

51163/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

₹ 1000

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भारत

AC 647261

THIS STAMP PAPER IS ATTACHED WITH SUB-

LEASE DEED FOR PLOT NO. GH-05B,

SECTOR - 16B, GREATER NOIDA

*[Handwritten signature]*



by the Lessee to M/s. PRASU INFRABUILD PRIVATE LIMITED (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at 111, Shri Jamuna Dham, Goverdhan Crossing, Mathura-281004 sub-lease which is being executed through this Sub-Lease Deed.

#### A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee have paid Rs. 3,65,96,327.00 premium and Annual lease rent (till 31-03-2014) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.11555/- per square metre within 10 years from the date of allotment to Lessor along with interest 12% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-lessee should ensure remittance on the previous working day.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.

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SUB LEASE DEED

PLOT NO.: GH-05B Sector- 16B, Greater Noida  
AREA OF PLOT 20120.77 sq.mtr.  
TOTAL COST OF PLOT- Rs. 23,24,95,497.00  
(As per allotment rate)

THIS SUB LEASE DEED is made at Greater Noida on this 29<sup>th</sup> day of AUGUST, 2013.

BY AND BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as the LESSOR) which expression shall unless the context does not so admit include its successors and assigns of the FIRST PART

AND

M/s. S.J.P. INFRACON LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 111, Shri Jamuna Dham, Goverdhan Crossing, Mathura-281004 through its authorised signatory/ Director Mr. Harish Arora S/o. Shri G.L. Arora R/o. 25, Shri Jamuna Dham, Goverdhan Crossing, Mathura duly authorised by its Board of Directors vide Resolution dated 29.08.2013 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART.

AND

M/s. PRASU INFRABUILD PRIVATE LIMITED (100% owned subsidiary company of S.J.P. Infracon Limited), a company incorporated under the Companies Act 1956 and having its registered office at 111, Shri Jamuna Dham, Goverdhan Crossing, Mathura-281004 through its authorised signatory Mr. Amit Handa S/o. J.V. Handa R/o. R-5/107, Raj Nagar, Ghaziabad-201001 duly authorised by its Board of Directors vide Resolution dated 29.08.2013 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

- a) The Authority invited bids under its Scheme Code BRS-03/2010 for allotment of various plots, including Plot No.GH-05, Sector-16B, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.

*M. Handa*

साई संख्या 93/2015 कागज़ पर साई  
संख्या - डी - 2014/112740/1139 में समावेश  
किया जा रहा है कि यह प्रमाण पत्र  
रजिस्ट्रार को भिजा दिया जा रहा है।  
निर्धार दिनांक - 9-3-2016

अपर जिलाधिकारी (वि./प.)  
गीतम बुद्ध नगर  
(बतौर कलेक्टर)  
19-03-16.

आज दिनांक 21/03/2016 को  
बही सं. 1 जिल्द सं. 19818  
पृष्ठ सं. 273 से 298 पर क्रमांक 5863  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)  
उपनिबंधक सदर  
गीतमबुद्धनगर  
21/03/2016