

(4)

1974/5/23

PRAMESH KUMAR  
ACC ID -UP14082504  
Chamber No.22.  
Tehsil Compound, GZB.



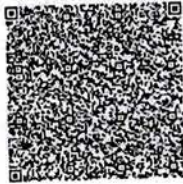
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

**CERTIFICATE LOCKED**

|                           |                                                                                                              |
|---------------------------|--------------------------------------------------------------------------------------------------------------|
| Certificate No.           | : IN-UP08201797991450T                                                                                       |
| Certificate Issued Date   | : 21-Oct-2021 04:39 PM                                                                                       |
| Account Reference         | : NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB                                                        |
| Unique Doc. Reference     | : SUBIN-UPUP1408250405035867197432T                                                                          |
| Purchased by              | : SAVIOUR INFRA PRIVATE LIMITED                                                                              |
| Description of Document   | : Article 35 Lease                                                                                           |
| Property Description      | : C-17 SEC-COMM.PLOT GAUR YAMUNA<br>CITY(POCKET3)MIRZAPUR SITE LFD-3 SEC-19 YEIDA GREATER<br>NOIDA G.B.NAGAR |
| Consideration Price (Rs.) | :                                                                                                            |
| First Party               | : MESSERS GAURSONS REALTECH PVT LTD                                                                          |
| Second Party              | : SAVIOUR INFRA PRIVATE LIMITED                                                                              |
| Stamp Duty Paid By        | : SAVIOUR INFRA PRIVATE LIMITED                                                                              |
| Stamp Duty Amount(Rs.)    | : 1,68,00,000<br>(One Crore Sixty Eight Lakh only)                                                           |



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

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

For SAVIOUR INFRA PVT. LTD.  
Himaanshu Gayle  
Authorised Signatory

0010014101

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at www.uptea.com or www.uptea.gov.in. If any discrepancy is found, please report it to the competent authority.
2. The user should verify the validity of the certificate value of stamp duty.
3. In case of any discrepancy please inform the Competent Authority.



### SUB-LEASE DEED

Govt. Valuation : Rs. 23,92,50,000/-  
Sale Consideration : Rs. 24,00,00,000/- (Rupees Twenty Four Crore Only)  
Stamp Duty : Rs. 1,68,00,000/-  
Plot Area : 5000.00 sq.mtr.  
Commercial Plot No. : C-17, 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 22... day of.... OCT.... 2021

### **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 101, 1<sup>st</sup> Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-92, and Corporate office at Gaur Biz Park, Plot No.1, Abhay Khand-II, Indirapuram, Ghaziabad U.P. 201014 through its Authorized Signatory **Mr. Jagdish Chauhan S/o Sh. M.R. Chauhan** duly authorized by the Board of Directors vide Resolution dated 15.11.2016 (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)** and said Mr. Jagdish Chauhan executed an Authentic Power of Attorney duly registered vide Document No. 62 Dated 02.08.2018 with the Sub-registrar Sadar at Gautam Budh Nagar in favour of Mr. Dinesh Kumar S/o Sh. Sanehi Lal for the presentation of the duly executed document for registration in the Sub-Registrar office.

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

For SAVIOUR INFRA PVT. LTD.  
Authorised Signatory



For SAVIOUR INFRA PVT. LTD.  
*Pimaansho*  
Authorised Signatory

FOR OFFICIAL USE ONLY

AND

**M/s Saviour Infra Private Limited** a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at C 110, Sector-65, Noida, Gautam Buddha Nagar, U.P. through its Director **Mr. Yashpal Singh Dhama S/o Sh. Bhim Singh Dhama** duly authorized by the Board of Directors vide Resolution dated **20-10-2021** (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 ABGCS4739Q, Mob. No. 9811812777**

**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. Gautam Budh 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 Basant Lok 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 Whereas YEIDA** 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

For SAVIOUR INFRA PVT. LTD.  
*Hinaansha Goyal*  
Authorised Signatory

For Saviour Infra Pvt. Ltd.

2  
Director

आवेदन सं०: 202100743057186

उप पट्टा विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 19745

वर्ष: 2021

प्रतिफल- 240000000 स्टाम्प शुल्क- 16800000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 2400000 प्रतिलिपिकरण शुल्क - 120 योग : 2400120

श्री सेवियर इन्फ्रा० प्रा० लि० द्वारा  
यशपाल सिंह धामा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री भीम सिंह धामा  
व्यवसाय : नौकरी  
निवासी: सी-110 सेक्टर-65 नोएडा गौतमबुद्ध नगर उ०प्र०

*hmsu*



श्री. सेवियर इन्फ्रा० प्रा० लि० द्वारा यशपाल सिंह धामा अधिकृत  
पदाधिकारी प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/10/2021

एवं 02:22:43 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*रमेश श्रीवास्तव*

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर  
22/10/2021

*क्षमा गुप्ता*  
निबंधक लिपिक

प्रिंट करें



For SAVIOUR INFRA PVT. LTD.  
*Vimaanku Goyal*  
Authorised Signatory

SAVIOUR INFRA PVT. LTD.

**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-3<sup>rd</sup> by way of five separate Sub-Lease Deeds, (1) on dated 22-05-2013 registered vide document no. 11798, book no. 1, volume no. 13251 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. 781 book no. 1 volume no. 14828 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 plot shall be for the unexpired period of lease deed in favor of (JIL) Jaypee Infratech Ltd.

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For Saviour Infra Pvt. Ltd.

For SAVIOUR INFRA PVT. LTD.  
*Himaanksh Goyal*  
Authorised Signatory

Director

3

बही सं०: 1

रजिस्ट्रेशन सं०: 19745

वर्ष: 2021

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

पट्टा दाता: 1

श्री मैसर्स गौडसन्स रियल्टेक प्रा० लि० द्वारा जगदीश चौहान के  
द्वारा दिनेश कुमार, पुत्र श्री स्नेही लाल

निवासी: गौड बिज पार्क इन्दिरापुरम गाजियाबाद

व्यवसाय: नौकरी

पट्टा गृहीता: 1



श्री सेवियर इन्फ्रा० प्रा० लि० के द्वारा यशपाल सिंह धामा, पुत्र  
श्री भीम सिंह धामा

निवासी: सी-110 सेक्टर-65 नोएडा गौतमबुद्ध नगर उ०प्र०

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सुभाष चन्द, पुत्र श्री टेकराम

निवासी: सुनपुरा जीवी नगर

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री सोमेश छोकर, पुत्र श्री मेघराज सिंह

निवासी: सी 234 जीसी-06 गौड मिटी

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव

उप निबंधक: सदर गेट नोएडा

गौतम बुद्ध नगर

क्षमा गुप्ता

निबंधक लिपिक

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

टिप्पणी:

प्रिंट करें

FOR SAVIOUR INFRA PVT. LTD.  
Kimaancha Goyl  
Authorised Signatory

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

1. That in consideration of the amount of **Rs. 24,00,00,000/- (Rupees Twenty Four Crore Only)** being 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                   | 000572     | ICICI BANK LTD.        | 9900000/-          |
| 2                   | 000573     | ICICI BANK LTD.        | 9900000/-          |
| 3                   | 000574     | ICICI BANK LTD.        | 9900000/-          |
| 4                   | 000575     | ICICI BANK LTD.        | 9900000/-          |
| 5                   | 000576     | ICICI BANK LTD.        | 9900000/-          |
| 6                   | 000577     | ICICI BANK LTD.        | 9900000/-          |
| 7                   | 000578     | ICICI BANK LTD.        | 9900000/-          |
| 8                   | 000579     | ICICI BANK LTD.        | 9900000/-          |
| 9                   | 000580     | ICICI BANK LTD.        | 9900000/-          |
| 10                  | 000581     | ICICI BANK LTD.        | 9900000/-          |
| 11                  | 000582     | ICICI BANK LTD.        | 9900000/-          |
| 12                  | 000583     | ICICI BANK LTD.        | 9900000/-          |
| 13                  | 000584     | ICICI BANK LTD.        | 9900000/-          |
| 14                  | 000585     | ICICI BANK LTD.        | 9900000/-          |
| 15                  | 000586     | ICICI BANK LTD.        | 9900000/-          |
| 16                  | 000587     | ICICI BANK LTD.        | 9900000/-          |
| 17                  | 000588     | ICICI BANK LTD.        | 9900000/-          |
| 18                  | 000589     | ICICI BANK LTD.        | 9900000/-          |
| 19                  | 000590     | ICICI BANK LTD.        | 9900000/-          |
| 20                  | 000591     | ICICI BANK LTD.        | 9900000/-          |
| 21                  | 000592     | ICICI BANK LTD.        | 9900000/-          |
| 22                  | 000593     | ICICI BANK LTD.        | 9900000/-          |
| 23                  | 000594     | ICICI BANK LTD.        | 9900000/-          |
| 24                  | 000595     | ICICI BANK LTD.        | 9900000/-          |
| 25                  | TDS        | 03215 dated 21.10.2021 | 2400000/-          |
| <b>Total Amount</b> |            |                        | <b>240000000/-</b> |

2. That the Sub-Lessee(s) shall use the said plot for commercial purpose only and sub-lessee(s) shall not be permitted to use the plot/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

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For SAVIOUR INFRA PVT. LTD.  
*Vimaansho Gupta*  
 Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

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-17**, 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.
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 plot/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-17**, 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**. And further if any Penalty will be asked by YEIDA regarding the same then it shall be also payable by the Sub-Lessee(s) to YEIDA.
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 properly & convenience of

For GAURSONS REALTECH PVT. LTD.

Authorized Signatory

For SAVIOUR INFRA PVT. LTD.  
*Vinayashree Goyal*  
Authorized Signatory

For Saviour Infra Pvt. Ltd. 5

Director

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.
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) shall always pay the Township Maintenance Charges i.e. 15% of the maintenance charges on super area of the commercial Unit/s in **C-17**, Sector-Commercial, and the Sub-Lessee(s) have to mention the above Township maintenance charges in the Agreement to sale/Allotment letter of its proposed allottee/buyers of particular unit. This is sole responsibility of Sub-Lessee to collect the maintenance charges from its proposed allottee/buyer and pay the 15% of these maintenance as Township Maintenance to the Sub-Lessor/Developer. These township maintenance charges shall be applicable and payable by Sub-Lessee to Sub-Lessor/Developer from the expiry of 90 days of deemed completion/occupancy or actual completion/occupancy certificate whichever is earlier. 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 the electricity supply to the said commercial plot C-17 shall be arranged by Sub-Lessee at its own cost from the NPCL/concerned statutory power corporation, there are no any responsibility or liability of Sub-Lessor/Developer for the same. End user(s)/Allottee(s)/Sub-Lessee are free to avail individual connection with own cost. sub-lessee/s will directly apply to NPCL/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

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For SAVIOUR INFRA PVT. LTD.  
Himaanshu Goyal  
Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

demand 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.
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 Plot/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

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

For SAVIOUR INFRA PVT. LTD.  
Authorised Signatory

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.
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 as applicable.
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-17**, 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 plot 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,

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For Saviour Infra Pvt. Ltd. 8

Director

For SAVIOUR INFRA PVT. LTD.  
Authorised Signatory

**JAYPEE INFRATECH LIMITED**

SECTOR -128, NOIDA

DETAILS OF LEASE DEEDS EXECUTED BETWEEN YEA &amp; 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       | Mirzapur         | 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 Bangor    | 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       | Mirzapur         | 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 Bangor    | 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.



Authorized Signatory

For GAURSONS REALTECH PVT. LTD.

AUTHORISED SIGNATORY

For Saviour Infra Pvt. Ltd.

For SAVIOUR INFRA PVT. LTD.  
*Umaankh Gupta*  
 Authorised Signatory

Director

| 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 Reelika | 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)   |
| <b>TOTAL</b>                         |                   | <b>529.3918</b> |                    |                                                                                                                    |
| Land to be transferred by YEA to JIL |                   | 19.3717         |                    |                                                                                                                    |
| <b>GRAND TOTAL</b>                   |                   | <b>548.7635</b> |                    |                                                                                                                    |

For GAURSONS REALTECH PVT. LTD.



For GAURSONS REALTECH PVT. LTD.

Authorised Signatory  
For Saviour Infra Pvt. Ltd.

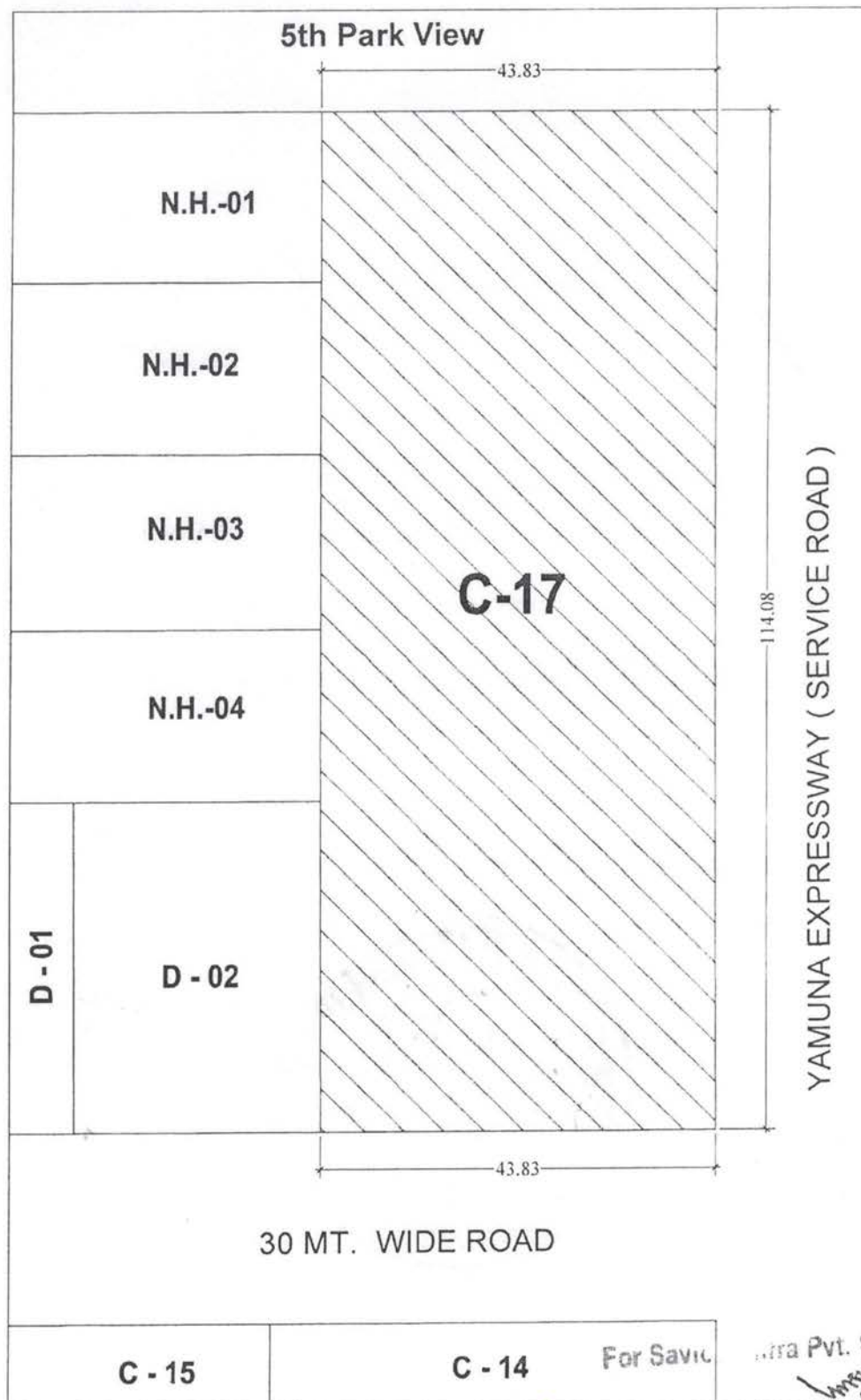
For SAVIOUR INFRA PVT. LTD.  
Authorised Signatory

Director

CONVT.SHOP at Plot no. - "C-17"  
Gaur Yamuna City(Pocket-3), Mirzapur Site(LFD-3) Sector-19, YEIDA, Greater Noida  
District - Gautam Budh Nagar

**PLOT NO. :- C-17**

PLOT AREA = 53820.00 SQ.FT. (5000.00 SQ.M.)



For SAVIOUR INFRA PVT.LTD.  
*Himaanshu Goyal*  
Authorised Signatory

For SAVIOUR INFRA PVT. LTD.  
*[Signature]*  
Director



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).

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 PLOT**

East:

West:

South:

North:

as per attached layout plan

**Bank Loan :- NIL**

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

**For Saviour Infra Pvt. Ltd.**

Director

For SAVIOUR INFRA PVT. LTD.  
*Vimaank Singh*  
Authorised Signatory

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.

Subhash Chandra S.V. TER Ravi  
Vill- Sun Park - G. B. Nagar

SUB-LESSOR/DEVELOPER

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

2.

Somesh Chhokar S/o  
Sh. Meghraj R/o Flat No.  
234, 6th Avenue, Ganga City I  
G. B. Nagar

For Saviour Infra Pvt. Ltd.

Director

SUB-LESSEE(S)

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For SAVIOUR INFRA PVT. LTD.  
Himaanshu Garg  
Authorised Signatory

For Saviour Infra Pvt. Ltd.

Director

आवेदन सं०: 202100743057186

बही संख्या 1 जिल्द संख्या 39661 के पृष्ठ 137 से 178 तक क्रमांक  
19745 पर दिनांक 22/10/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रमेन्द्र श्रीवास्तव ..

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

22/10/2021

For SAVIOUR INFRA PVT.LTD.  
  
Authorised Signatory

प्रिंट करें

