

P-25183/14



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



सत्यमेव जयते

Certificate No.	: IN-UP00512293258585M
Certificate Issued Date	: 30-Jul-2014 12:30 PM
Account Reference	: NONACC (BK)/upbobbk02/NOIDA2/UP-GBN
Unique Doc. Reference	: SUBIN-UPUPBOBBK0200612860790657M
Purchased by	: GAURSONS REALTECH PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: 50 ACRES LAND PARCEL OF SEC 19 JAYPEE SPORTS CITY(E) YAMUNA EXPRESSWAY INDUS. DEV. AUTH. G.B. NAGAR
Consideration Price (Rs.)	: 250,00,00,000 (Two Hundred Fifty Crore only)
First Party	: JAYPEE INFRA TECH LIMITED
Second Party	: GAURSONS REALTECH PVT LTD.
Stamp Duty Paid By	: GAURSONS REALTECH PVT LTD.
Stamp Duty Amount(Rs.)	: 7,00,00,000 (Seven Crore only)



AUTHORISED SIGNATORY

YL 0000039975

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.indiaestamp.com. Any discrepancy in the details on this Certificate should be reported to the competent authority.
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.



INDIA NON JUDICIAL Government of Uttar Pradesh

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CERTIFICATE LOCKED



सत्यमेव जयते

Certificate No.	IN-UP00512747671160M
Certificate Issued Date	30-10-2017 04:38 PM
Account Reference	NONACC (BK) 00000002/IN/IDA2/UP-GBN
Unique Doc. Reference	SUBIN-UPUPB08B00200617988602003M
Purchased by	GAURSONS REALTECH PVT LTD
Description of Document	Article 23 Conveyance
Property Description	60 ACRES LAND PARCEL OF SEC-19 JAYPEE SPORTS CITY(E) YAMUNA EXPRESSWAY INDUS. DEV. AUTH G.B. NAGAR
Consideration Price (Rs.)	250,00,00,000 (Two Hundred Fifty Crores only)
First Party	JAYPEE INFRA TECH LIMITED
Second Party	GAURSONS REALTECH PVT LTD
Stamp Duty Paid By	GAURSONS REALTECH PVT LTD
Stamp Duty Amount (Rs.)	5,78,75,000 (Five Crore Seventy Eight Lakh Seventy Five Thousand only)



For GAURSONS

AUTHORIZED SIGNATORY

YL 0000039976

Important Alert:

The authenticity of this Stamp Certificate should be verified at www.upstamp.gov.in. Any discrepancy in the Certificate should be reported to the authorities immediately. The Government of Uttar Pradesh is not responsible for any loss or damage caused by the use of this Certificate. The Government of Uttar Pradesh is not responsible for any loss or damage caused by the use of this Certificate.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No.	: IN-UP00210994389617M
Certificate Issued Date	: 03-Jan-2014 05:45 PM
Account Reference	: NONACC(BK)/UP000002/NOIDA2/UP-GBN
Unique Doc. Reference	: SUBIN-UPURBOBBK0200236060164580M
Purchased by	: GAURSONS REALTECH PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: 50 ACRES LAND PARCEL OF SEC-19 JAYPEE SPORTS CITY(E) YAMUNA EXPRESSWAY INDUS. DEV. AUTH. G.B. NAGAR
Consideration Price (Rs.)	: 2,00,000 (Two Lakh only)
First Party	: JAYPEE INFRA TECH LIMITED
Second Party	: GAURSONS REALTECH PVT LTD
Stamp Duty Paid By	: GAURSONS REALTECH PVT LTD
Stamp Duty Amount (Rs.)	: 10,000 (Ten Thousand only)



Please enter or type below the line



FOR GAURSONS REALTECH PVT LTD

AUTHORIZED SIGNATORY

YL 0000039927

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.indiaestamp.com (any discrepancy in the details of this Certificate and its availability on the just-mentioned website).

2. The issue of checking the legitimacy of the use of this Certificate.

3. In case of any discrepancy please inform the Competent Authority.

SUB - LEASE DEED

THIS SUB - LEASE DEED is made on this 30th day of June, 2014 at Noida.

BY AND BETWEEN

M/S. 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" or "JIL"); 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 of the "FIRST PART".

AND

M/S. Gaurav Infra Tech Pvt Ltd, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D-25, Vivek Vihar, Delhi-110095 (hereinafter referred to as the "Sub-Lessee"), 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 of the "SECOND PART".

The Sub-Lessor and the Sub-Lessee shall individually be referred to as the "Party" and collectively as the "Parties".

WHEREAS

The Government of U.P. constituted the Toll Expressway Industrial

Development Authority (TIDA) which has been changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the "Lessor" or "YEA") vide G.O.P. Notification No. 1165/77-244-2008 dated 10th July 2008. Presently its office is situated at 1st Floor, Connaught Place, Block P-2, Sector Omega-1, Greater Noida, Distt. Gautam Budh Nagar-201308, U.P. for planning and development of Toll Expressway (referred to as the Yamuna Expressway) vide G.O.P. Notification No. 1165/77-244-2008 dated 10th July 2008. Project which inter alia includes construction of a 16.5 km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "Expressway").

संपत्ति विलेख

(90 वर्ष)

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10,000.00

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10,050.00

2,500

प्रतिफल

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श्री. एन.टी.

नवल अति शुद्ध

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श्री. एन.टी. अथवा श्री. एन.टी.

दिनांक 31/7/2014

समय 12:22 PM

निदेशिका अधिकारी के हस्ताक्षर

(विजय सिंह यादव)

संपनिबन्धक सचिव

गीतमयदत्तगढ़

31/7/2014

निदेशिका अधिकारी के हस्ताक्षर

प्रतिफल

भूतियत

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निदेशिका अधिकारी के हस्ताक्षर

(विजय सिंह यादव)

संपनिबन्धक सचिव

गीतमयदत्तगढ़

31/7/2014



AND by an agreement dated 7th February 2003, termed as the "Concession Agreement" between Taj Expressway Industrial Development Authority, and Jaiprakash Industries Ltd. (subsequently name changed to Jaiprakash Associates Ltd.), ("JAL"), the "Concessionaire" 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 (thirty six) years commencing from the date of commercial operation of the Expressway plus any extensions thereof, in accordance with the Concession Agreement.

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

AND in terms of the provisions of the Concession Agreement to fulfil its obligations, YEA agreed to transfer on lease to JIL 25 (twenty five) million square meters of land for commercial development, including

along the Expressway, including 5 (five) million square meters of land at Noida/Greater Noida.

AND in part discharge of its obligations under the Concession Agreement for transfer of land for development, its estimated 548735 Hectares of land at Mirzapur and parcel (hereinafter referred to as the "Subject Land") and has already transferred land comprising 529,3918 Hectares to JIL on lease for a period of ninety years through various lease deeds, the details of which are provided in Annexure - I attached hereto (hereinafter referred to as the "Lease



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AUTHORIZED SIGNATORY

पदसूची

Registration No: 25183

Year: 2014

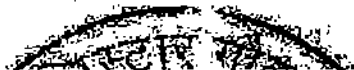
Book No: 1

0101 प्रमोद कुमार अग्रवाल प्रतिनिधि 100 नवीन इकाई के लिए भारत सरकार

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Deeds") and necessary action is being taken by YEA to transfer balance 19.3717 Hectares of land to JIL.

AND YEA granted unfettered rights 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 plots or constructed properties 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 YEA or of any other relevant authority.

AND the layout plan and other relevant plans for the development of the Subject Land admeasuring 548.7635 Hectares earmarked by YEA in respect of Mizoram land parcel, submitted by JIL to YEA, have been approved by YEA vide their letter no. NY/201/GN/HD-3/2014/631 dated 02/02/2014 (hereinafter referred to as the "Approved Plans").

AND in the Approved Plans, Pocket 3 comprises of 1012200 Sqm. (250 acres) of land (hereinafter referred to as Pocket 3 land); land use of which is depicted in the Approved Plans. The Sub Lessor has already sub-leased 809887 Sqm. (200 acres) (hereinafter referred to as "Sub leased land") of the Pocket 3 land to its Sub Lessee through four Sub lease Deeds as per details mentioned below:

Sub Lease Deed Details			
S.No.	Date	Registration Details	Area
1	02.07.2013	Sub Lease No. - 01, Volume No. - 202350 dated 05/02/2013	202350
2	21.12.2013	Sub Lease No. - 01, Volume No. - 202350 dated 05/02/2013	202350
3	01.03.2014	Sub Lease No. - 01, Volume No. - 202350 dated 05/02/2013	202350
		Total	809887



For the Mizoram Land Revenue Department,
Dispur.

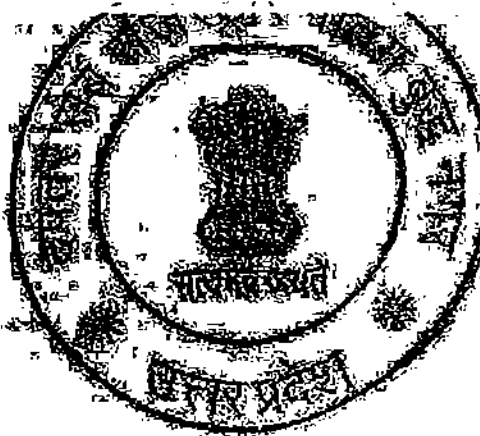
पट्टा गृहीता

Registration No.: 25183

Year: 2014

Book No:

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धारा-32, भारतीय स्टाम्प अधिनियम का प्रमाणक

वाद सं०-2780/2014

कम्प्यूटरीकृत वाद सं०-डी 20141127002780

धारा-31, भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्राविधानों के अन्तर्गत मैसर्स गौडसन्स रियलटेक प्राइवेट लिमिटेड द्वारा प्रस्तुत आलेख में वर्णित सम्पत्ति-जे०पी०शीन्स स्पोर्ट्स सिटी ईस्ट, पॉकेट-3, सेक्टर-19, स्थित ग्राम-मिर्जापुर (यमुना एक्सप्रेस-वे औद्योगिक विकास प्रा०) क्षेत्रफल-2,02,313 वर्गमीटर या 50 एकड़ के सम्बन्ध में आवश्यक विधिक कार्यवाही करने के उपरान्त, उपरोक्त वर्णित सम्पत्ति की कुल बाजार कीमत कलेक्टर स्टाम्प/अपर जिलाधिकारी (वि०/रा०) गौतमबुद्धनगर के आदेश दिनांक 31 जुलाई 2014 द्वारा अंकन-2,55,76,88,000/-रु० (दो अरब पचपन करोड़ छियत्तर लाख अठ्ठासी हजार रु०) अवधारित की गयी थी, जिसपर धारा-17 संपत्ति अनुसूची-23 अनुसूची-1ख भारतीय स्टाम्प अधिनियम, 1899 तथा उत्तर प्रदेश स्टाम्प (सम्पत्ति का मूल्यांकन) नियमावली, 1997 के सुसंगत प्राविधानों के अन्तर्गत अंकन-12,78,84,400/-रु० (बारह करोड़ अठ्तर लाख चौदह सौ हजार चार सौ रु०) का स्टाम्प शुल्क देय पाया गया था जिसे इस लेखपत्र पर विधिपूर्वक पूर्ण अदा कर दिया गया है। अतएव यह लेखपत्र यथा विधि स्थापित है।

जमा धनराशि का विवरण:-

- 1-ई-स्टाम्प सर्टिफिकेट नं०-IN-UP00512293258585M, dt. 30-07-2014
अंकन-7,00,00,000/-रु० (अंकन सात करोड़ रुपये)
 - 2-ई-स्टाम्प सर्टिफिकेट नं०-IN-UP00516747671180M, dt. 30-07-2014
अंकन-6,78,75,000/-रु० (अंकन पाँच करोड़ अठ्तर लाख पचवत्तर हजार रुपये)
 - 3-ई-स्टाम्प सर्टिफिकेट नं०-IN-UP00210994389617M, dt. 03-01-2014
अंकन-10,000/-रु० (अंकन दस हजार रुपये)
- बैंक ऑफ बड़ोदा, सी-25 सेक्टर-62, नोएडा ।

कुल राशि-12,78,85,000/-रु० (बारह करोड़ अठ्तर लाख पचव्यासी हजार रु०)

ब्लॉक सं० 1 जिला सं० 16526
पृष्ठ सं० 107 से 162 पर क्रमांक 25183
रजिस्ट्रीकृत किया गया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबंधक सदर
गौतमबुद्धनगर
31/07/2014

