

11798 22

(भाग १) क्रम संख्या
(प्रस्तुतकर्ता अथवा प्राथी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक
प्रस्तुत कर्ता या प्राथी का नाम 22 MAY 2013
लेख का प्रकार: प्रार्थना पत्र
प्रतिफल की धनराशि 375000000
१. रजिस्ट्रीकरण शुल्क 100000
२. प्रतिलिपिकरण शुल्क 50
३. निरीक्षक या तलाश के लिए शुल्क 50
४. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
५. कमीशन शुल्क
६. विविध
७. यात्रिक भत्ता

१ से दत्तककायोग
शुल्क वसूल करने की दिनांक 22 MAY 2013
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण
पत्र वापस करने के लिए तैयार होगा
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सह-रजिस्ट्रार

2

T 11798/13



उत्तर प्रदेश UTTAR PRADESH

22AA 186026

(1).

Stamp Duty Paid in Cash Certificate in favour of *M/S GAURSONS REALTECH PVT. LTD.*
R/o D-25 VVeh Vihar Delhi
in Pursuance of the order of the Collector
No. *22AA* Dated *14/05/13* Passed under
section 10-A of the Stamp Act. It is certified that
an amount of Rs. *11,70,00,000/-* *Rs. Eleven crore Seventy Lacs only*
(in words Rs. *Eleven crore Seventy Lacs only*)
has been Paid in Cash as stamp Duty in Respect
of this instrument in the State Bank of India
Treasury/Sub Treasury of *NO 18A*
by Challan No. *5090029* Dated *15-05-13*
a Copy of which is annexed herewith.

16-05-2013

Date

Officer-In-Charge
Treasury

Gautam Bishu Nagar

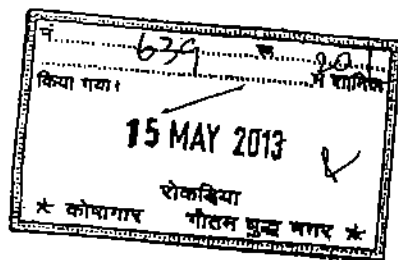
16/05/13



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

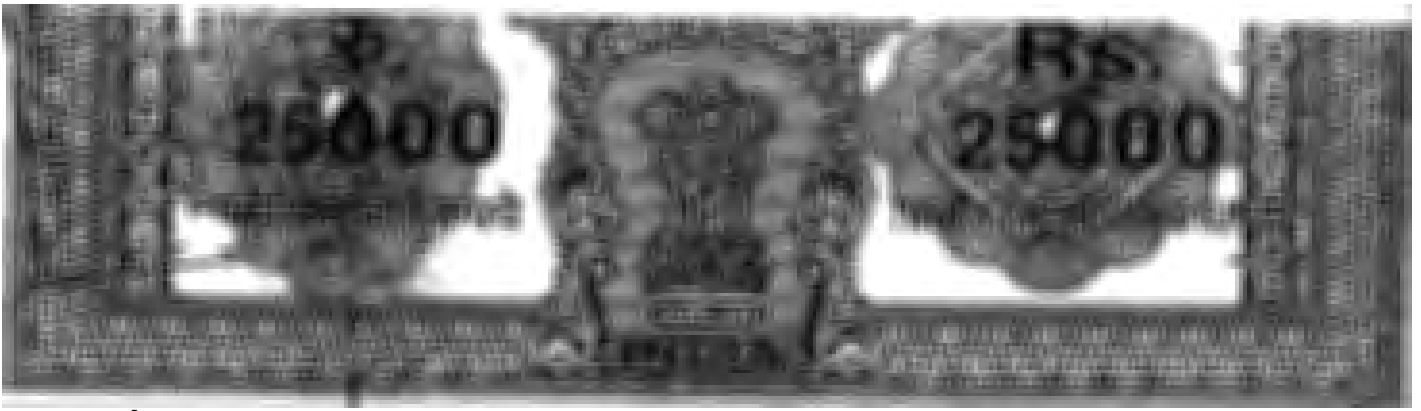
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Continue - 2



Gaursons Kaltech P Ltd.
Vivek Vihar Delhi.





उत्तर प्रदेश UTTAR PRADESH

31000

C 388302

-2-

SUB - LEASE DEED



THIS SUB - LEASE DEED is made on this 17th day of May 2013 at Noida.

For GAURSONS REALTECH.PVT. LTD.

BY AND BETWEEN

Authorised Signatory

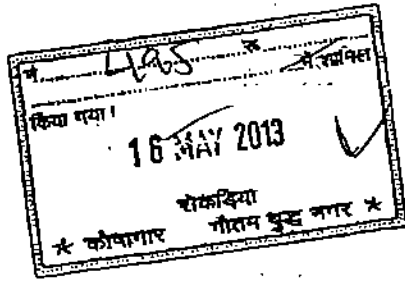
M/S. JAYPEE INFRATECH LIMITED, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector - 128, Noida - 201304, U.P (hereinafter referred to as the "Sub-Lessor" or "JIL"), which expression or term shall, unless excluded 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".

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory



Contd. Page-3



M/s Gaursons Realtors Pvt Ltd

Delhi

375,000,000.00

उप पट्टा विलेख

(90 वर्ष)

10,000.00

50 10,050.00

2,500

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

मै0गौडसंस रियलटेक प्रा0लि0द्वारा संदीप शिशोदिया

पुत्र श्री जे0एस0शिशोदिया

व्यवसाय नौकरी

निवासी स्थायी डी-25 विवेक विहार दिल्ली-95

अस्थायी पता डी-25 विवेक विहार दिल्ली-95

ने यह लेखपत्र इस कार्यालय में दिनांक 22/5/2013 समय 12:13PM

वजे नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

22/5/2013

निष्पादन लेखपत्र वाद सुनने व समझने फलभूत व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री प्रमोद कुमार अग्रवाल

प्रतिनिधि मै0 जेपी इन्फास्ट्रेक लि0द्वारा समीर गौड़

पुत्र श्री स्व0आर0पी0अग्रवाल

पुत्री/पत्नी श्री पेशा नौकरी

मै0गौडसंस रियलटेक प्रा0लि0द्वारा संदीप शिशोदिया

पुत्र श्री जे0एस0शिशोदिया

पेशा नौकरी

निवासी डी-25 विवेक विहार दिल्ली-95

ने निष्पादन स्वीकार किया।

मिनकी पहचान श्री अशोक खेडा

पुत्र श्री ओ0पी0खेडा

पेशा नौकरी

निवासी सै0-128 नौएडा जी0बी0नगर

व श्री एम0आर0बडोनी

पुत्र श्री जी0आर0बडोनी

पेशा

निवासी सै0-128 नौएडा जी0बी0नगर

ने श्री

प्रत्यक्ष मद्र साक्षियों के निज़ान अंगूठे नियमानुसार लिये गये हैं।

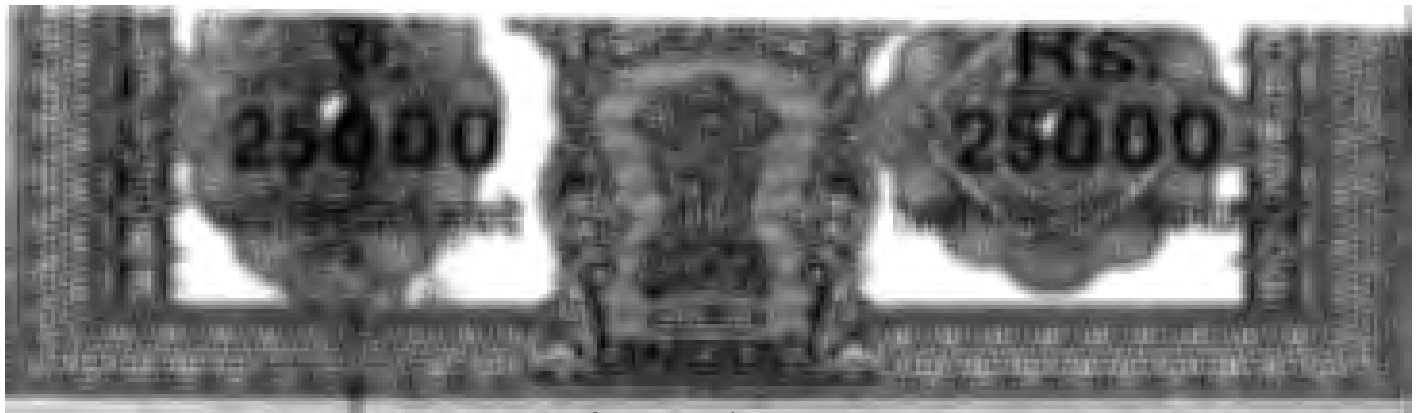
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

22/5/2013



उत्तर प्रदेश UTTAR PRADESH

C 388303

-3-

AND

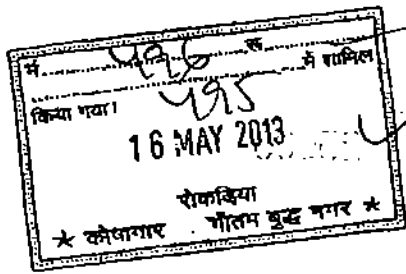
M/S. Gaursons Realtech Pvt Ltd, a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D-25, Vivek Vihar, Delhi-110095 (hereinafter referred to as the "Sub-Lessee"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives of the "SECOND PART".



For GAURSONS REALTECH PVT. LTD.

Authorized Signatory

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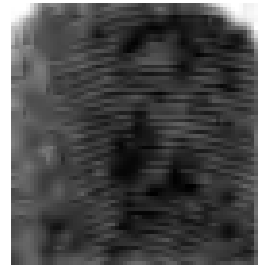
पट्टा दाता

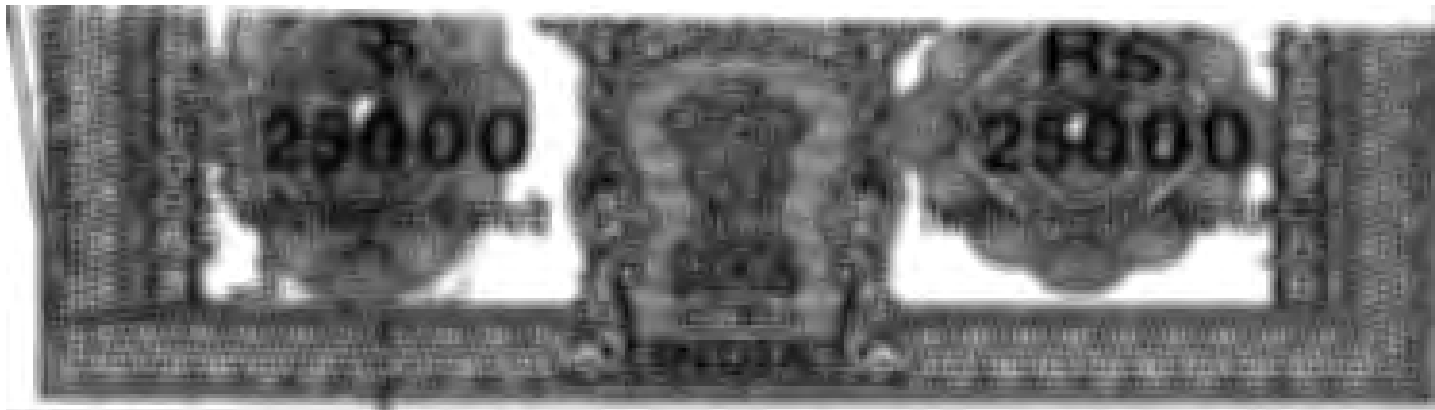
Registration No.: 11798

Year: 2013

Book No. : 1

0101 प्रमोद कुमार अग्रवाल प्रतिनिधि मै0 जेपी इन्फाटेक लि0द्वारा सम्
स्व0आर0पी0अग्रवाल
सै0-128 नौएडा जी0बी0नगर
नौकरी





उत्तर प्रदेश UTTAR PRADESH

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C 388304

-4-

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

WHEREAS

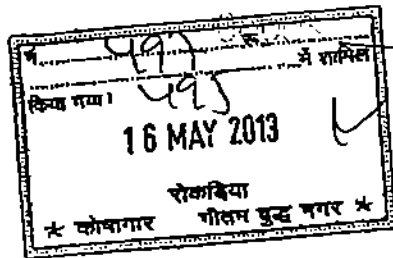
The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 - 04 - 2001 - 3 (N)/2001 dated 24th April, 2001 under the U.P. Industrial Area Development Act 1976, (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the "**Lessor**" or "**YEA**") vide GoUP Notification No. 1165 / 77 - 04 - 08 - 65N / 08 Lucknow dated 11th July, 2008), 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. for anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification No. 1165/77-04-08-65N/08 Lucknow dated 11th July 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**").



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For GAURSONS REALTECH PVT. LTD.

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पट्टा गृहीता

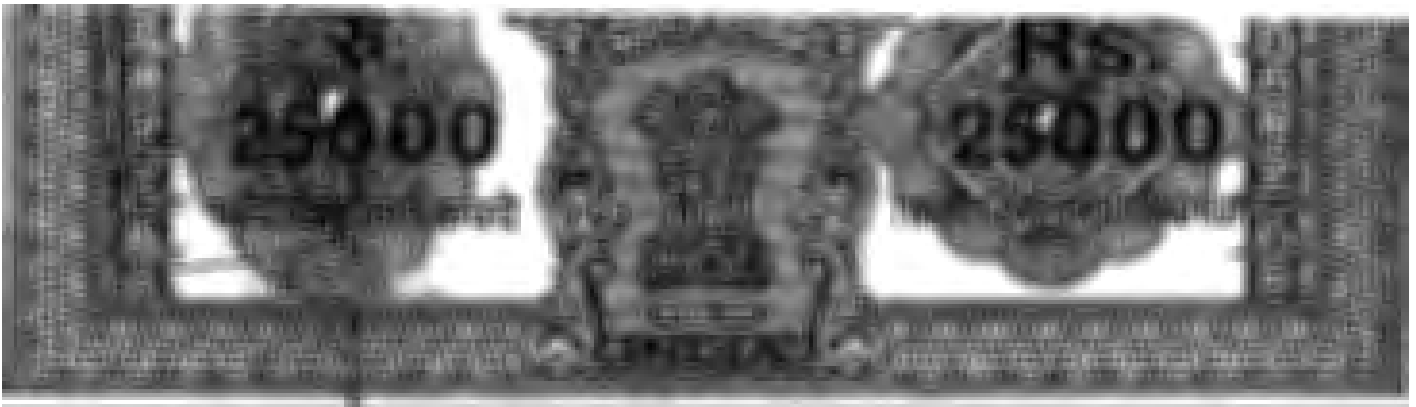
Registration No. : 11798

Year : 2013

Book No. : 1

0201 मै0गीइसंस रियलटेक प्रा0लि0द्वादा संदीप शिशीदिया
जे0एस0शिशीदिया
डी-25 विवेक विहार दिल्ली-95
नीकरी





उत्तर प्रदेश UTTAR PRADESH

C 388305

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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 thereto, in accordance with the Concession Agreement.



For GAURSONS REALTECH PVT. LTD.

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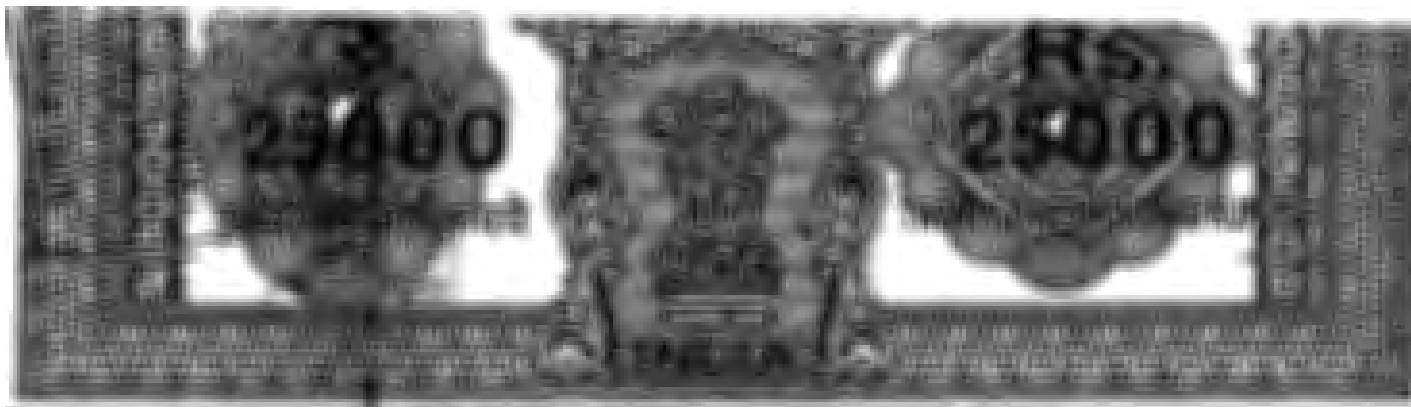
சென்னை

தமிழ்நாடு

38/2013



* விசாரணை தீர்மானம் *	
தமிழ்நாடு	
16 MAY 2013	
சென்னை	பி.பி.
பி.பி.	பி.பி.



उत्तर प्रदेश UTTAR PRADESH

C 388306

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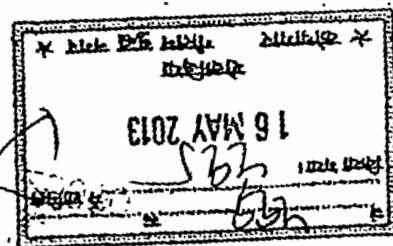
AND In terms of provisions of the **Concession Agreement** and the directives of **YEA**, the then **Concessionaire** i.e. "**JAL**", incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited ("**JIL**") for the implementation of the **Expressway** project. All the rights and obligations 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**.

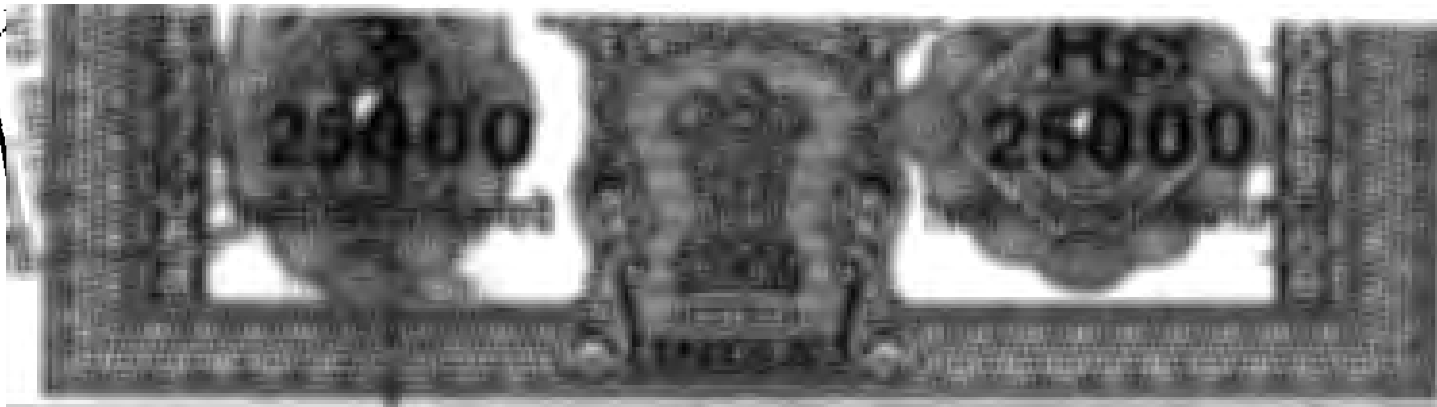


For GAURSONS REALTECH PVT. LTD.

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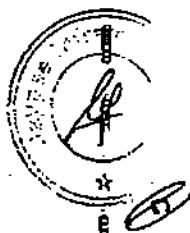


उत्तर प्रदेश UTTAR PRADESH

C 388307

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AND in terms of the provisions of the **Concession Agreement** to fulfill its obligations, **YLA** agreed to transfer on lease to **JIL** 25 (twenty five) million square meters of land for commercial, amusement, industrial, institutional and residential development at five or more locations along the **Expressway**, including 5 (five) million square meters of land at Noida/Greater Noida.



For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

Contd. Page-8

नं. 800
मे. शासिका
किया गया।
16 MAY 2013
रोकडिया
* कोषागार गीतम बुद्ध नगर *



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	112.5798	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	60.8090	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 Bongar	38.7970	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 GAURSON.



Authorised Signatory

No.	Name of village	(Hect.)	Lease Deed	Details of Registration of Lease Deed
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)
TOTAL		527.3014		



For GAURSONS REALTY

Authorized Signatory

to Sub-Lease Deed dated 17-05-2013

SCHEDULE OF PROPERTY

The Demised Plot having area as below:-

= 2,02,347 Sqm. (50.00 Acres)

or thereabout at Sector 19, Jaypee Sports City East, Yamuna Expressway Industrial Development Authority Area, Distt. G.B. Nagar (UP) and as demarcated on the Location Plan and bound as under:

At or towards the EAST :	}	As per Location Plan attached as Annexure - III.
At or towards the WEST :		
At or towards the NORTH :		
At or towards the SOUTH :		



For GAURSONS REALTECH PVT. LTD.

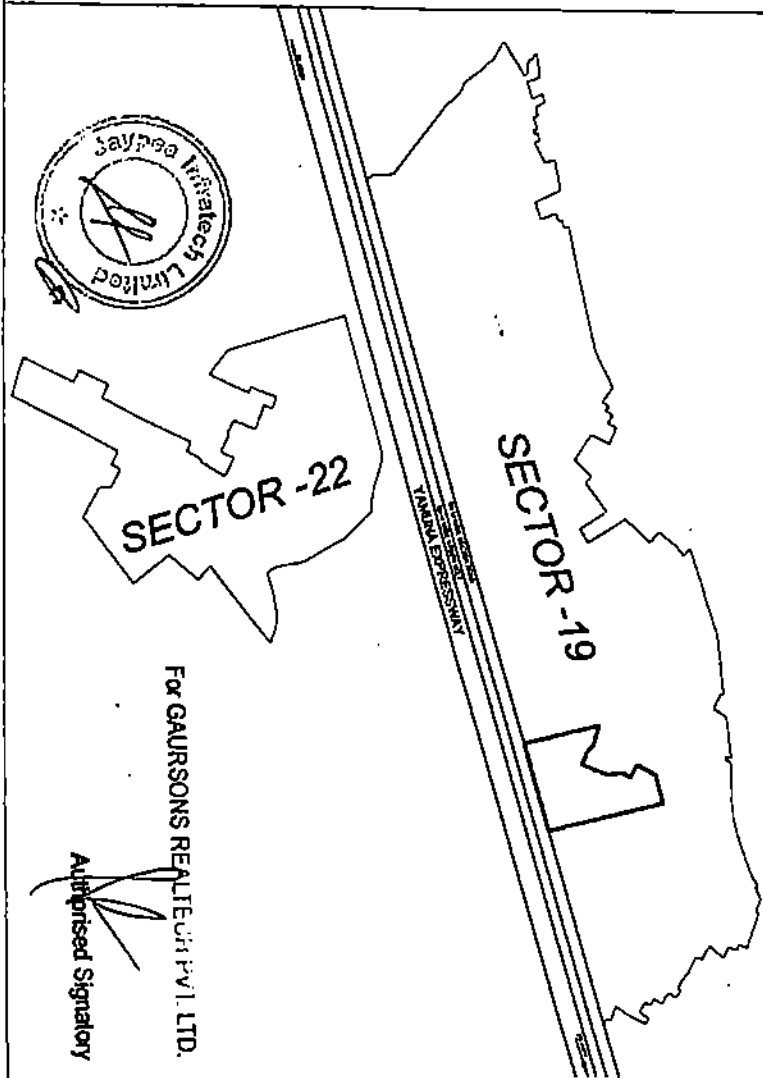
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LOCATION PLAN OF DEMISED PLOT **SECTOR -19, JAYPEE GREENS SPORTS CITY EAST**

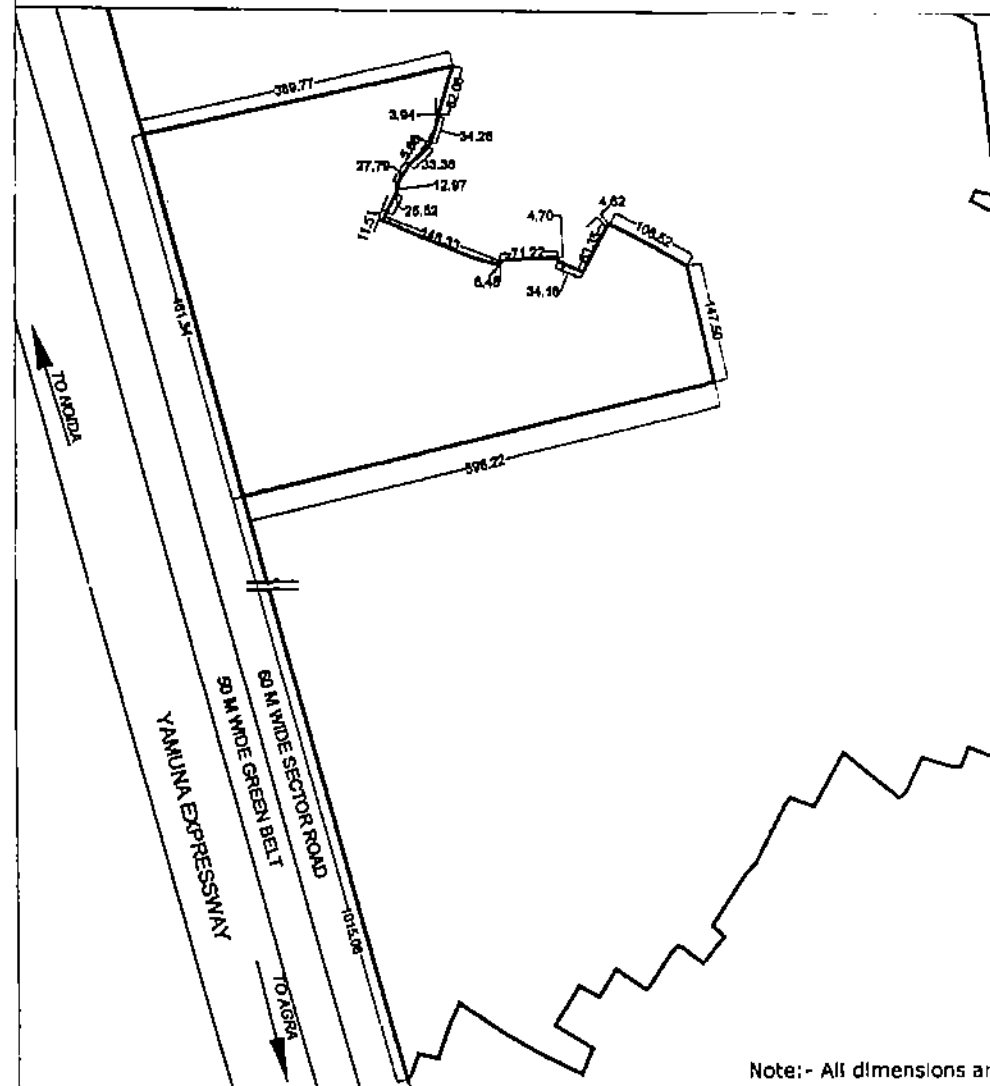
Annex

To Sub Lease Deed Dated

SUBJECT LAND INCLUDING DEMISED PLOT



DETAILS OF DEMISED PLOT



Note:- All dimensions are

AREA OF DEMISED PLOT=20.2347 Ha.(50.00 Acres)

LEGEND:-

BOUNDARY OF SUBJECT LAND
 DEMISED PLOT



DELT BY:-
 ANSHIKA GUPTA

CHECKED BY:-
 RAINA DORA

SCALE:-
 N.T.S.

DATE:-
 06.05.13