No. 17112 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
18	Salarpur	26.6596	22.06.2010	Book No. 1, Volume No. 6992 Page No. 311/360, Sl. No. 17115 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
19	Dungarpur Reelka	20.2290	30.07.2010	Book No. 1, Volume No. 7307 Page No. 45/98, Sl. No. 20578, dt. 27.08.2010 with Sub-Registrar, Sadar (G.B. Nagar)
20	Salarpur	3.1719	01.11.2010	Book No. 1, Volume No. 7869 Page No. 63/112, Sl. No. 1263 dt. 25.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
21	Salarpur	10.1635	21.05.2012	Book No. 1, Volume No. 11199 Page No. 21/70, Sl. No. 13316, dt. 06.07.2012 with Sub-Registrar, Sadar (G.B. Nagar)
22	Rampur Bangar	0.0100	12.09.2012	Book No. 1, Volume No. 12161 Page No. 277/326, Sl. No. 23976 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
23	Mirjapur	0.0500	12.09.2012	Book No. 1, Volume No. 12161 Page No. 203/250, Sl. No. 23974 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
24	Salarpur	1.3370	12.09.2012	Book No. 1, Volume No. 12161 Page No. 327/376, Sl. No. 23977 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
25	Achheja Bujurg	0.2450	12.09.2012	Book No. 1, Volume No. 12161 Page No. 377/426, Sl. No. 23978 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
26	Salarpur	2.0904	10.07.2013	Book No. 1, Volume No. 13890 Page No. 91/140, Sl. No. 19656 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
27	Salarpur	1.6385	18.07.2013	Book No. 1, Volume No. 13890 Page No. 15/90, Sl. No. 19655 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
TOTAL		529.3918		
Land to be transferred by YEA to JIL		19.3717		
GRAND TOTAL		548.7635		



Authorised Signatory

For GAURSONS REALTECH PVT. LTD.

[Signature]
AUTHORISED SIGNATORY



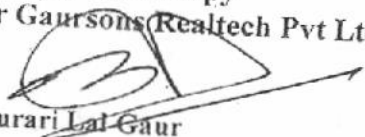


EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY GAURSONS REALTECH PRIVATE LIMITED HELD ON TUESDAY 30/10/2018 FROM 11.00 A.M TO 11.25 A.M AT ITS CORPORATE OFFICE GAUR BIZ PARK, PLOT NO - 01, ABHAYKHAND-2, INDIRPURAM, GHAZIABAD-201010


"Resolved that Mr. Shailendra Raghav Authorised Signatory of the Company be and is hereby authorized to sign the MOU, registry, lease deed, sub-lease deed and all other papers, documents, resolutions, deeds, required for transfer of land to other company/companies for and on behalf of the company.

Resolved Further Mr. Shailendra Raghav Authorised Signatory of the Company be and is hereby Authorised to do all other acts and things as may be necessary or incidental in this regard to give effect to the same.

**Certified True Copy
For Gaursons Realtech Pvt Ltd**


Murari Lal Gaur
Director
DIN: 06438669
Address: K-107, Pratap Vihar
Ghaziabad, UP


(Shailendra Raghav)


(Attested)
(Murari Lal Gaur)

For GAURSONS REALTECH PVT. LTD.
For GAURSONS REALTECH PVT. LTD.



Authorised Signatory
Authorised Signatory



PHOTO PERFORMA OF SOLD PROPERTY

Office Sub Registrar, Sadar, Gautam Budh Nagar

Document No.-41.86.5/2018 Jild No.-30.608. Registry Date-20/12/2018

Detail of Property:- C-16, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.),



For GAURSONS REALTECH PVT. LTD.


First Party



Second Party



• IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:

Witnesses:

1.



**Mahesh Nagar S/o. Sh. Sujan Singh
R/o. Village Atta Gujran,
Distt. Gautam Budh Nagar**

For GAURSONS REALTECH PVT. LTD.


Authorised Signatory
SUB-LESSOR/DEVELOPER

2.



**Naresh Bhati S/o. Sh. Omvir Singh
R/o. Village Fazayalpur,
Distt. Gautam Budh Nagar**



SUB-LESSEE(S)

Drafted by Mahesh Nagar, Advocate, Distt. G. B. Nagar


MAHESH NAGAR
SUB-LESSOR/DEVELOPER
Gautam Budh Nagar
Mob: 981484377

बही संख्या 1 जिल्द संख्या 30608 के पृष्ठ 231 से 280 तक
क्रमांक 41865 पर दिनांक 20/12/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी०के० सिंह, प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

20/12/2018

