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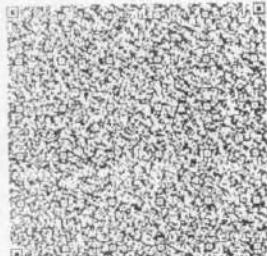
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP023811443667160
Certificate Issued Date : 09-Sep-2016 01:52 PM
Account Reference : SHCIL (FI) / upshcilm01/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL01028434668909590
Purchased by : ADMIRE Height PROJECTS PRIVATE LIMITED
Description of Document : Article 35 Lease
Property Description : PLOT NO-C1-D1, FOR COMMERCIAL USE/SECTOR LEVEL
SHOPPING IN SEC-133, JAYPEE GREENS WISH TOWN, NOIDA
Consideration Price (Rs.) : 52,60,00,973
(Fifty Two Crore Sixty Lakh Nine Hundred And Seventy Three only)
First Party : JAYPEE INFRATECH LIMITED
Second Party : ADMIRE Height PROJECTS PRIVATE LIMITED
Stamp Duty Paid By : ADMIRE Height PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 8,72,81,000
(Eight Crore Seventy Two Lakh Eighty One Thousand only)



.....Please write or type below this line.....

For Admire Height Projects Pvt. Ltd.



0003651429

Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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.



SUB-LEASE DEED

Property Description	Plot no C1-D1 admeasuring 8,273 sq.mtrs. (eight thousand two hundred seventy three) (2.04 (two point zero four) acres) for commercial use/sector level shopping in Sector - 133, Jaypee Greens, Wish Town, Noida Dist. Gautam Budh Nagar, Uttar Pradesh, India.
Sale Consideration	Rs.52,60,00,973/- (Rupees Fifty Two Crores Sixty Lacs and Nine Hundred Seventy Three only)
Circle rate per Sq. mtrs.	Rs.2,11,000/- (Rupees Two Lacs Eleven Thousand only)
Value as per Circle rate	Rs.174,86,03,000/- (Rupees One Hundred Seventy Four Crore Fifty Six Lacs and Three Thousand Only)
Stamp duty payable	Rs.8,72,80,150/- (Rupees Eight Crore Seventy Two Lacs Eighty Thousand One Hundred Fifty only)
Stamp duty paid (Rounded off)	Rs.8,72,81,000/- (Rupees Eight Crores Seventy Two Lacs Eighty One Thousand only)
Property Area	8,273 sq.mtrs. (eight thousand two hundred seventy three) (2.04 (two point zero four) acres)

The Market Value is calculated according to Format- 2A (1), Part- 2 of Circle Rate List dated 2016, mentioned on page no. __, row no. __.

Software V- Code: 0000

This Sub-Lease Deed (the "Deed") is made and entered as of this 9th day of September, 2016 at Noida, District- Gautam Budh Nagar, Uttar Pradesh:

BY AND BETWEEN

1. 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, Uttar Pradesh (hereinafter referred to as the "Sub-Lessor", which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to mean and include its successors, legal representatives and permitted assigns, acting through its authorized signatory Mr. Ajit Kumar appointed by power of attorney dated 09.09.2016 executed by Jaypee Infratech Limited in his favour to execute this Deed on behalf of the Sub-Lessor, the party of the FIRST PART.

AND

2. Admired Height Projects Private Limited (PAN:AAKCA9206D), a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Room No. 205, Welcome Plaza, S-551, School Block-II, Shakarpur, New Delhi-110092 (hereinafter referred to as the "Sub-Lessee", which expression or term shall, unless



For Admired Height Projects Pvt. Ltd.

Authorised Signatory

excluded by or repugnant to the context or meaning hereof, be deemed to mean and include its successors, legal representatives, and permitted assigns, acting through its authorized signatory Mr. Kunal Rishi duly authorized to execute this Deed on behalf of the Sub-Lessee vide board resolution passed in the meeting of board of directors of the Sub-Lessee held on 26.08.2016) the party 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:

- A. The Government of U.P ("GoUP") constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification no. 697 / 77 – 04 – 2001 – 3 (N) / 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide GoUP Notification no. 1165 / 77 – 04 – 08 – 65N/ 08 dated 11.07.2008), under the Uttar Pradesh Industrial Area Development Act 1976, 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. (hereinafter referred to as "YEA") for anchoring development of the Taj Expressway Project (renamed as the Yamuna Expressway vide GoUP Notification no. 1165/77-04-08-65N/08 dated 11.07.2008) which, *inter alia*, includes construction of six-lane, 160 (one hundred and sixty) Kilometers long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "Expressway").
- B. By a concession agreement dated 07.02.2003 (the "Concession Agreement") executed between YEA and Jaiprakash Industries Limited ("JPIL"), JPIL was granted a 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 for a term of 36 (thirty six) years commencing from the date of commercial operation of the Expressway plus any extensions thereto, in accordance with the Concession Agreement ("Concession Period").
- C. Pursuant to scheme of amalgamation dated 10.03.2004 sanctioned by the Hon'ble High Court of Allahabad in Company Petition No. 26 of 2003, under section 394 of the Companies Act, 1956, JPIL was amalgamated and merged with Jaypee Cements Limited with effect from 01.04.2002.
- D. The name of Jaypee Cements Limited was subsequently changed to Jaiprakash Associates Limited ("JAL") by way of special resolution passed by the shareholders of Jaypee Cements Limited on 29.03.2003 under section 21 of the Companies Act, 1956 and approval of the Central Government was accorded by way of letter dated 11.03.2004 and a fresh certificate of incorporation dated 11.03.2004 consequent to the change in the name was issued by the registrar of companies situated at Kanpur;
- E. In terms of Clause 18.1 of the Concession Agreement and the directives of YEA, JAL, the then concessionaire, incorporated a special purpose vehicle, namely Jaypee Infratech Limited i.e. the Sub-Lessor, for the implementation of the Expressway;
- F. All the rights and obligations of JAL under the Concession Agreement were transferred to the Sub-Lessor by an Assignment Agreement dated 19.10.2007 duly executed by and amongst YEA the Sub-Lessor and JAL. Further, a Project Transfer Agreement dated 22.10.2007 was executed between JAL and the Sub-Lessor, and therefore, the Sub-Lessor is now the Concessionaire under the Concession Agreement;




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रजिस्टरीकरण अधिकारी के हमाक्षण
के0 के0 यादव
उप-निबंधक तृतीय
नौएडा

मिथुन लोकप्रिय युद्ध मनने व गगड़ने मज़मन व पाप्त धनराशि रु पलेखानामार उक्त

पट्टा गहीता

श्री Admired Height Projects Pvt Ltd द्वारा
कुनाल ऋषि Pan-AAKCA926D
पुत्र श्री विनोद कुमार
पेशा नीकरी
निवासी ई-24, विन्डसर पार्क अम्बर खण्ड हैन्ड्रापुरम

राजेश कॉल
पाणी नाथ कॉल

二二二

सीसी-301 पाल्टीको गीन मिञ्चेस सेक्टर-पार्स गोट्ट

राजीव सोलकी
जे० पै० सिंह

— 200 —

प-100 शास्त्री नगर सेक्टर-16 गाजियाबाद

19. विद्युत वित्त विभाग द्वारा दिए गए विवरणों को लेकर उत्तर दें।

राजस्थान की अधिकारी के हस्ताक्षर
गुरु
के ० के ० यादव
उप-निवेदक तृतीय
नौएडा
०१०१२०१८

- G. In terms of the Concession Agreement, YEA agreed to transfer on lease to the Sub-Lessor, 25 (twenty five) million square meters of land, for commercial, amusement, industrial, institutional and residential development at 5 (five) or more locations alongside the Expressway, including 5 (five) million square meters of land at Noida / Greater Noida;
- H. YEA, in part discharge of its obligations under the Concession Agreement for transfer of 5 (five) million square meters of land for development at Noida / Greater Noida, transferred on lease, for a period of 90 (ninety) years, 498.94 (four hundred ninety eight point nine four) hectares (1232.38 (one thousand two hundred thirty two point three eight) acres) of land ("Leased Land") situated at Noida to the Sub-Lessor, through various lease deeds ("Lease Deeds"). The details of the Lease Deeds are provided in **Annexure - I** attached hereto. The balance 1.06 (one point zero six) hectares (2.62 (two point six two) acres) of land for development is in the process of being transferred by YEA to the Sub-Lessor to complete the transfer of 5 (five) million square meters of land at Noida;
- I. Out of 498.94 (four hundred ninety eight point nine four) hectares (1232.38 (one thousand two hundred thirty two point three eight) acres) of the Leased Land, 430.3141 (four hundred thirty point three one four one) hectares (1062.84 (one thousand sixty two point eight four) acres) of the land (the "Subject Land") falls in Sectors 128, 129, 131, 133 and 134 at Noida (which has since been named as **Jaypee Greens, Wish Town, Noida**);
- J. The Sub-Lessor has represented that as per the Lease Deeds, the Sub-Lessor has an unfettered right to sub-lease the whole or any part of the Leased 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 Leased Land or part thereof / permit any person in any manner whatsoever without requiring any consent or approval of or payment of any additional charges, transfer fee, premium etc. to YEA or any other authority and the sub-lessee of the Leased Land is also entitled to sub-lease the Leased Land / part thereof and to undertake execution of subsequent multiple leases of the Leased Land in smaller parts. The sub-lessee licensee shall be vested with the same rights as vested in the Sub-Lessor;
- K. The Parties herein have mutually agreed that for the One Time Premium/ Consideration (*as defined hereinafter*) being received by the Sub-Lessor from the Sub-Lessee, the Sub-Lessor shall grant, transfer and convey on sub-lease all rights, title and interest vesting in the Sub-Lessor under the Lease Deeds over an area admeasuring 8.273 (eight thousand two hundred seventy three) sq. mtrs. (2.04 (two point zero four) acres) bearing plot no. C1-D1 as per the Development Plans (*as defined hereinafter*) and forming a part of the Subject Land and situated in Sector 133, Noida, Uttar Pradesh ("Demised Plot") on the same terms and conditions as mentioned in the Lease Deeds, for the purpose of development of commercial use / sector level shopping as per the Permissible Use. A plan of the Demised Plot is annexed herewith as **Annexure - II** and location plan of the Demised Plot in the Subject Land is attached as **Annexure - III** herewith;
- L. The Sub-Lessor prepared Development Plans (*as defined hereinafter*) for the development of the Subject Land (named as Jaypee Greens Wish Town, Noida), which includes the Demised Plot, which were approved by New Okhla Industrial Development Authority ("Noida") vide letter no. NOIDA/STP/2015/774 dated 20.02.2015, valid for a period of 5 (five) years (i.e. till 19.02.2020). As per the Development Plans, the Demised Plot is earmarked for use as commercial sector level shopping with FAR of 2 (two). A copy of the Development Plan is attached as **Annexure - IV**;
- M. The Sub-Lessor has represented, assured, warranted, covenanted, undertaken and confirmed to the Sub-Lessee that:



पट्टा दाता

Registration No. 5984

Year: 2,016

Book No. 1

0101 Jaypee Infratech Ltd हारा अर्जीत कुमार

प्राप्ति क्रमांक

संख्या २८ नोव्हेम्बर

२०१६

[Signature]



- (i) The Sub-Lessor is the owner and has all rights, title and interest in the lease hold rights of the Demised Plot, which is earmarked for use as commercial/sector level shopping, and the Sub-Lessor is legally competent to transfer, grant and assign, the Demised Plot by way of a sub-lease and to execute this Deed in favour of the Sub-Lessee giving clear, unencumbered and marketable title to the Sub-Lessee, and that the Sub-Lessee shall peaceably and quietly hold, possess and enjoy the Demised Plot during the Term (*as defined hereinafter*) without any interruption, disturbance, claims or demands by the Sub-Lessor or by any person(s) claiming for and on behalf of the Sub-Lessor except in accordance with this Deed;
- (ii) The Sub-Lessor shall, subject to the terms mentioned herein, grant, transfer, convey and assure, from time to time, its reversionary rights and interests in respect of the Demised Plot as may be required by the Sub-Lessee for construction thereon as per applicable master plan, rules and building regulations of Noida;
- (iii) The Demised Plot is free of all Encumbrances (*as defined hereinafter*), mortgages, liens, charges, pledges, security, assignment, privileges or priority of any kind having the effect of security or other such obligations, acquisition, injunction, gifts, attachments, hypothecation/s etc., disputes, encroachments, litigation, injunction, attachment at the decree of any court, stay order or equitable mortgage, will, trust, exchange, lease, claims, subsisting agreements (in favour of any persons, body corporate, firm, association of persons, trust, society etc.) or any other charges of any nature whatsoever and there are no pending attachment proceedings of the Income Tax Department or any other department with respect thereto and no pending proceedings for acquisition or requisition or notices, and there is no impediment whatsoever in the way of the Sub-Lessor in transferring, conveying and granting by way of sub-lease, all its rights, title and interest in the Demised Plot and there are no restrictive covenants operating upon them and the Demised Plot; and the Sub-Lessee shall be free to create Encumbrance over the Demised Plot of any nature whatsoever;
- (iv) The Sub-Lessor undertakes that it shall not do, omit or suffer to be done anything whereby the leasehold rights granted, transferred and conveyed in favour of the Sub-Lessee in the Demised Plot are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever. This shall however, exclude circumstances where the sub leasehold rights are affected on account of change of applicable Laws, rule or regulation or policy of the State Government or the Central Government, or any other Applicable Authority.
- (v) The Sub-Lessor undertakes that it shall defend its rights, title and interest in the Demised Plot hereby granted, transferred and conveyed in favour of the Sub-Lessee, and shall keep the Sub-Lessee indemnified and hold the Sub-Lessee harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason, which the Sub-Lessee may suffer by reason of any claim for any defect in title, in interest and leasehold rights of the Sub-Lessor in the Demised Plot;
- (vi) The payment of the premium amount of the Leased Land has already been made by the Sub-Lessor to YEA and payment of annual lease rent for the Leased Land including the Demised Plot to YEA is the obligation of the Sub-Lessor and the Sub-Lessee shall not be liable on this account. In the event of failure of the Sub-Lessor to pay the annual lease rent, the Sub-Lessee shall have the right to pay such amounts and recover the same from




Admired Height Projects Pvt. Ltd.

पट्टा गृहीता

Registration No.: 5984

Year : 2,016

Book No. : 1

0201 Admired Height Projects Pvt Ltd द्वारा कुनाल ऋषि P

पट्टा गृहीता द्वारा कुनाल ऋषि P



the Sub-Lessor;

- (vii) There is no legal impediment in entering into this Deed;
- (viii) There are no proceedings, legal or otherwise, pending in connection with the ownership or any other right, title and / or interest therein or any other aspect of the Demised Plot;
- (ix) There are no dues or demands pending in respect of the Demised Plot and all costs, charges, rents, premiums, etc. in respect of the Demised Plot have been fully paid by the Sub-Lessor;

N. Based on the aforesaid representations, assurances, covenants, undertaking, warranties and confirmations of the Sub-Lessor, as mentioned herein above and further in this Deed, the Sub-Lessee has agreed to take the Demised Plot on sub-lease for a period upto 27/02/2095 for a consideration of the One Time Premium/ Consideration of Rs. Rs.52,60,973/- (Rupees Fifty Two Crores Sixty Lacs and Nine Hundred Seventy Three Only) on the agreed terms and conditions as mentioned in this Deed.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH IN THIS DEED AND OTHER GOOD AND VALUABLE CONSIDERATION (THE RECEIPT AND ADEQUACY OF WHICH ARE HEREBY MUTUALLY ACKNOWLEDGED), THE PARTIES WITH THE INTENT TO BE LEGALLY BOUND HEREBY AGREE AS FOLLOWS:

1. DEFINITIONS AND PRINCIPLES OF INTERPRETATIONS

1.1 Definitions

In addition to the terms defined in the introduction to this Deed and other parts of this Deed, wherever used in this Deed, unless repugnant to the meaning or context thereof, the following expressions shall have the meanings set forth below:

"Approval(s)" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates required to be obtained for the planning, designing, development and construction over the Demised Plot including without limitation environmental clearances, change of land use, conversions, temporary power connections, fire related approvals, occupancy certificate, completion certificate, no objection certificates and all other approvals and/or permissions from any other statutory or governmental authorities whether State or Central.

"Arbitration Act" means the Arbitration and Conciliation Act, 1996 as amended by the Arbitration and Conciliation (Amendment) Act, 2015 and such subsequent amendments made thereto from time to time;

"Claims" means any and all demands, actions, cause of actions, damages, losses, costs liabilities or expenses, including, without limitation, professional fees and all costs incurred in pursuing any of the foregoing or any proceeding relating to any of the foregoing;

"Common Areas and Facilities" shall have the meaning as ascribed to such term in Article 9.1.

"Deed" and 'this "Deed"' means this Sub-Lease Deed and all attached annexures, schedules,



गवाह

Registration No. 5984

Year : 2016

Book No. 1

W1 राजेश कॉल
प्राप्त नाम कॉल

पाली-कोटा रोड गोपन मिल्लक सेक्टर-पाई गेट्र नोएडा

गोपन



W2 राजेश कॉल
कॉल नाम

इ-100 शास्त्री नगर सेक्टर-16 गांधीनगर

गोपन



exhibits and instruments supplemental to or amending, modifying or confirming this Deed in accordance with the provisions of this Deed;

"Demised Plot" means the plot bearing no. C1-D1 in the Development Plan having an area measuring 8,273 (eight thousand two hundred seventy three) sq. mtrs (2.04 (two point zero four) acres), situated in Sector 133, Noida, Uttar Pradesh for the commercial use - sector level shopping and forming part of the Subject Land as per the Development Plan and the New Okhla Industrial Development Area Building Regulations, 2010. A location plan and layout of the Demised Plot is provided in **Annexure - II** and **Annexure - III** respectively;

"Designated Maintenance Agency" shall have the meaning as ascribed to such term in Article 8.2;

"Development Plan" means the land use plan, layout plan and other plans for the development of the Subject Land (named as Jaypee Greens Wish Town, Noida), which includes the Demised Plot, and which were approved NOIDA vide letter no. NOIDA/STP/2015/774 dated 20.02.2015, valid for a period of 5(five) years i.e. till 19.02.2020 or any revision thereof or in future;

"Effective Date" means the date of execution of this Deed;

"Encumbrances" means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;

"FAR" means floor area ratio;

"Governmental Authority / Applicable Authority" means any government authority, statutory authority, government department, agency, commission, board, tribunal or court, rule or regulation making entity having or purporting to have jurisdiction in India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, having jurisdiction with the subject matter of this Deed from time to time;

"Indemnified Party" shall have the meaning as ascribed to such term in Article 13.1;

"Indemnifying Party" shall have the meaning as ascribed to such term in Article 13.1;

"Law(s)" or "applicable Law(s)" means all applicable laws, by-laws, rules, regulations, FDI Regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental/ applicable Authority or Person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the Effective Date or thereafter;

"Leased Land" shall have meaning as ascribed to such term in Recital H;

"Losses" shall have the meaning as ascribed to such term in Article 13.1;



Unauthorised Signatory

"One Time Premium / Consideration" means an amount of Rs.52,60,00,973/- (Rupees Fifty Two Crores Sixty Lacs and Nine Hundred Seventy Three only) which has been paid by the Sub-Lessee to the Sub-Lessor as mentioned in Article 2.1;

"Person(s)" means any individual, sole proprietorship, unincorporated association, body corporate, corporation, company, partnership, limited liability company, joint venture, Governmental Authority or trust or any other entity or organization;

"Permitted FAR" means a floor area ratio of Demised Plot which is 2.0 (two) as per the Development Plan and in accordance with the New Okhla Industrial Development Area Building Regulation, 2010;

"Permissible Use" shall mean the usage of the Demised Plot for commercial/ sector level shopping in accordance with Development Plan, rules & regulations of Noida and the Noida Master Plan, 2031, and as may be permissible by the Appropriate Authority from time to time;

"Rs." or "Rupees" means and refers to the lawful currency of the Republic of India from time to time;

"Shared Facilities" shall have the meaning as ascribed to such term in Article 8.1;

"Shared Facilities Charges" shall have the meaning as ascribed to such term in Article 8.2;

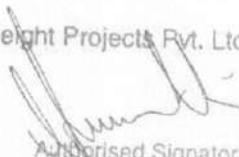
"sq. mtrs." means square meters;

"Tax(es)" or "Taxation" means any taxes, duties (including stamp duties), excise, charges, fees, levies or other similar assessments by or payable to an Authority in India, including in relation to (i) income, services, gross receipts, premium, immovable property, movable property, assets, profession, entry, capital gains, municipal taxes, expenditure, imports, wealth, gift, sales, use, transfer, licensing, withholding, employment, payroll and franchise taxes; and (ii) any interest, fines, penalties, assessments, or additions to tax resulting from, attributable to or incurred in connection with any proceedings in respect thereof; and

"Term" shall have meaning as ascribed to such term in Article 2.5.

1.2 PRINCIPLES OF INTERPRETATION

- 1.1.1 References to any statute or statutory provision or order or regulation made hereunder shall include that statute, provision, order or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date hereof;
- 1.1.2 References to persons shall include bodies, corporate, unincorporated associations, partnerships and any organization or entity having legal capacity;
- 1.1.3 Any reference to the singular shall include the plural and vice-versa;
- 1.1.4 Any references to the masculine, the feminine and the neuter shall include each other;
- 1.1.5 Headings to the Articles are for information only and shall not form part of the operative provisions of this Deed and shall not be taken into consideration in its interpretation or construction;



1.1.6 References to the Recitals, Articles or Annexures are, unless the context otherwise requires, references to the Recitals, Articles or Annexures of this Deed;

1.1.7 The Recitals and the Annexures form part of this Deed and shall have the same force and effect as if expressly set out in the body of this Deed, and any reference to this Deed shall include any Recitals and Annexures to it;

1.1.8 Each of the representations and warranties mentioned in this Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Article in this Deed limits the extent or application of another Article;

1.1.9 Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa;

1.1.10 References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";

1.1.11 Where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words;

1.1.12 This Agreement is a joint draft product of the Parties and any rule of statutory interpretation interpreting agreements against a party primarily responsible for drafting the agreement shall not be applicable to this Deed;

1.1.13 "In writing" includes any communication made by letter or fax or e-mail; and

1.1.14 Unless otherwise specified, any reference to a time of day is to Indian time.

2. LEASE OF THE DEMISED PLOT

2.1 The Sub-Lessor, being the lawful leaseholder of the Demised Plot under the Lease Deeds is competent to grant, transfer and convey its rights on the Demised Plot to the Sub-Lessee, in consideration of the payment of One Time Premium/Consideration of Rs. Rs 52,60,00,973/- (Rupees Fifty Two Crores Sixty Lacs and Nine Hundred Seventy Three only) ("One Time Premium / Consideration"), which has already been paid by the Sub-Lessee to the Sub-Lessor as per the details mentioned below, the receipt of which is duly acknowledged and admitted by the Sub-Lessor, the Sub-Lessor hereby, irrevocably, absolutely and permanently grants, transfers and conveys its rights, title, interest, easement and appurtenances thereto, in the Demised Plot under the Lease Deeds by way of sub-lease in favor of the Sub-Lessee, in accordance with the terms of this Deed.

2.2 The Sub-Lessor acknowledges that the Sub-Lessee has no obligation of making any payments to the Sub-Lessor at any time in future for any reason whatsoever, and the Sub-Lessee, having made the payment of One Time Premium/ Consideration as mentioned below, hereby stands accounted, discharged and released from making any further payment to the Sub-Lessor with respect to the Demised Plot. The One Time Premium/ Consideration is all inclusive and there shall be no further charges and the costs, of any nature whatsoever payable to the Sub-Lessor for the Demised Plot and the Sub-Lessor shall not, hereinafter, make any claim on the Sub-Lessee towards the consideration of the Demised Plot, at any time in future for whatsoever reason, including during the extensions/ renewals of this Deed. The above shall however exclude any payment required to



be made to the Noida/ YEA/ Applicable Authority for extension/ renewal of the Term for which the Sub-Lessee shall make payments to Noida / YEA/ Applicable Authority as may be applicable at the time of such renewal/ extension under the applicable Laws. In the event as per the applicable Laws, Noida / YEA/ Applicable Authority requires payments with respect to the extensions/ renewals to be made to Noida / YEA/ Applicable Authority through the Sub-Lessor, the Sub-Lessee shall make such payments to Sub-Lessor; and the Sub-Lessor shall deposit such amount to Noida / YEA/ Applicable Authority.

S. No	Mode of Payment	Dated	Amount (₹)
1.	By Cheque No. 000048 drawn on HDFC Bank, Wazirabad, Gurgaon	29.07.2016	1,00,00,000/- (Rupees One Crore Only)
2.	By Cheque No. 000050 drawn on HDFC Bank, Wazirabad, Gurgaon	26.08.2016	4,34,00,000/- (Rupees Four Crores Thirty Four Lakhs)
3.	Pay order no. 751550, HDFC Bank.	09.09.2016	46,73,40,963/- (Rupees Forty Six Crores Seventy Three Lakhs Forty Thousand Nine Hundred and Sixty Three)
4.	TDS Deposited	09.09.2016	52,60,010/- (Rupees Fifty Two Lakhs Sixty Thousand and Ten)
		Total	52,60,00,973 (Rupees Fifty Two Crores Sixty Lakhs Nine Hundred Seventy Three)

Rs. 52,60,010/- (Rupees Fifty Two Lakhs Sixty Thousand and Ten) have been deducted as TDS @ 1% of the consideration of the Demised Plot and has been deposited by the Sub Lessee with Income Tax Department against Permanent Account Number AABCJ9042R of the Sub Lessor for which Sub Lessee shall issue the TDS Certificate as per the Rules and Regulations of the Income Tax Department within 30 days from the date of deposit/ deduction of Tax.

2.3 The Sub-Lessor has delivered the physical, legal and vacant possession of the Demised Plot to the Sub-Lessee and the Sub-Lessee has taken the physical, legal and vacant possession of the Demised Plot. The Sub-Lessor hereby irrevocably and permanently agrees and acknowledges that with the execution of this Deed, the Sub-Lessee has unrestricted, unlimited and unfettered access to and rights to enjoy the entire Demised Plot, together with all facilities, easements, privilege, appurtenant thereto and; and the Sub-Lessee shall be entitled to peacefully and quietly hold, enjoy and commercially exploit the entire Demised Plot, development and constructions on it or proposed to be constructed on it including without limitation rights for carrying out construction, development, redevelopment/ marketing/ allotment and sale of units/ premises in the Demised Plot, in any manner as may be deemed fit by the Sub-Lessee in accordance with applicable Laws, without any interruption or disturbance or interference on the Demised Plot from the Sub-Lessor and, or, by any other party or persons claiming under, or, in trust for the Sub-Lessor for the Term.

2.4 The ground coverage, height and setbacks in respect of the Demised Plot shall be governed by the applicable Laws including New Okhla Industrial Development Area Building Regulations, 2010. As regards the Floor Area Ratio (FAR), the Sub-Lessee shall be entitled to a Permitted FAR of 2 (two) which is currently permissible in respect of the Demised Plot for commercial/ sector level



shopping under the Development Plan and in accordance with the New Okhla Industrial Development Area Building Regulations, 2010. However, if the Permitted FAR is increased at any time in future under the Noida rules and building regulations, the Sub-Lessee shall be entitled to avail the same provided that the increase in FAR does not in any way reduce the entitlement of FAR of the Sub-Lessor in other project / development over the Subject Land.

- 2.5 The Sub-Lessor doth hereby, irrevocably and permanently grants, transfers, conveys and assigns its rights, title and interest in the Demised Plot under the Lease Deeds to the Sub-Lessee together with privileges, rights, easements and appurtenances by way of sub-lease and as mentioned in this Deed up to the period expiring on 27.02.2093 ("Term"). The Sub-Lessor hereby agrees, acknowledges and undertakes that after the expiry of the Term, if the Lease Deeds for the Subject Land are extended/ renewed by the Noida / YEA / Applicable Authority, then the Sub-Lessor shall subject to applicable Law extend this Deed for a similar period of time by which the Lease Deeds for the Subject Land has been extended/ renewed and on the same terms and condition as mentioned herein subject to approval of NOIDA / YEA / Applicable Authority, if required under applicable Law. It is hereby clarified that no consideration/ premium / amounts and the likes shall be payable by the Sub-Lessee/ subsequent sub-lessee/ owner of the Demised Plot to the Sub-Lessor at any time in future for the extension/ renewal of the Term and the One Time Premium Consideration paid by the Sub-Lessee under this Deed shall form the consideration for any extension/ renewal of the Term. The above shall exclude however any payment required to be made to the Noida/ YEA/ Applicable Authority for extension/ renewal for which the Sub-Lessee/ subsequent sub-lessees shall make payments to Noida/ YEA / Applicable Authority as may be applicable at the time of such renewal/ extension under the applicable Laws. In the event as per the applicable Laws, Noida / YEA / Applicable Authority requires payments with respect to the extensions/ renewals to be made to Noida/ YEA/ Applicable Authority through the Sub-Lessor, the Sub-Lessee / subsequent sub-lessee shall make such payments to the Sub-Lessor; and the Sub-Lessor shall deposit such amount to Noida / YEA / Applicable Authority.
- 2.6 Notwithstanding anything contained in this Deed, the Sub-Lessor hereby irrevocably agrees and undertakes to the Sub-Lessee that the Sub-Lessor shall have no right to terminate this Deed for any reason whatsoever.
- 2.7 The Sub-Lessor has represented to the Sub-Lessee that as on date, as per the applicable Laws, the reversionary rights of the Demised Plot cannot be transferred by the Sub-Lessor to the Sub-Lessee. In the event at any time in future, the transfer of the reversionary rights is allowed under the applicable Laws, then the Sub-Lessee/ subsequent sub-lessee (as applicable) shall have the right to execute, directly with the Noida/ YEA / Applicable Authority, such relevant document for the conveyance of reversionary rights to make the Demised Plot freehold. If requested/ required by Noida / YEA / Applicable Authority, the Sub-Lessor shall execute and provide the documents/ NoCs in this regard without demanding any consideration from the Sub-Lessee / subsequent sub-lessees (as applicable). The above shall however exclude any payments required to be made to the Noida/ YEA / Applicable Authority for the transfer of the reversionary rights for which the Sub-Lessee/ subsequent sub-lessee/ shall make payments to Noida/ YEA / Applicable Authority as may be applicable at the time of such the transfer of the reversionary rights under the applicable Laws. In the event as per the applicable Laws, Noida/ YEA/ Applicable Authority requires payments with respect to the transfer of the reversionary rights to be made to Noida/ YEA/ Applicable Authority through the Sub-Lessor, the Sub-Lessee/ subsequent sub-lessee/ owner shall make such payments to Sub-Lessor; and the Sub-Lessor shall deposit such amount to Noida / YEA / Applicable Authority.
- 2.8 Upon execution of this Deed, the Sub-Lessor shall furnish a copy of this Sub-Lease Deed each to



NOIDA and YEA.

2.9 The Sub-Lessee shall have right to own, hold, enjoy, alienate, dispose-off, transfer, sub-lease the whole of the Demised Plot whether developed or undeveloped; by way of constructed properties; on leave and license; or otherwise dispose off its interest in the Demised Plot, to any person as per rules, regulations and directions of NOIDA/ YEA.

2.10 The termination of the Concession Agreement for any reason whatsoever or expiry thereof and, or, subsequent renewals shall not impact / affect the leasehold interest granted by the Sub-Lessor to the Sub-Lessee / its successors in interest and subsequent extensions / renewals, if applicable, shall be granted by the Sub-Lessor to the Sub-Lessee without Sub-Lessee liable for making any payment to the Sub-Lessor.

3. CONSTRUCTION / SUB-LEASE OF THE DEMISED PLOT

3.1 The Sub-Lessee shall have the right to own, hold, enjoy, alienate, dispose-off, transfer, sub-lease the whole of the Demised Plot whether developed and, or, undeveloped; by way of constructed properties, on leave and license, lease, sale or otherwise dispose off its interest in the Demised Plot, in any manner whatsoever to any person as per rules, regulations and directions of NOIDA / YEA and the Sub-Lessee shall have the complete right to receive the consideration for the same to its own benefit and to the exclusion of the Sub-Lessor.

3.2 The Sub-Lessee, subsequent sub-lessees/ owners/ transferees, as the case may be, shall have the right to sell, transfer, convey, alienate, lease, sub-lease, sub-let, deal with, or create any third party rights or dispose-off the Demised Plot and, or, the buildings constructed on the Demised Plot on further sub-lease(s); leave and license/ sale deed etc. in accordance with this Deed and on payment of transfer charges, if any, to NOIDA/ YEA, as may be applicable; and without the consent of the Sub-Lessor.

3.3 The Sub-Lessee shall not be entitled to sub-divide the Demised Plot except with the prior permission of the NOIDA and, or, YEA, as applicable for grant of such permissions, and the Sub-Lessee shall bear all charges in relation to the sub-division of the Demised Plot, if any. The Sub-Lessee or its subsequent sub-lessees for all such transfers shall follow the procedure, as may be specified by NOIDA/ YEA and such transfers shall always be subject to the applicable Laws, bylaws, regulations etc. including payment of applicable transfer charges, duties, levies etc. payable to any Authority, if applicable. The Sub Lessee or the subsequent sub lessees as the case may be shall notify to the YEA/ Noida and the Sub Lessor the details of such sub lessees and provide copies of such transfer/ sub lease deeds to Noida/ YEA and the Sub Lessor or any Authority as may be specified by Noida / YEA.

3.4 It shall be permissible for the Sub-Lessee to provide for multiple renting of the buildings constructed on the Demised Plot which shall include but not be limited to sub-lease / rent / license/transfer, etc. thereof.

3.5 During the construction on the Demised Plot or any part thereof by any construction company appointed by the Sub-Lessee, the Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon the Sub-Lessee in Article 10.1.7 shall be complied with by the construction Company in respect of the Demised Plot or buildings thereon.

4. ENCUMBRANCES



4.1 The Sub-Lessor hereby represents, warrants, covenants and undertakes to the Sub-Lessee that the Sub-Lessee shall have the absolute and unfettered right, power and authority to be exercised by the Sub-Lessee in its sole and absolute discretion and without any concurrence with the Sub-Lessor to create any mortgage, pledge, hypothecate, charge, pledge, create Encumbrance on the Demised Plot including on the development and constructions thereon, the built-up areas, structures, development rights, development potential, FAR, receivables, cash flows and of any other benefits pertaining, attached or accruing to the Demised Plot, or part with possession of the Demised Plot, in favour of or to any lenders, financiers, financial institutions, banks, creditors, investors, or any other person or entity for the purposes of raising finance, loans, funding, capital, or for any other purpose whatsoever whether as security, collateral or otherwise upon any terms and conditions as it may deem fit without any approval or consent of the Sub-Lessor.

5. **RIGHT OF WAY**

5.1 The Sub-Lessee/ occupants / end -users / owners shall have a right of way to the roads adjoining the Demised Plot and shall be entitled to enter upon such roads for the purpose of accessing the Demised Plot.

6. **DEVELOPMENT PLANS**

6.1 The Sub-Lessor represents, undertakes and covenants to the Sub-Lessee that the land use of the Demised Plot is commercial / sector level shopping and has FAR 2.0 as per the Development Plans and the Sub-Lessee shall adhere to the same.

6.2 Further, the Sub-Lessee shall carry out the development over the Demised Plot as per the Permissible Use, for the purchasers/end-users of commercial space/units on the Demised Plot as permitted by the NOIDA / YEA and Applicable Laws thereby, adhering to:-

- 6.2.1 Standards and specifications laid down in the building regulations of NOIDA / relevant Indian standards / national code;
- 6.2.2 Applicable master plans and rules & regulations of NOIDA;
- 6.2.3 Government policies and relevant codes of BIS / IS relating to disaster management in land use planning and construction work; and
- 6.2.4 All other applicable laws including labour and environmental laws.

6.3 The ground coverage, height and setbacks etc. in respect of the Demised Property shall be governed by the applicable New Okhla Industrial Development Area Building Regulations 2010.

6.4 The building drawings and relevant details for construction on the Demised Plot shall be subject to the approval of Noida for which the Sub-Lessee shall follow the procedure as may be prescribed by Noida from time to time. However, if necessary, the Sub-Lessor shall, at the request of the Sub-Lessee assist the Sub-Lessee in obtaining applicable permits, sanctions, Approvals, clearances, etc., from Noida for effective enjoyment and construction on the Demised Plot at the expense and liability of the Sub-Lessee.

6.5 The Sub-Lessee shall accept variations, deletions, additions, alterations, modifications in the Development Plans made either by the Sub-Lessor as it deems fit and proper or by or pursuant to requirement of NOIDA which alterations may involve changes, including change in the



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surroundings of the Demised Plot, change in the number and height of the surrounding buildings, change in the nature of usage of the surrounding buildings, etc. on the Subject Land and the Sub-Lessee shall be bound by such variations, deletions, additions, alterations and modifications etc. provided it does not result in any change in the (i) right of easement, location, adjacent roads, entry and exit to the Demised Plot, (ii) Permissible Use, development & area of the Demised Plot; and (iii) rights and entitlements of the Sub-Lessee under this Deed; and (iv) Permitted FAR on the Demised Plot.

6.6 The Sub-Lessee shall be entitled to obtain all Approvals/ registration/ consents/ permits/ licenses, permissions/sanctions/ permits/ approvals etc. from relevant authorities with regard to the Demised Plot and all activities thereon in its own name in accordance with the applicable Laws and regulations of NOIDA / YEA for the purposes of any development, construction, marketing and sale of commercial / sector level shopping on the Demised Plot.

6.7 The Sub-Lessee has the absolute rights to offer/advertise the development/ proposed development over the Demised Plot, in any manner as may be deemed fit by the Sub-Lessee in any manner whatsoever.

7. TAXES

7.1 The Sub-Lessee shall pay its share of all Taxes (including municipal taxes), duties and other charges levied or to be levied in future by Noida/ YEA or any local or other Authority of Central or State Government in respect of the Demised Plot from the date of execution of this Sub-Lease Deed as computed by the Sub-Lessor in accordance with the applicable laws. The share of such Taxes, duties and other charges for the Demised Plot shall be computed by the Sub-Lessor by first determining the same for the Subject Land, and then apportioning it to the area of the Demised Plot proportionately on the basis of the area of the Demised Plot and total saleable area of the Subject Land. Such payment shall be made by the Sub-Lessee to the Sub-Lessor or the relevant Authority, as the case may be, on demand within the period as may be specified therein, failing which it will be treated as default on the part of the Sub-Lessee. In case any demand is received by the Sub-Lessee /towards taxes, duties and other charges in respect of the Demised Plot for the period up to the date of execution of this Sub-Lease Deed, the same shall be liability of the Sub-Lessor.

7.2 The Sub-Lessee /subsequent sub-lessee and the like, shall pay all Taxes (including municipal taxes), duties and other charges levied or to be levied in future by NOIDA / YEA or any local or other authority of Central or State Government in respect of the buildings / facilities or any other development on the Demised Plot.

8. EXTERNAL SERVICES

8.1 The Sub-Lessor shall provide, at its own cost and expense, external services namely sewage, and water supply lines, generally as may be made available by the Sub-Lessor to other commercial plots in the neighborhood of the Demised Plot within the Subject Land, at a single point on the edge of the Demised Plot (hereinafter referred to as the "**Shared Facilities**"), at the time of completion of the development over the Demised Plot. The Sub-Lessor hereby agrees that the Sub-Lessor shall be responsible for the cost and expenses for erection, development and operation of sewage treatment plant ("STP") to be installed by the Sub-Lessor at its own premises / land and shall provide water from the STP to the Sub-Lessee for flushing, gardening etc. free of cost.

8.2 The Sub-Lessee and/ or subsequent sub-lessees shall pay the maintenance charges including



14. In the event, any clause of this Deed or the Lease Deeds or any NOIDA/ YEA rules, regulations or building bye-laws are violated or breached by the Sub-Lessee / or any subsequent sub-lessee/s, leading to the NOIDA/ YEA levying any penalty whatsoever and / or of any nature / from on Sub-Lessee or subsequent sub-lessee, then the Sub-Lessor shall not be liable to pay any penalty, charges, damages, compensation or return any monies to the Sub-Lessee.
15. The Parties shall perform their obligations contained herein with due diligence and mutual cooperation keeping in view the interest of each other and execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Deed.
16. In case of any breach or default, by the Sub-Lessee and of the terms and conditions of this Sub-Lease Deed, NOIDA/ YEA and/ or the Sub-Lessor may, at their sole discretion, issue a written notice calling upon the Sub-Lessee to rectify the breach or default within reasonable period of time as may be specified under the said notice. The Sub-Lessee, immediately upon receipt of such notice of the breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the Sub-Lessor and/ or NOIDA/ YEA, as the case may be, of such rectification or removal of breach or default in writing failing which NOIDA / YEA shall have the right, at its sole discretion, to take such action as may be considered appropriate.
17. In case of any breach or default of the terms and conditions of this Sub-Lease Deed by the Sub-Lessor, the Sub-Lessee may, at its sole discretion, issue a written notice calling upon the Sub-Lessor to rectify the breach or default within reasonable period of time as may be specified under the said notice. The Sub-Lessor, immediately upon receipt of such notice of such breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the Sub-Lessee of such rectification or removal of breach or default, by a written notice failing which the Sub-Lessee shall have the right, at its sole discretion, to take such action as may be considered appropriate.

18. **Notices**

- 18.1 Any notice, letter, communication, request, demand, statement to be made, served or communicated unto either of the Parties under these presents, shall be in writing and shall be deemed to be duly made, served or communicated only if the notice, letter, communication, request, demand, statement is addressed to that Party at the address mentioned below or such other addresses as may be intimated by the Party in this behalf to the other Party and delivered by hand against receipt or sent by registered post or by electronic means including email:

(a) **Notices to the Sub-Lessor:**

Jaypee Infratech Limited
Sector – 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)
Attention: Company Secretary/ Legal Department
Email: jaypeeinfratech.investor@jalindia.co.in
Telephone No.: 0120-2470800

(b) **Notices to the Sub-Lessee:**



Authorised Signatory

Attention: Shri. Kunal Rishi
11th Floor, Paras Twin Tower, Golf Course Road,
Sector 54, Gurgaon
Email: kunal.rishi@parasbuildtech.com
Telephone No.: 0124-4561500

18.2 The Sub-Lessee and/or the subsequent sub-lessees, as the case may be, shall be responsible to inform NOIDA, YEA and also the Sub-Lessor by registered Post of all subsequent changes in their address, failing which all notices and other communications sent at their last address as available with NOIDA / YEA or the Sub-Lessor shall be deemed to have been served to the Sub-Lessee or the /subsequent sub-lessees, as the case may be.

18.3 It shall be the responsibility of the Sub-Lessor to notify any change in its registered office address to the Sub-Lessee failing which, all notices and other communications sent to the Sub-Lessor at its registered office specified hereinabove shall be deemed to have been served on the Sub-Lessor.

19. GOVERNING LAW

This Sub-Lease Deed shall be construed and interpreted in accordance with and governed by the laws of Republic of India. The local Court of Gautam Budh Nagar and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this Sub-Lease Deed.

20. ARBITRATION

The Parties shall try to resolve any dispute between them amicably by mutual discussions / negotiations. In case, the Parties are unable to resolve the disputes amicably within 30 (thirty) days from the date of the notification of the dispute by one Party to the other, the dispute shall be referred to arbitration of a sole arbitrator. The sole arbitrator shall be mutually appointed by the Parties within a period of 15 (fifteen) days. In the event of failure of the Parties to agree upon the name of the sole arbitrator, each party shall appoint 1(one) arbitrator each and such appointed arbitrators shall mutually appoint the presiding arbitrator. The arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996 or any re-enactment or modification thereof for the time being in force and its decision shall be final and binding. The venue of arbitration shall be at New Delhi. The proceedings of arbitration shall be in English. The award rendered shall be in writing and shall set out the reasons for the arbitral tribunal's decision. The award shall allocate or apportion the costs of the arbitration as the arbitral tribunal deems fair.

21. MISCELLANEOUS

21.1 Entire Understanding

This Deed constitutes the entire understanding of the terms and conditions between the Parties with respect to the sub-lease of the Demised Plot to the Sub-Lessee and supersedes and cancels any or all prior oral or written discussions, representation, understanding, arrangement, communication or expression of intent, if any, between the Parties relating to the Demised Plot and / or subject matter of this Deed.

21.2 Invalidity



If any provision or part of any provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.

21.3 **Amendments**

No amendment, supplement, modification or clarification to this Deed shall be valid or binding unless set forth in writing and duly executed by all of the Parties to this Deed.

21.4 **Severability**

If any provision of this Deed shall be held to be illegal, invalid or unenforceable, in whole or in part, under the Applicable Law, such provision or part shall to that extent be deemed not to form part of this Deed, and the legality and enforceability of the remainder of this Deed shall not be affected. In the event of the invalidity or unenforceability of any provision of this Deed or any provision is declared by a court of competent jurisdiction to be, invalid, illegal or unenforceable, the Parties shall immediately negotiate in good faith so as to agree and replace one or more provisions with another, which is not prohibited or unenforceable under applicable Laws and has, as far as possible, the same legal and commercial effect as that which it replaces.

21.5 **Counterparts**

This Deed may be executed by the Parties in separate counterparts each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument.

21.6 **No Agency**

The Parties agree that nothing in this Deed shall be in any manner interpreted to constitute an agency for and on behalf of any other Party.

21.7 **Further Assurances**

The Parties shall, with reasonable diligence, do all such things and provide all such reasonable assurances as may be required to consummate the transactions contemplated by this Deed in the manner contemplated herein, and each Party shall provide such further documents or instruments required by any other Party as may be reasonably necessary or desirable to effect the purpose of this Deed and carry out its provisions.

21.8 **Assignment**

The rights and obligations under this Deed shall not be assigned by any Party to any Person, provided that the Sub-Lessee shall be entitled to transfer / assigns its rights and, or, obligations to an affiliate and, or, associate, and, or, group company.

21.9 **Successors and Assigns**

The provisions of this Deed shall inure to the benefit of and be binding on the Parties and their respective successors, subsequent sub-lessees, buyers, purchasers, owner (including, without



limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger or acquisition of any Party) and legal representatives.

22 | Page



For Admired Height Projects Pvt. Ltd.

A handwritten signature in black ink.

Authorised Signatory



WITNESS WHEREOF the Parties have caused these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing:

SIGNED AND DELIVERED BY
the within named Sub-Lessor
Jaypee Infratech Ltd.

Authorized Signatory

Name:

Address:

Date:



ASIT KUMAR
SEC 128 Noida

SIGNED AND DELIVERED BY
the within named
Admired Height Projects Private Limited
For Admired Height Projects Pvt. Ltd.

Name:

Address:

Date:

Authorised Signatory

WITNESSES:

1. Rajesh Kaul c/o CC-301, Eldeco Green Meadows, Sector 81, Greater Noida

2. Rajesh Bhatia c/o J.P. Singh & Co A-100, Shastri Nagar, Sector 16, Gurgaon. (Haryana)

Enclosures:

Annexure -I : Details of Lease Deeds.

Annexure -II : Plan of Demised Plot

Annexure -III : Location Plan

Annexure -IV : Development Plan

23 Page



For Admired Height Projects Pvt. Ltd.

Authorised Signatory

DETAILS OF LAND TRANSFERRED ON LEASED BY YEA TO JIL

YAMUNA EXPRESSWAY PROJECT

1. NOIDA LAND PARCEL (LFD-1) :- A

Sl. No.	Name of Village	Date of Execution	Area (Hect.)	Details of Lease Deed Registration
1	Sultanpur	28.02.2003	55.2727	Book No. 1, Volume No. 373 Page No. 297/2, S. No. 1256 dt. 28.02.2003 with Sub-Registrar Noida-III, NOIDA.
1	Sultanpur (Surrender Deed)	19.12.2007	9.5014	Book No. 1, Volume No. 1165 Page No. 395/414 S. No. 1261 dt. 19.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
2	Sadarpur Majra Baktawarpur	28.02.2003	13.2088	Book No. 1, Volume No. 1126 Page No. 787/818 S. No. 1260 dt. 28.02.2003 with Sub-Registrar Noida-III, NOIDA.
2	Sadarpur Majra Baktawarpur (Surrender Deed)	19.12.2007	3.4537	Book No. 1, Volume No. 1291 Page No. 2/1229 S. No. 1260 dt. 19.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
3	Sultanpur	17.04.2003	47.6740	Book No. 1, Volume No. 414 Page No. 174/1 S. No. 1266 dt. 17.04.2003 with Sub-Registrar Noida-III, NOIDA.
3	Sultanpur (Surrender Deed)	04.03.2010	0.4572	Book No. 1, Volume No. 1974 Page No. 177/206 S. No. 1271 dt. 03.03.2010 with Sub-Registrar, Noida-III.
4	Asgarpur	17.04.2003	23.4360	Book No. 1, Volume No. 414 Page No. 41/70 S. No. 5768/5769 dt. 17.04.2003 with Sub-Registrar-III, NOIDA.
4	Asgarpur (Surrender Deed)	19.12.2007	3.1876	Book No. 1, Volume No. 1165 Page No. 377/394 S. No. 3716 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	0.4992	Book No. 1, Volume No. 1648 Page No. 355/376 S. No. 2063 dt. 06.06.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
5	Sultanpur	07.06.2003	22.5769	Book No. 1, Volume No. 430 Page No. 1069/1098 S. No. 2473/2472 dt. 07.06.2003 with Sub-Registrar-III, NOIDA.
6	Sultanpur	03.07.2003	18.3000	Book No. 1, Volume No. 453 Page No. 391/409 S. No. 9726/9725 dt. 03.07.2003 with Sub-Registrar-III, NOIDA.
6	Sultanpur (Surrender Deed)	04.03.2010	0.0800	Book No. 1, Volume No. 1974 Page No. 119/146 S. No. 2710 dt. 03.07.2010 with Sub-Registrar, Noida-III.
7	Asgarpur	03.07.2003	17.4400	Book No. 1, Volume No. 453 Page No. 427/450 S. No. 9709/9708 dt. 03.07.2003 with Sub-Registrar-III, NOIDA.
7	Asgarpur (Surrender Deed)	19.12.2007	1.1984	Book No. 1, Volume No. 1165 Page No. 377/394 S. No. 3711 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	0.6992	Book No. 1, Volume No. 1548 Page No. 355/376 S. No. 3943 dt. 06.06.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
8	Shahpur Goverdhanpur Bangar	03.07.2003	35.2680	Book No. 1, Volume No. 666 Page No. 99/1055 S. No. 1250/1249 dt. 03.07.2003 with Sub-Registrar, (G.B. Nagar).
8	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	0.0312	Book No. 1, Volume No. 2868 Page No. 205/246 S. No. 1256 dt. 24.11.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
9	Sultanpur	26.07.2003	8.8130	Book No. 1, Volume No. 458 Page No. 49/74 S. No. 019/10176 dt. 26.07.2003 with Sub-Registrar-III, NOIDA.
9	Sultanpur (Surrender Deed)	04.03.2010	0.1714	Book No. 1, Volume No. 1974 Page No. 147/176 S. No. 2711 dt. 03.07.2010 with Sub-Registrar, Noida-III.
10	Shahpur Goverdhanpur Bangar (Alternate Land)	20.12.2007	17.3421	Book No. 1, Volume No. 2763 Page No. 205/248 S. No. 1426 dt. 20.12.2007 with Sub-Registrar, (G.B. Nagar).
11	Shahpur Goverdhanpur Bangar	21.02.2007	6.6800	Book No. 1, Volume No. 1817 Page No. 266 S. No. 2555 dt. 21.02.2007 with Sub-Registrar, (G.B. Nagar).
11	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	1.5008	Book No. 1, Volume No. 7868 Page No. 97/128 S. No. 1252 dt. 25.11.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
12	Wazipur	15.02.2008	28.5860	Book No. 1, Volume No. 2974 Page No. 273/308 S. No. 1956 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
13	Gejha Tipalabod	15.02.2008	26.0630	Book No. 1, Volume No. 1848 Page No. 435/470 S. No. 806 dt. 15.02.2008 with Sub-Registrar-II, NOIDA (G.B. Nagar).
14	Shahpur Goverdhanpur Bangar	15.02.2008	6.6600	Book No. 1, Volume No. 2974 Page No. 357/394 S. No. 1986 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
14	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	0.0752	Book No. 1, Volume No. 7868 Page No. 247/280 S. No. 1250 dt. 25.11.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
15	Rohilipur	15.02.2008	60.2860	Book No. 1, Volume No. 2974 Page No. 309/356 S. No. 960 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
15	Rohilipur (Surrender Deed)	12.11.2010	1.1997	Book No. 1, Volume No. 7868 Page No. 177/204 S. No. 1255 dt. 25.11.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
		04.03.2010	-0.3530	Book No. 1, Volume No. 8991 Page No. 359/388 S. No. 12105 dt. 04.03.2010 with Sub-Registrar, Sadar.



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16. Shahpur Goverdhanpur Khadar (Bitterend Deed)	15.05.2008	66.5270	Book No. 1, Volume No. 3320 Page No. 275/330, Sl. No. 5851 dt. 15.05.2008 with Sub-Registrar, Gautam Budh Nagar.
17. Shahpur Goverdhanpur Khadar (Bitterend Deed)	12.11.2010	11.5852	Book No. 1, Volume No. 2858 Page No. 55/82, Sl. No. 1250 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
18. Shahpur Goverdhanpur Khadar (Bitterend Deed)	15.10.2008	3.3320	Volume No. 4195 Page No. 399/440, Sl. No. 521 dt. 09.01.2009 with Sub-Registrar, Sadar (G.B. Nagar).
19. Shahpur Goverdhanpur Khadar (Bitterend Deed)	04.03.2010	-0.0680	Book No. 1, Volume No. 6991 Page No. 329/358, Sl. No. 17104 dt. 01.07.2010 with Sub-Registrar, (G.B. Nagar), Sadar
20. Shahpur Goverdhanpur Khadar (Bitterend Deed)	04.03.2009	1.0100	Book No. 1, Volume No. 4806 Page No. 319/348, Sl. No. 8199 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
21. Shahpur Goverdhanpur Bangar	04.03.2010	-0.3290	Book No. 1, Volume No. 6991 Page No. 389/420, Sl. No. 17106 dt. 01.07.2010 with Sub-Registrar, Sadar
22. Sultanpur	04.03.2009	2.1950	Book No. 1, Volume No. 4806 Page No. 349/376, Sl. No. 8200 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
23. Shahpur Goverdhanpur Bangar	05.03.2009	6.4760	Book No. 1, Volume No. 1618 Page No. 51/100, Sl. No. 1670 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
24. Shahpur Goverdhanpur Bangar	25.05.2009	2.0680	Book No. 1, Volume No. 4806 Page No. 289/228, Sl. No. 8198 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
25. Asgarpur	25.05.2009	0.1010	Book No. 1, Volume No. 4806 Page No. 169/198, Sl. No. 8194 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
26. Shahpur Goverdhanpur Khadar (Bitterend Deed)	25.05.2009	0.2020	Book No. 1, Volume No. 4806 Page No. 199/228, Sl. No. 8195 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
27. Shahpur Goverdhanpur Bangar	25.05.2009	0.4300	Book No. 1, Volume No. 4806 Page No. 299/258, Sl. No. 8196 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
28. Asgarpur (Alternate Land)	25.05.2009	0.1280	Book No. 1, Volume No. 1618 Page No. 101/150, Sl. No. 1671 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
29. Shahpur Goverdhanpur Khadar (Bitterend Deed)	25.05.2009	2.0260	Book No. 1, Volume No. 4806 Page No. 259/288, Sl. No. 8197 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
30. Shahpur Goverdhanpur Bangar (Bitterend Deed)	12.11.2010	0.1453	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
31. Asgarpur Jagir	29.06.2009	7.2602	Book No. 1, Volume No. 4806 Page No. 377/404, Sl. No. 8201 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
32. Asgarpur Jagir	29.07.2009	1.1984	Book No. 1, Volume No. 1649 Page No. 29/80, Sl. No. 2066 dt. 06.08.2009 with Sub-Registrar-III, Noida
33. Shahpur Goverdhanpur Khadar (Bitterend Deed)	26.12.2009	1.1890	Book No. 1, Volume No. 5474 Page No. 199/246, Sl. No. 931 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
34. Sultanpur	26.12.2009	0.4269	Book No. 1, Volume No. 1699, Page No. 325/380, Sl. No. 727, dt. 11.03.2010 Sub-Registrar, Noida-III.
35. Shahpur Goverdhanpur Bangar (Bitterend Deed)	26.12.2009	0.0640	Book No. 1, Volume No. 5474 Page No. 247/294, Sl. No. 932 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
36. Sultanpur	26.12.2009	0.6165	Book No. 1, Volume No. 1699, Page No. 277/322, Sl. No. 726, dt. 11.03.2010 Sub-Registrar, Noida-III.
37. Shahpur Goverdhanpur Khadar (Bitterend Deed)	08.02.2010	0.5820	Book No. 1, Volume No. 1699, Page No. 227/276, Sl. No. 725, dt. 11.03.2010
38. Shahpur Goverdhanpur Khadar (Bitterend Deed)	08.02.2010	0.4880	Book No. 1, Volume No. 5539 Page No. 339/388, Sl. No. 1818 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
39. Shahpur Goverdhanpur Khadar (Bitterend Deed)	08.02.2010	0.5629	Book No. 1, Volume No. 5540, Page No. 1/50, Sl. No. 1820 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
40. Shahpur Goverdhanpur Khadar (Bitterend Deed)	08.02.2010	0.8220	Book No. 1, Volume No. 2681, Page No. 91/140, Sl. No. 1298 dt. 11.03.2010
41. Shahpur Goverdhanpur Khadar (Bitterend Deed)	01.05.2010	0.7086	Book No. 1, Volume No. 1974 Page No. 209/260, Sl. No. 2713 dt. 03.07.2010 with Sub-Registrar Noida-III
42. Shahpur Goverdhanpur Khadar (Bitterend Deed)	01.05.2010	0.8000	Book No. 1, Volume No. 6992 Page No. 261/318, Sl. No. 17114 dt. 01.07.2010 with Sub-Registrar Sadar, (G.B. Nagar).
43. Shahpur Goverdhanpur Khadar (Bitterend Deed)	15.05.2010	1.4755	Book No. 1, Volume No. 1974 Page No. 299/348, Sl. No. 2715 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
44. Asgarpur Jagir	16.06.2010	0.0130	Book No. 1, Volume No. 1974 Page No. 259/308, Sl. No. 2714 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
45. Sultanpur	18.03.2011	0.0296	Book No. 1, Volume No. 2705, Page No. 37/86, Sl. No. 5549 dt. 06.07.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
	TOTAL	463.8057	



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NOIDA LAND PARCEL (LFD-1) : B

42	Baddi Bangar & Baddi Khadar	31.07.2009	14.0000	Book No. 1, Volume No. 1648 Page No. 327/356, Sl. No. 2084 dt. 08.08.2009 with Sub-Registrar ill. Noida (G.B. Nagar)
43	Baddi Khadar	08.02.2010	10.3018	Book No. 1, Volume No. 5340 Page No. 51/54, Sl. No. 4022 dt. 08.02.2010 with Sub-Registrar Sadar (G.B. Nagar)
44	Baddi Bangar	08.02.2010	0.5790	Book No. 1, Volume No. 5539 Page No. 389/438, Sl. No. 1878 dt. 08.02.2010 with Sub-Registrar Sadar (G.B. Nagar)
45	Baddi Bangar (Alternate Land)	29.11.2010	2.6965	Book No. 1, Volume No. 7889 Page No. 164/224, Sl. No. 1256 dt. 29.11.2010 with Sub-Registrar Sadar (G.B. Nagar)
46	Baddi Khadar (Alternate Land)	29.11.2010	0.1041	Book No. 1, Volume No. 7869 Page No. 250/341, Sl. No. 1255 dt. 29.11.2010 with Sub-Registrar Sadar (G.B. Nagar)
47	Kondali Bangar (Alternate Land)	29.11.2010	1.5412	Book No. 1, Volume No. 7869 Page No. 1762, Sl. No. 1252 dt. 29.11.2010 with Sub-Registrar Sadar (G.B. Nagar)
48	Baddi Bangar	18.03.2011	4.1493	Book No. 1, Volume No. 8898 Page No. 317/356, Sl. No. 12527 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar)
49	Baddi Khadar	18.03.2011	0.0500	Book No. 1, Volume No. 8891 Page No. 1/50, Sl. No. 12529 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar)
50	Kondali Bangar	18.03.2011	1.6917	Book No. 1, Volume No. 8890 Page No. 177/228 Sl. No. 12524 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar)
TOTAL		35.1336		
SUB TOTAL		498.9393		(1232.38 Acres)
Land to be transferred by YEA to JIL		1.0607		(2.62 Acres)
GRAND TOTAL		500.0000		(1235.00 Acres)



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Annexure- II/Part 1
SCHEDULE OF PROPERTY

"Demised Plot" means the plot bearing no. C1-D1 in the Development Plan having an area admeasuring 8.273 (eight thousand two hundred seventy three) sq. mtrs (2.04 (two point zero four) acres), situated in Sector 133, Noida, Uttar Pradesh for the commercial use / sector level shopping and forming part of the Subject Land. A location plan and layout of the Demised Plot is provided in Annexure -II and Annexure -III respectively;

At or towards the EAST:
At or towards the WEST:
At or towards the NORTH:
At or towards the SOUTH:

} As per Location Plan attached as Annexure - III.



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PLAN OF THE DEMISED PLOT ('OPEN AREA')



SECTOR 128

ROAD

SECTOR 132

ENTRY / EXIT

ROAD

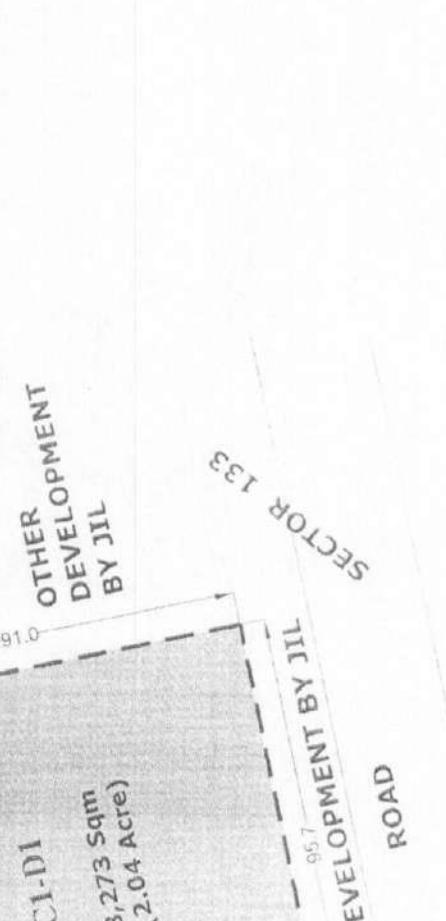
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OTHER
DEVELOPMENT
BY JILC1-D1
8,273 Sqm
(2.04 Acre)

ROAD

SECTOR 131

SECTOR 130
OTHER DEVELOPMENT BY JIL
ROAD

Note : - All dimensions are in meter

SCALE :
N.T.S
DATE :
08/08/2016DEALT BY :
Rakesh Sajwan
CHECKED BY :
Rakesh DoraLEGEND
DEMISED PLOT

LOCATION OF DEMISED PLOT IN THE SUBJECT LAND

SECTOR - 133, WISH TOWN, JAYPEE GREENS, NOIDA



DEMISED PLOT C1-D1



Note : - All dimensions are in meter

LEGEND	
BOUNDARY OF SUBJECT LAND	
DEMISED PLOT	
DEALT BY :-	Ritika Sapra
CHECKED BY :-	Ritika Dora
DATE :-	08.09.2016

पंजीकृत आक छारा

नवीन ओखला औद्योगिक विकास प्राधिकरण

यास्तुकला एवं नियोजन विभाग

मुख्य प्रशासनिक भवन सेक्टर-6 नोएडा(उ0प्र0)

पत्र संख्या नोएडा/मु0वा0नि0/2015/..7.74

दिनांक: 20-02-2015

मुख्य कार्यपालक अधिकारी

नवीन ओखला औद्योगिक विकास प्राधिकरण

उत्तर प्रदेश

सेवा में,

मै0 जे0पी0 इन्फ्राटेक लि0

सैक्टर - 128

नौएडा

मै0 जे0पी0 इन्फ्राटेक लि0 (पुराना नाम जय प्रकाश इंडस्ट्रीज) एवं यमुना एक्सप्रेस डे (पुराना नाम लाल एक्सप्रेस डे) के मध्य निष्पादित कंशेशन एग्रीमेंट के प्रावधानों के तहत आपको सैक्टर - 128, 129, 131, 133 व 134, नौएडा में हस्तान्तरित भूमि पर आपको हारा एकीकृत टालनाशिप के विकास में भू-उपयोग एवं पुनरीक्षित भू-विन्यास मानविक प्राधिकरण के अनुमोदनार्थ प्रत्युता किये गये हैं। प्राधिकरण को समिति ने उक्त प्रस्ताव पर सम्यक लिंचार-विमर्श किया गया। सम्बंधित योजना में हस्तान्तरित भूमि, भू-उपयोग एवं एफ0ए0आर0 का विवरण निम्नानुसार है :-

नौएडा से आगरा तक एक्सप्रेस-डे बनाने की परियोजना के अन्तर्गत यमुना एक्सप्रेस डे औद्योगिक विकास प्राधिकरण (पुराना नाम ताज एक्सप्रेस डे प्राधिकरण (TEA) एवं कार्यदारी संस्था मैरार्ट जयप्रकाश इंडस्ट्रीज(वहामन नम्बर मैसर्स जे0पी0 इन्फ्राटेक लि0) के मध्य निष्पादित कंशेशन एग्रीमेंट के सापेक्ष में कार्यदारी संस्था को हस्तान्तरित भूमि का सैक्टरों के अनुसार विवरण निम्नयत हैं:-

क्र० सं0	विवरण	सैक्टर नं0	क्षेत्रफल	टिप्पणी
1	जैपी इन्फ्राटेक लिमिटेड को नौएडा में हस्तान्तरित की जाने वाली भूमि	128, 129, 131, 133, एवं 134	1235 एकड़	
2.	सैक्टर-128, 129, 131, 133 एवं 134 में हस्तान्तरित की जाने वाली भूमि	128, 129, 131, 133 एवं 134	1145.84 एकड़	
3.	सैक्टर-151 में हस्तान्तरित की जाने वाली भूमि	151	89.16 एकड़	
4.	सैक्टर-151 में हस्तान्तरित भूमि	151	86.7882 एकड़	
5	सैक्टर - 151 हेतु हस्तान्तरण की प्रक्रिया में भूमि	151	2.3718 एकड़	
6.	वर्तमान तक सैक्टर 128, 129, 131, 133, 134 एवं 151 में हस्तान्तरित कुल भूमि		1145.80 + 86.7882 = 1232.5882 एकड़	
7	सैक्टर 128, 129, 131, 133, 134 एवं 151 में हस्तान्तरण हेतु कुल शेष भूमि		0.24 + 2.3718 = 2.6118 एकड़	



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8	सैक्टर-128, 129, 131, 133 एवं 134 हस्तान्तरित भूमि	128, 129, 131, 133 एवं 134	1145.60 एकड़	
9	जारी हनकाटेक लिमिटेड द्वारा अन्य को हस्तान्तरित भूमि का उप पद्दा प्रलेख का निष्पादन किया गया	128	(-) 73.00 एकड़	गोरखनाथ करम हस्तान्तरित प्रा० लिंग टी०ए० ०१ सैक्टर - 128
		128	(-) 10.00 एकड़	गो० होटल एकोडे होटल्स प्रा० लिंग टी०ए० ०२ सैक्टर - 128
10	सैक्टर - 128, 129, 131 133 एवं 134 हस्तान्तरण की प्रक्रिया में भूमि	128	0.24 एकड़	सैक्टर - 128 स-लिंग 0.24 एकड़ भूमि हस्तान्तरण की प्रक्रिया में है ।
11	सैक्टर - 151 डेटू हस्तान्तरण की प्रक्रिया में भूमि	151	2.3718 एकड़	पैकेजेज द्वारा स-लिंग 2.3718 एकड़ भूमि हस्तान्तरण की प्रक्रिया में है ।
	128, 129, 131, 133 एवं 134 वे दो विभाग सीक्षण डेटू कुल भूमि	128, 129, 131, 133 एवं 134	1145.60 - (73+10) + 0.24 एकड़ = 1062.84 एकड़	

भू-उपयोग विभाजन का विवरण:-

वर्तमान में पुनरायित भू-विन्यास सान्दर्भों में प्रस्तावित भू-उपयोगों का नियोजन निम्नानुसार है :-

LAND USE DISTRIBUTION IN RESIDENTIAL SECTORS 128,129,131, 133,134 ON LAND
AREA 1019.55 ACRES

No.	LAND USE DISTRIBUTION	IN	IN	PERCENTAGE	
		HAECTARE	ACRES		%
1	LAND UNDER RESIDENTIAL LAND USE	248.6991	609.31	59.76	%
2	LAND UNDER COMMERCIAL LAND USE	10.6170	26.22	2.57	%
3	INSTITUTIONAL AND COMMUNITY FACILITIES	35.6201	87.73	8.61	%
a	LAND UNDER COMMUNITY FACILITIES LAND USE	6.6760	16.49	1.62	%
b	LAND UNDER INSTITUTIONAL LAND USE	21.1222	52.17	5.12	%
c	LAND UNDER HEALTH LAND USE	7.7219	19.07	1.87	%
4	LAND UNDER GREEN/ RECREATIONAL LAND USE	61.9160	152.83	15.00	%
5	LAND UNDER ROADS AND TRANSPORTATION	58.0364	143.35	14.06	%
TOTAL LAND UNDER MASTER PLAN RESIDENTIAL ZONE		412.7886	1019.55	100.00	%



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6	TOTAL LAND UNDER MASTER PLAN LEVEL SHOPPING/COMMERCIAL CENTRE IN SECTOR 129	17.5255	43.29
	TOTAL LAND AREA	430.3141	1062.84

1. आवासीय भू-उपयोग - 611.55 एकड़ (247.606 हेक्टर) (59.98%)

(A) आवासीय भू-उपयोग के अन्तर्गत भूमि का विवरण :-

**SUMMARY OF MASTER PLAN RESIDENTIAL LANDUSE ACROSS SECTORS
128,129,131,133,134**

	TOTAL LAND AREA = POPULATION =	ACRES PERSONS (For calculation facilities Area)	
PROVIDED AREA			
1	Total Land Under Residential Land Use	IN HECTARES 246.6991	IN ACRES 609.31
1 a)	Land Under Plotted Development	31.8367	78.67
1 b)	Land Under Group Housing (1 - 1a)	214.8624	530.64
	TOTAL AREA PROVIDED FOR RESIDENTIAL LANDUSE=	246.6991	609.31
	PERCENTAGE OF LAND AREA UNDER RESIDENTIAL LAND USE =	59.76%	

(B) आवासीय भू-उपयोग के अन्तर्गत प्रस्तावित प्लॉटेड विकास का विवरण (31.8367 हेक्टर)

DETAILS OF PLOTTED DEVELOPMENT IN SECTORS 128, 131 & 133

S. No.	CLUSTER NO.	DESCRIPTION OF PLOT NUMBERS	PLOT SIZE IN SQ M	PLOT AREA IN SQ M	NUMBER OF PLOTS	LAND AREA UNDER PLOTS
1.1	PD-1	B1-B41	10.00m x 25.00m	250.00	40	10000.00
1.2	PD-2	A1-A14	10.00m x 20.00m	200.00	13	2600.00
1.3	PD-3	C1-C29	14.00m x 25.00m	350.00	28	9800.00
1.4	PD-4	D15-D31	15.00m x 30.00m	450.00	17	7650.00
1.5	PD-5	A15-A46	10.00m x 20.00m	200.00	32	6400.00
1.6	PD-6	D1-D14	15.00m x 30.00m	450.00	13	5850.00
1.7	PD-7	E1-E22	12.00m x 25.00m	300.00	21	6300.00
		D32-D46	15.00m x 30.00m	450.00	15	6750.00
1.8	PD-8	D 45A	15.00m x 30.00m	450.00	1	450.00
1.9	PD-9					
		D47-D58	15.00m x	450.00	12	5400.00



(Signature)

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			30.00m		
		D56A	12.00m x		
			50.00m	360.00	1
			10.00m x		
			20.00m	200.00	99
			10.00m x		
		T1 - T5, T5A	20.00m	200.00	
			10.00m x		
		T9 - T24	20.00m	200.00	86
			10.00m x		
		T27 - T70	20.00m	200.00	
			10.00m x		
		T75 - T94	20.00m	200.00	
			10.45m x		
		T26	20.00m	200.00	1
			12.00m x		
		T7, T7A & T25	25.00m	360.00	3
			10.00m x		
		N1 to N71	17.50m	125.00	70
		N17a, N31a, N40a, N40b	10.00m x		
			17.50m	175.00	4
			11.50m x		
		N54a & N56a	17.50m	201.25	2
			8.00m x		
		P1 to P147	16.00m	128.00	146
			8.00m x		
		P1a	16.00m	128.00	1
			8.00m x		
		G1 to G166	16.00m	128.00	165
		G16, G140, G158, G288	8.00m x		
			18.00m		
			8.00m x	128.00	7
			16.00m		
		Q29a, Q60a, Q61a	14.00m x		
			25.00m	350.00	2
			10.00m x		
		R1 to R114	17.50m	175.00	113
		R40a, R40b, R64a, R99a	10.00m x		
			17.50m	175.00	4
			5.00m x		
		H1 to H163	18.00m	128.00	162
			8.00m x		
		G1 to G147	16.00m	128.00	148
			8.00m x		
		G50a & G144a	16.00m	128.00	2
			10.00m x		
		M1 to M79	17.50m	175.00	78
			14.00m x		
		M81-83, M92-94	25.00m	350.00	6
			12.00m x		
		M84 - M91	25.00m	300.00	8
			15.00m x		
		M80 & M95	30.00m	450.00	2
			8.00m x		
		L1 to L169	16.00m	128.00	168
			10.00m x		
		K1 to K74	17.50m	175.00	73
			10.00m x		
		K30A	17.50m	175.00	1
			10.00m x		
		J14-J81	20.00m	200.00	48
			10.00m x		
		J1-J12, J62-J96	25.00m	250.00	47
			10.00m x		
		J-1a & J72a	25.00m	250.00	2
			8.00m x		
		G1 to G69	16.00m	128.00	68



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1.12	PD-10	D87-D94	15.00m x 30.00m	450.00	8	3600.00
1.13	PD-11	E23 E31	12.00m x 25.00m	300.00	14	2700.00
		C30-C31	14.00m x 25.00m	350.00	2	700.00
1.14	PD-12	D59-D86	15.00m x 30.00m	450.00	26	12000.00
SUB TOTAL					1764	318366.50
PROPOSED LAND AREA UNDER PLOTTED DEVELOPMENT					318,366.60	Sq. Mts.
					31,8367	Acres
					78.67	Acre

(C) आवासीय भू-उपयोग के अन्तर्गत मुष्ट शाखिंग हेतु 214.8624 हेक्टेयर (530.63 एकड़) क्षेत्रफल को निम्नानुसार विभिन्न पॉकेट्स को नियोजित किया गया है :-

Detail of Group Housing Land Use

- Proposed land area for Group Housing Land Use = 21,48,624.00 Sqm.
- Proposed FAR of Group Housing Land Use @2.09985 = 45,11,788.00 Sqm.
- Total Area of Sanctioned Group Housing Pockets = 14,67,483.72 Sqm.
- Sanctioned FAR of above pockets = 39,49,040.90 Sqm.
- Total Area around plotted development/golf course = 1,22,122.00 Sqm.
- Total Area of Future Group Housing Pockets = 5,59,018.26 Sqm.
- Balance FAR of Future Group Housing Pockets (within the limit of 1.5 FAR of total transferred land) = 5,62,747.10 Sqm.

2. वाणिज्यिक भू-उपयोग 10.6170 हेक्टेयर (2.57%)

प्रशासित वाणिज्यिक वार्ताविधि :-

DETAILS OF SHOPPING FACILITIES PROVIDED ACROSS SECTORS 128, 131,133,134 ON LAND AREA OF 1019.55 ACRES

S. NO.	INFRASTRUCTURE	LAND POCKET	PROPOSED		
			NUMBER	AREAS IN HECTARE	AREA IN ACRES
1	SECTOR LEVEL SHOPPING	C1-B1	1	0.6503	1.61
2	SECTOR LEVEL SHOPPING	C1-B2	1	0.6503	1.61
3	SECTOR LEVEL SHOPPING	C1-B3	1	0.6501	1.61
4	SECTOR LEVEL SHOPPING	C1-B4	1	0.6504	1.61
5	SECTOR LEVEL SHOPPING	C1-C1	1	0.6557	2.14
6	SECTOR LEVEL SHOPPING	C1-C2	1	0.6572	1.72
7	SECTOR LEVEL SHOPPING	C1-D1	1	0.6273	2.04
8	SECTOR LEVEL SHOPPING	C1-D2	1	0.6273	2.04
9	SECTOR LEVEL SHOPPING	C1-E	1	1.3958	3.46
10	SECTOR LEVEL SHOPPING	C1-F	1	0.6550	1.61
11	SECTOR LEVEL SHOPPING	C1-K	1	0.6096	2.00
12	SECTOR LEVEL SHOPPING	C1-L	1	0.1358	0.33
13	SECTOR LEVEL SHOPPING	C1-M	1	0.1473	0.36
14	PETROL PUMP	C1-G	1	0.1198	0.30



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15	PETROL PUMP	C1-H	1	0.1541	0.38
16	PETROL PUMP	C1-I	1	0.2051	0.51
17	LOCAL CONVENIENT SHOPPING(CUMULATIVE)	C1A to C2-Y	Refer Master Plan Draws	1.1741	2.90
	TOTAL			10.6170	26.22

3. सैकटर - 129 में नौएडा महायोजना - 2031 में 43.29 एकड़ (17.5255 डेक्टेयर) वाणिज्यिक भूमि का पूर्वानुसार प्रस्तावित किया गया:-

DETAILS OF MASTER PLAN LEVEL SHOPPING/COMMERCIAL CENTRE (C3) ZONE IN SECTOR
129 MEASURING 43.29 ACRES

S. NO.	INFRASTRUCTURE	LAND POCKET	PROPOSED		
			NUMBER	AREAS IN HECTARE	AREA IN ACRES
1	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-A	1	1.8898	4.67
2	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-B1	1	0.7053	1.95
3	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-B2	1	0.7963	1.96
4	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-C	1	1.0527	2.60
5	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-D	1	1.0365	2.60
6	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-E1	1	0.7486	1.86
7	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-E2	1	0.7486	1.86
8	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-F	1	0.8240	2.04
9	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-G	1	0.8240	2.04
10	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-H1	1	0.8240	2.04
11	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-H2	1	7.1827	17.59
12	MASTER PLAN LEVEL SHOPPING / COMMERCIAL CENTRE	C3-I	1		
	TOTAL		12	17.5255	43.29

4. सैकटर - 128,129,131,133,134 में नौएडा महायोजना - 2031 के अनुसार प्रस्तावित सामुदायिक सुविधाएँ :-

DETAILS OF COMMUNITY FACILITIES PROVIDED ACROSS SECTORS 128,129,131,133,134 ON
LAND AREA OF 1019.55 ACRES

S. NO.	INFRASTRUCTURE	LAND POCKET	PROPOSED		
			NUMBER	AREA IN HECTARES	AREA IN ACRES
1	COMMUNITY CENTRE (INCLUDING CENTER FOR MUSIC, DANCE & DRAMA)	P-2	1	0.5430	1.34
2	COMMUNITY CENTRE	P-3a	1	0.8560	2.11
3	COMMUNITY CENTRE (INCLUDING CENTER FOR MUSIC, DANCE & DRAMA)	P-3b	1	0.8560	2.11
4	COMMUNITY CENTRE	P-3c	1	0.8560	2.11
5	COMMUNITY CENTRE	P-5a	1	0.6290	1.56
6	COMMUNITY CENTRE	P-6a	1	0.6290	1.56

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7	COMMUNITY CENTRE (INCLUDING CENTER FOR MUSIC, DANCE & DRAMA)	P-5c	1	0.6290	1.63
8	RELIGIOUS BUILDINGS	P-6	1	0.3200	0.79
9	RELIGIOUS BUILDINGS	P-7	1	0.1778	0.44
10	RELIGIOUS BUILDINGS (MEDITATION & SPIRITUAL CENTER)	P-8	1	0.2530	0.62
11	RELIGIOUS BUILDINGS (MEDITATION & SPIRITUAL CENTER)	P-9	1	0.4506	1.11
12	RELIGIOUS BUILDINGS	P-10	1	0.2687	0.68
13	RELIGIOUS BUILDINGS	P-11	1	0.1553	0.38
14	RELIGIOUS BUILDINGS	P-12	1	0.0548	0.14
	TOTAL		14	6.6760	16.49

5. शिक्षण/संस्थागत सुविधाएँ :-

DETAILS OF INSTITUTIONAL FACILITIES AREA PROVIDED ACROSS SELECTED 128,129,131,133,134 ON LAND AREA OF 1019.55 ACRES

S. NO.	LAND POCKET	DETAILS OF INSTITUTIONAL FACILITY (EDUCATION/OFFICE) AREA PROVIDED		
		PROVIDED LAND AREA IN HECTARES	PROVIDED LAND AREA IN ACRES	TYPE OF SCHOOL
1	I-3/1	1.8139	4.48	SECONDARY SCHOOL
2	I-4	0.6056	1.50	INTEGRATED SCHOOL
3	I-5	1.6193	4.00	INTEGRATED SCHOOL
4	I-7	2.4496	6.05	INTEGRATED SCHOOL
5	I-9	1.5265	3.77	INTEGRATED SCHOOL
6	I-2	2.6980	6.42	COLLEGE
7	I-12	1.6190	4.00	COLLEGE
8	I-16	0.8097	2.00	INTEGRATED SCHOOL
9	I-17	0.1015	0.25	CRECHE
	TOTAL	13.1431	32.47	
10	I-10	0.7380	1.82	CLUB/COMMUNITY CENTRE CLUB/COMMUNITY CENTRE
11	I-11	1.4064	3.47	CENTRAL COMMAND CENTRE (FIRE, POLICE/ SECURITY & TELECOM POST OFFICE- ETC.)
12	I-13	0.6692	1.65	OFFICE
13	I-14	3.9902	9.66	OFFICE
14	I-15	0.2678	0.66	OFFICE
15	I-16	0.9075	2.24	OFFICE
	TOTAL	7.8791	19.70	
	AREA PROPOSED FOR INSTITUTIONAL FACILITIES	21.1222	52.18	

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6. इस्थानत भूउपयोग के अन्तर्गत स्वास्थ्य सुविधाओं के लिए नियोजित होकरक 7.7219 हेक्टर (19.07 एकड़) का है।

DETAILS OF HEALTHCARE FACILITIES PROVIDED ACROSS SECTORS 128,129,131,133,134 ON LAND AREA OF 1019.55 ACRES

NO	LAND POCKET	NUMBERS	LAND AREA		INFRASTRUCTURE
			IN HECTARES	IN ACRES	
1	H-1	1	7.2874	18.00	HOSPITAL
2	H-3	1	0.1126	0.28	NURSING HOME/POLYCLINIC (WITH OBSERVATION BED)
3	H-4	1	0.1065	0.26	NURSING HOME/POLYCLINIC (WITH OBSERVATION BED)
4	H-5	1	0.1064	0.26	NURSING HOME/POLYCLINIC (WITH OBSERVATION BED)
5	H-6	1	0.1090	0.27	NURSING HOME/POLYCLINIC (WITH OBSERVATION BED)
TOTAL AREA PROVIDED FOR INSTITUTIONAL FACILITY (H-1 TO H-6)			7.7219	19.07	

7. इसी हावर के अन्तर्गत नियोजित होकरक 61.916 हेक्टर (152.93 एकड़) कुल भूमि का 15%

SUMMARY OF PARK & PLAY GROUND AREA ACROSS SECTORS 128,129,131,133,134 ON LAND AREA OF 1019.55 ACRES

TOTAL LAND AREA =	1,019.55	ACRES		
FACILITIES FOR =	2,08,394	PERSONS		
S. NO.	AS PER NOIDA MASTER PLAN 2021			
	BUILDING TYPE AS PER LAND USE	AREA REQUIRED	AREA PROVIDED (as/ table 4B)	
1	Recreational/Green	IN HECTARES	IN HECTARES	IN ACRES
		61.9160	152.93	152.93
	TOTAL AREA REQUIRED FOR RECREATIONAL/GREEN AREAS		152.93	
	TOTAL AREA PROVIDED FOR RECREATIONAL/GREEN AREAS	61.9160	Hectares	152.93 acres
	PERCENTAGE OF LAND AREA UNDER RECREATIONAL / GREEN AREAS	61.9160	Hectares	152.93 acres
			15.00	%



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8. योजना में विभिन्न श्रेणियों/क्रियाओं के लिए प्रस्तावित एफ०ए०आर० का विवरण :-

सन्दर्भित योजना में वर्तमान में प्रचलित भवन विनियमावली, 2010 में उल्लेखित विभिन्न श्रेणियों / क्रियाओं के लिए अनुमन्य एफ०ए०आर० के सापेक्ष में प्रस्तावित एफ०ए०आर० का विवरण :-

Sl. No.	Details	Land Area (Acres)	Land Area (Sqm)	Permissible FAR as per Bylaws, 2010	FAR AREA (Sqm)	Land Area (Acres)	Land Area (Sqm)	Permissible FAR @ 1.5 of total transferred land	FAR AREA (Sqm)
1	Residential								
	a) Grouphousing	530.64	2148624	2.75	5908716	530.64	2148624	2.09980	6511790
	b) Plotted	78.67	318367	1.80	573061	78.67	318367	1.80	573061
	Total Residential	409.31	2446991		4481777	409.31	2446991		5084949
2	Commercial a) Sector Commercial								
	i) Sector Shopping including Convenient & Local Shopping	25.04	101380	2.00	202760	25.04	101380	2.00	202760
	ii)petrol pump	1.18	4790	0.50	2395	1.18	4790	0.50	2395
	Subtotal	26.22	106170		205155	26.223	106170		205155
	b) Master Plan Commercial	43.29	175255	4	700752	43.29	175255	4.00	700752
	Total Commercial	49.51	281425		905907	49.513	281425		905907
3	Institutional/Community Facilities								
	a) Community								
	i) Community Centre and Milk & Vegetable Booths	12.35	49980	1.50	74970	12.35	49980	1.00	49980
	ii)Religious Buildings	4.14	16780	1.20	20136	4.14	16780	1.00	16780
	Subtotal	16.49	66760		95106	16.49	66760		95106
	b) Institutional								



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i) Schools Including Crchues, Pm mary & Secondary Instituions	22.05	89261	1.50	153892	22.047	89261	1.00	89261
ii) Colleges	10.47	52120	1.50	63253	10.42	42170	1.00	42170
iii) Office	10.52	42580	2.00	85160	10.52	42580	2.00	85160
iv) Gurd	5.30	21444	1.50	32166	5.297	21444	1.00	21444
v) Other Institutions including Hospitals/ Colleges/ Gurudwara/ St	1.65	13851	1.50	10038	1.65	13851	1.00	13851
Subtotal	22.24	9097	1.80	9097	2.24	9097	1.00	9097
vi) Hospital	52.17	211222		333585	52.17	211222		253802
vii) Nursing Home	1.07	4345	2.25	11949	1.07	4345	2.25	11948
Subtotal	19.07	27219		212352	19.07	27219		143121
Total Institutional	87.73	355201		641043	87.73	355201		443684
4 Roads and Playgrounds	152.93	619160			152.9	619160		
5 Roads	143.35	580364			143.35	580364		
Grandtotal	1042.8 40	4303141	1.8458	8028995	1042.840	4303141	1.50	6454708

उक्त के क्रम में सन्दर्भित योजना के भू-उपयोग एवं अनुबन्ध एफ0ए0आर0 के साथ पुनरीक्षित भू-विन्यास मानविक्री की सक्षम रसर से स्वीकृति निम्नलिखित शर्तों के साथ प्रदान की जाती है :-

1. यह मानविक्री स्वीकृति की दिनांक से अधिकतम 5 वर्ष (मान्य निर्माण अवधि होने की दशा में) तक वैध है।
2. मानविक्री की इस स्वीकृति से इस भूखण्ड से सम्बन्धित किसी भी शासकीय निकाय जैसे (नगरपालिका, नोएडा प्राइवेट) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से भी प्रभावित (एफेक्टेड) नहीं भासा जायेगा।
3. कार्यदारी तरत्ता द्वारा महन सामग्री भूखण्ड के सामने रखने से सड़क पर यातायात अवरुद्ध नहीं होना चाहिए।
4. स्वीकृत भू-विन्यास मानविक्री का एक सेट निर्माण स्थल पर रखना होगा ताकि उसकी भौके पर कभी भी जोड़ की जा सके तथा निर्माण कार्य स्वीकृत मानविक्री के स्पर्शीकरण नोएडा भवन नियमावली के नियमों के अनुसार ही कराया जायेगा।



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5. सड़क पर अथवा बैंक लेन में कोई रेन्प अथवा स्टैप्स नहीं बनाये जायेंगे। वह कार्य अपनी ही नुस्खे पर करना सुनिश्चित करेंगे ।
6. रास्ता द्वारा प्रस्तुत गू-उपयोग / भूविन्यास भानवित में 0.24 एकड़ ऐसी भूमि भी प्रस्तापित की गई है जिसका अभी संस्था को विधिवत हस्तान्तरण/आवंटन होना शेष है। इस भूमि पर प्रस्ताव के बल नियोजन हेतु प्रतीकात्मक रूप में रहेगा। इस भूमि का हस्तान्तरण/आवंटन संस्था के पक्ष में होने के उपरान्त ही इस भूमि को विधिवत योजना में सम्मिलित किया जायेगा तथा तदनुसार भानवित स्वीकृत किये जायेंगे ।
7. योजना स्थल के समीप स्थित ग्रामीण आवासी के लिए प्राधिकरण अथवा संस्था द्वारा ऐकायिक एप्रोच रोड का निर्माण किये जाने तक वर्तमान में स्थित एप्रोच रोड को बन्द नहीं किया जायेगा ।
8. कार्यदायी संस्था को सन्दर्भित योजना का अदेशता प्रभाव पक्ष प्राप्त कर प्राधिकरण में इस पक्ष को जारी होने की तिथी से 90 दिन के अन्दर प्रस्तुत करना होगा अन्यथा वह रवैकृति स्वतं निरस्त मानी जायेगी ।
9. कार्यदायी संस्था को आवश्यक विद्युत भार 83 मेगावाट + 86 मेगावाट के लिए प्रस्तावित 400 केरी विद्युत उपकेन्द्र, सैकटर 148, नौएडा से विद्युत आपूर्ति संहिता - 2005 के कर्तव्य नं 3.2(6) में दिये गये प्राविधिक के अनुसार 220 केरी विभव का नैटवर्क एवं तदानुसार तकनाली रूप से ग्राम-आन्तरिक नैटवर्क भी स्थापित करना होगा, जिसका समन्त व्यय कार्यदायी संस्था(म० जौपी इन्फारेक्स नं ० सैकटर-128, नौएडा) द्वारा बहन किया जाना होगा ।
10. कार्यदायी संस्था को योजना की अवस्थापना सुविधाओं / सेवाओं को प्राधिकरण की अवस्थापना सुविधाओं/सेवाओं के साथ जोड़ने हेतु विकास व्यय एवं अन्य व्यवस्थाओं के सम्बन्ध में प्राधिकरण की नीति एवं निर्देश के अनुरूप कार्यदायी करनी होगी ।
11. यदि शारान द्वारा नौएडा महायोजना - 2031 में इस क्षेत्र से सम्बन्धित भू-उपयोग प्रस्तावों के सम्बन्ध में कोई सुझाव दिया जाता है तो कार्यदायी संस्था शासन के सुझाव निर्गत निर्देशों के अनुरूप कार्यदायी सुनिश्चित करने के लिए वाद्य होगी ।
12. कार्यदायी संस्था को पर्यावरण, अभिशमन व अन्य विभागों द्वारा समय समय पर निर्गत निर्देशों का अनुपालन सुनिश्चित करना होगा ।
13. कार्यदायी संस्था द्वारा भविष्य में सन्दर्भित योजना में यदि गू-उपयोग में कोई परिवर्तन किया जाता है तो कार्यदायी संस्था को निर्धारित प्रक्रिया का अनुपालन सुनिश्चित करना होगा ।
14. कंसेसन एप्रीमेंट के प्रस्तर सं-०.४.३ (बी) के अनुसार सन्दर्भित योजना में कूल व्यवस्थाएँ अनुपालन सं-०.५० अनुमन्य हैं । योजना में नियोजित विभिन्न भेंगियों के पुस्तकों/पाइटों में अनुपालन वितरण इस प्रकार किया जाएगा कि सभी गूरुपदो/पाइटों पर प्रस्तावित एप्रोच अनुसार वह कूल व्यवस्था सं-०.५० एफ०ए०आर० की सीमा के अन्दर हो ।
15. प्राधिकरण के सम्बन्धित वर्क सर्किल द्वारा सर्विस / डायरेशन प्लान के सम्बन्ध में उल्लेखित मभी शब्दों का अनुपालन करना अनिवार्य है । जो कि निम्नवत है :-

 - कार्यदायी संस्था को नियोजन विभाग द्वारा निर्धारित एफ०ए०आर० एवं जनसंख्या धनत्व में प्रतिवर्तन होने पर भू-विन्यास भानवित पुनरीक्षित करकर अनुमोदन प्राप्त करना होगा ।
 - कार्यदायी संस्था द्वारा सीवर एवं ड्रेनेज आदि कन्सेशन प्राधिकरण के ट्रंक सीवर / ड्रेन में जोड़ने से पूर्व सम्बन्धित वर्क सर्किल को परियोजना अभियन्ता को सूचित किया जायेगा एवं कनेक्शन के उपरान्त जंक्शन का मैन होल (Manhole) कार्यदायी संस्था द्वारा स्वयं के व्यय पर निर्मित किया जायेगा । यदि प्राधिकरण की सड़क आदि उक्त कार्य में कारिग्रस्त होती है तो उसको भी कार्यदायी संस्था द्वारा पुनः निर्माण / सरम्मत करानी होगी ।
 - कार्यदायी संस्था द्वारा सीवर ड्रेन को इन्वर्ट प्राधिकरण के ट्रंक सर्विसेस के इन्वर्ट से मिलाना (मैच) करने होंगे । यदि टेम्परेशन या परमानेन्ट पर्मिंग वही आवश्यकता पड़ती है तो उसे कार्यदायी संस्था द्वारा अपने व्यय पर किया जायेगा ।
 - कार्यदायी संस्था को भूखण्ड के अन्दर भारत सरकार / राज्य सरकार द्वारा समय समय पर जारी शासनादेश एवं रेनवाटर हार्डस्टिंग व कंजरवेशन मैनडेल जी०ओ०इ० के रेनवाटर हार्डस्टिंग सिस्टम स्थापित करने होंगे ।



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- कार्यदायी संस्था द्वारा जल की व्यवस्था अपने भौतिकों से प्राधिकरण की बाटर लाइन संचालित होने तक, अपने व्यय पर करनी होगी। जल की व्यवस्था होने के उपरान्त तदानुसार आवश्यक कार्यवाही हेतु कार्यदायी संस्था को अवगत करा दिया जायेगा। उक्त के कारण यदि डिजाइन में संशोधन होता है तो कार्यदायी संस्था द्वारा संशोधित डिजाइन प्राधिकरण से अनुमोदित करना होगा।
- जल संस्कार के दृष्टि से एस०टी०पी० से रिसाइकिल बाटर सालाई जिसका पी०ए८०-७ से ८.५० एं औ०३००८०-५ से १० हो, का उपयोग कार्यदायी संस्था द्वारा प्रलंबित एवं इरीयोजन के कार्यों में किया जायेगा।
- हरतान्तरित भूमि के अन्दर इलैक्ट्रीकल नेटवर्क एवं विद्युत लोड प्राधिकरण के मानकों के अनुरूप होने की सुधना विद्युत विभाग द्वारा प्राप्त करना होगा।

15. अन्तर्गत वातान्त्रिकीय की उपरान्त वातान्त्रिकीय गढ़े तथा प्रकार के भवन निर्माण किये जाने से पूर्व वत्तव्य प्राप्त की जानकारी दीजायेंगे की तदानुसार नीतिय भवन विनियमावली-२०१० (यथा संशोधित सुदूरपश्चिम राज्यों द्वारा) के उपरान्त विनियमित शुल्क व प्रक्रिया के अन्तर्गत अवश्यक अधिकृत विभाग द्वारा नियमित विवरण से जाप्त गुणात्मक से आवेदन कर स्वीकृति प्राप्त करनी होगी।

16. नीति विवरण के विकास करने एवं उपरान्त गुणात्मक सुविधापूर्ण तथा भवनों का निर्माण कार्य समय-समय गत विवरणीय नीतियों/नीतियों/नोटों/आई०ए८०/आई०ए८० के तात्पुर सुनियन्त्रित क्रेडिट एवं मानकों के अनुरूप किया जायेगा। राज्यवासन आवेदन करने के साथ नियमानुसार उनका काम्पलीशन सटिकिंगहैट प्राप्त करने के उपरान्त ही अधिभोग में लाया जायेगा।

17. नीति विवरण के विकास करने एवं उपरान्त गुणात्मक सुविधापूर्ण तथा भवनों का निर्माण कार्य समय-समय गत विवरणीय नीतियों/नीतियों/नोटों/आई०ए८०/आई०ए८० के तात्पुर सुनियन्त्रित क्रेडिट एवं मानकों के अनुरूप किया जायेगा। राज्यवासन आवेदन करने के साथ नियमानुसार उनका काम्पलीशन सटिकिंगहैट प्राप्त करने के उपरान्त ही अधिभोग में लाया जायेगा।

18. परियोजना के सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शारीरिक रूप से अक्षम एवं असंवृत व्यवित्रियों के लिए अवश्यक सुविधायें एवं सुगम्यता के दृष्टिगत अवरोधमुक्त परिसर के रूप में विकास एवं निर्माण किया जायेगा।

19. परियोजना के समस्त भवनों का निर्माण, आन्तरिक एवं बाह्य विकास कार्य, अवस्थापना सुविधायें, जन सेवायें एवं सामुदायिक सुविधायें आदि का विकास पूर्ण करने पर आने वाला समस्त व्यय आवेदक को स्वयं तहन करना होगा, जिसमें देय समस्त शुल्क, चार्जें, टैक्स, लेवी आदि (यथा लागू) भी सम्मिलित है।

20. गुणवत्ता/पूर्णता उत्त्वरतरीय ढांग से परियोजना के क्रियान्वयन अवधि के समय तथा उसके उपरान्त अनुरूप, विशिष्ट खेल आयोजन अवसर पर विशेष संचालन, अनुरूप आदि के सम्बन्ध में नोएड्ज प्राधिकरण, व्यावर्तीय प्रशासन, उत्तर प्रदेश प्रशासन, सकाम न्यायालय आदि के अन्य नीतिगत निर्णयों/निर्देशों का अनुपालन अनिवार्य रूप से कार्यदायी संस्था को नहना होगा।

21. नीति विवरण के विकास करने एवं उपरान्त गुणात्मक सुविधापूर्ण तथा भवनों का निर्माण के सापेक्ष में ही अनुमन्य होगी।

22. सन्दर्भित जिस प्राप्तियोजन द्वारा स्वीकृत कराया गया है केवल उसी प्रयोग में लाया जायेगा। स्वीकृत गृहों की विवरण एवं संशोधन अनुपालन नहीं होगा। सन्दर्भित योजना में किसी भी संशोधन के लिए विवरण से पूर्ण-पूर्णता प्राप्त करनी होगी।

23. सन्दर्भित योजना में विवरित विभिन्न लोगों के भूखण्डों पर हरित, खुले क्षेत्र, भू-आच्छादन क्षेत्रफल, एफ०ए०आर०, सेटेक, भवन की ऊँचाई आदि पर गारंटी प्लान, गरन विनियमावली (यथा संशोधित), कशेसन एग्रीमेंट एवं पट्टा प्रलेख में दिये गये नियमों/विनियमों का अनुपालन सुनिश्चित किया जायेगा।

24. प्रश्नगत भूमि में जो क्षेत्र माननीय उच्च न्यायालय के स्थानादेश से प्रभावित है उस पर भू-विन्यास मानविक फैला नहीं की जा सकती है तथा प्राधिकरण द्वारा उस पर छोई भागविक न्यायालय द्वारा पारित आदेशों के अधीन रहनी।

25. विविक्षण द्वारा अनियंत्रित में कोई भी फीस/शुल्क मापे जाने पर कार्यदायी संस्था को देय होगा।

26. वन्दामेंत योजना के पूर्वानुशित भू-विन्यास मानविक / भू-उपयोग से कोई भी 3rd Party Right प्रभावित होने वाले विवरणों की विवरणीय संस्था की होगी।

27. स्थल पर तालाब/पोखरा/झील/झमशान/कविस्तान होने की दशा में उसे वियोजन में समायोजित कर सरदीत विवरण जायेगा।



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28. भूगर्भ जल विभाग/केन्द्रीय भूगर्भ जल विभाग से अनुप्रति प्रमाण पत्र कार्यदायी संस्था द्वारा रख्ये प्राप्त करेंगा ।

29. कार्यदायी संस्था को माननीय राष्ट्रीय हरित अधिकारण से समय - समय पर प्राप्त निर्देशों का अनुपालन करना होगा ।

30. सालिड ऐस्ट डिस्पोजल ए मैनेजमेंट कार्यदायी संस्था द्वारा रख्ये किया जायेगा ।

31. उप विभाजक नियन्त्रण (Sub Division regulation) तथा समय-समय पर जारी अन्य नियन्त्रण का अनुपालन सुनिश्चित करना होगा ।

32. उत्तर प्रदेश अपार्टमेंट (निर्माण, स्थानित, अनुरक्षण का समर्थन) अधिनियम-2010 (दिनांक 19 मार्च 2010) की धारा - 12 (1) के अन्तर्गत उत्सवित प्रालय 'क' तथा उत्तर प्रदेश अपार्टमेंट (निर्माण स्थानित अनुरक्षण का समर्थन) नियमावली - 2011 (दिनांक 16 नवम्बर 2011) के नियम सम्मा - 3 एवं 4 (यथा स्थित) के अनुरूप घोषणा पत्र एवं प्रालय 'ख' समय - समय पर जगा करना होगा ।

33. रान्दर्भित योजना में नियोजित सभी ब्लाक्स के मध्य की दूरी भवन विनियमावली - 2010/एन0टी0सी0 के प्रावधानों के अनुरूप (6.0 से 16.0 मी. यथोचित) रखनी होगी ।

34. सन्दर्भित योजना के विकास एवं निर्माण के लिए किसी भी दशा में भू-जल दोहन नहीं करेंग तथा इसके लिए नोएडा प्राधिकारण/अन्य संस्था के एस0टी0पी0 के परिष्कृत जल का उपयोग करेंगे ।

35. सन्दर्भित योजना के अन्तर्गत नियोजित सभी श्रेणियों के भूखण्ड/पॉकेट्स के साइट प्लान का कार्यदायी संस्था द्वारा सत्यापन कर नियमानुसार प्राधिकारण में प्रस्तुत करना होगा । साइट प्लान में दर्शायी गयी मापों तथा क्षेत्रफल में त्रुटि की दशा में समस्त जिम्मेदारी कार्यदायी संस्था की होगी ।

36. सन्दर्भित योजना में कुल जनसंख्या 1,83,442 व्यक्ति अनुमन्य है ।

37. सन्दर्भित योजना में कार्यदायी संस्था को आवासीय श्रेणी यथा - युप हाउसिंग एवं एकल आवासीय भूखण्डों/पॉकेट्स के प्रवेश/निकास की व्यवस्था योजना के अन्तर्गत नियोजित अन्तर्गत मार्गों पर सुनिश्चित करनी होगी तथा अन्य श्रेणियों के भूखण्डों के प्रवेश/निकास की अनुप्रति प्राधिकारण के सर्विस रोड से इस शर्त के साथ प्रदान की जाती है कि संस्था विनियमी भी दशा में वालनों को पार्किंग प्राधिकारण के सर्विस रोड पर नहीं करेगा एवं सर्विस रोड पर नियोजित सभी भूखण्डों/पॉकेट्स के अवश्यक पार्किंग की व्यवस्था परिसर के अन्दर नियमानुसार करेगा ।

38. सन्दर्भित योजना में नियोजित युप हाउसिंग क्षेत्रफल एकीकृत टाइलिंग का भाग है । अतः कार्यदायी संस्था को युप हाउसिंग के लिए नियोजित Single Future Planning Pocket पर 2.75 से अधिक एफ0ए0आर० की स्वीकृति इस शर्त के साथ प्रदान की जायेगी कि सन्दर्भित योजना में युप हाउसिंग के लिए नियोजित कुल क्षेत्रफल 2148624.00 वर्ग मी0 पर किसी भी दशा में 45,11,788.00 दर्ता मी0 (2.09935) से अधिक एफ0ए0आर० अनुमन्य नहीं होगा, जोकि वर्तमान में प्रवलित भवन विनियमावली में युप हाउसिंग के लिए अधिकतम अनुमन्य एफ0ए0आर० 2.75 की सीमा के अन्तर्गत है । उत्सवित एफ0ए0आर० से अधिक होने की दशा में कार्यदायी संस्था को अन्य श्रेणी/क्रिया में प्रस्तावित एफ0ए0आर० को कम करना होगा, जिसके लिए पुनरीक्षित भू - विन्यास मानवित्र हेतु नियमानुसार आवेदन करना होगा अथवा वर्तमान में प्रवलित भवन विनियमावली, 2010 में युप हाउसिंग हेतु क्रय योग्य एफ0ए0आर० के प्रावधानों के तहत भवन मानवित्र स्वीकृति प्राप्त करनी होगी । कार्यदायी संस्था द्वारा एकल युप हाउसिंग पॉकेट के किसी अन्य के नाम हस्तान्तरण/उप पट्टा प्रलेख निष्पादन की दशा में सन्दर्भित पॉकेट पर एफ0ए0आर० अधिकतम 2.75 अनुमन्य होगा तथा युप हाउसिंग के लिए कुल प्रस्तावित एफ0ए0आर० का भाग होगा ।

39. यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकारण का सम्पत्ति विभाग सभी उप पट्टा प्रलेख(Sub- Lease deed) का रिकार्ड सम्बंधित लैण्ड पार्सलवाईज रखना सुनिश्चित करेंगा तथा उप पट्टा धारक (Sub-Lease Lessee) द्वारा समय-समय पर प्रस्तुत Mortgage Permission तथा Transfer Permission, Time Extension के लिए आवेदन पर उपरोक्त कन्सेशन अनुबंध के नियमानुसार कार्यवाही की जायेगी ।



For Admired Height Projects Pvt. Ltd.

Authorised Signatory

40. यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण के सम्पत्ति विभाग द्वारा पट्टा धारक (Lessee) मैरास जोधी ० इन्फोटेक लिमिटेड के माध्यम से उपयटा धारक (Sub Lessee) द्वारा प्रसुत भूखण्डों के भवन मानचित्र स्वीकृति से पूर्व No Dues Certificate निर्गत किया जायेगा।

41. यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण के सम्पत्ति विभाग द्वारा एल०एफ०डी० साइट के अन्तर्गत विभिन्न भूखण्डों के स्वामित्व के सम्बन्ध में आवेदक के पक्ष में रखामित्य की पुष्टि किये जाने पर ही भवन मानचित्र स्वीकृति सम्बन्धी कार्यवाही की जायेगी।

42. कार्यदाती संस्था मैरास जोधी इन्फोटेक लिमिटेड (पट्टा धारक) द्वारा निष्पादित उप पट्टा प्रलेख (Sub-Lease deed) के साथ संलग्न लीज स्लान के आधार पर भवन मानचित्र स्वीकृति सम्बन्धी कार्यवाही की जायेगी।

लौकृत गृ. विभास मानचित्र इस पत्र के साथ सलान है। सन्दर्भित योजना के अन्तर्गत नियोजित विभिन्न भूखण्डों के भवनों की वैधता तिथि के अन्तर्गत पूर्ण करने के लिये उपलब्ध या उपलब्ध न होने के लियामुलाकार आवेदन करना होगा तथा विना प्राधिकरण की पूर्व अनुमति एवं विभिन्न भूखण्डों को प्राप्ति दिया जावेंगे को प्रयोग में न लायें।

प्रतिलिपि:-

- १. मुख्य कार्यपालक अधिकारी, यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण को सादर सूचनार्थ।
- २. मुख्य परियोजना अभियन्ता, नीरंडा को सादर सूचनार्थ।

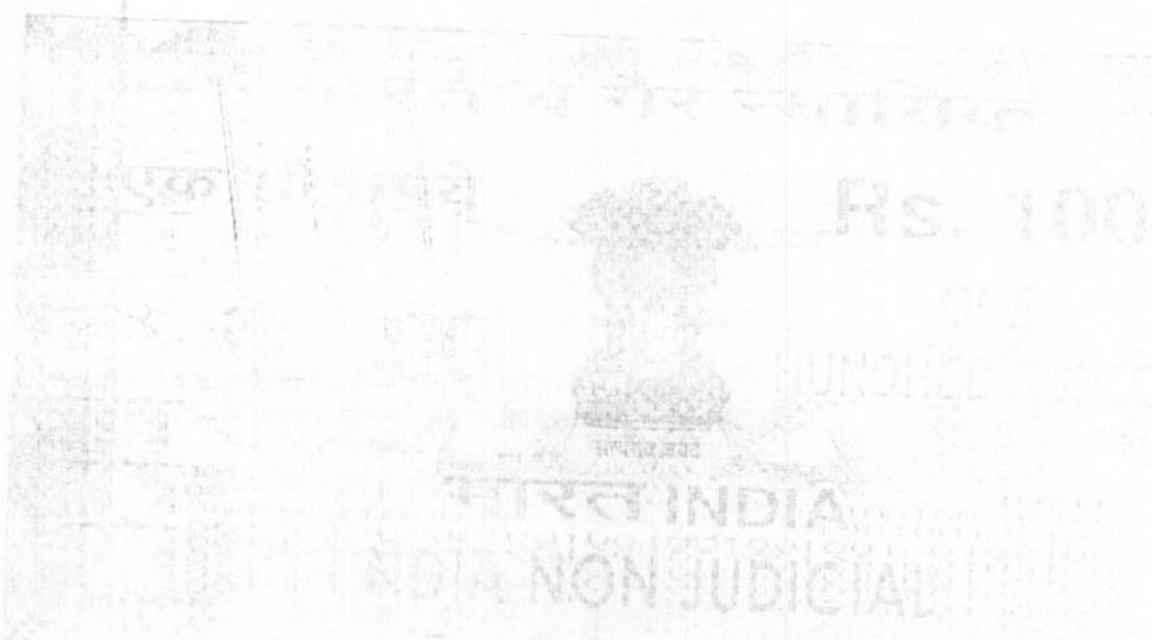
Model for Registered Building No. 111 B/35
Form Submitted for specimen.

20/08/2018 (Admired Height Architects)



For Admired Height Projects Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

POWER OF ATTORNEY

Know all men by these presents that I, Manoj Gaur, Chairman-cum-Managing Director of Jaypee Infratech Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Sector-128, Noida 201304 (U.P) do hereby appoint and constitute Shri Ajit Kumar, to be our true and lawful Attorney for a period of one year from the date hereof, to do, execute, exercise and perform all or any of the following acts, deeds, matters and things on our behalf or otherwise for the purpose hereinafter mentioned in connection with Real Estate Projects/Housing Schemes/plots of the Company in the Districts of Gautam Budh Nagar & Agra, in the State of Uttar Pradesh:

1. To represent and correspond on behalf of the Company with sub-lessees /Allottees/customers/prospective Customers of Real Estate and finalise and implement the Terms of allotment/Provisional Allotment/ Sale of Real Estate space/Units being developed by the Company in the Districts of Gautam Budh Nagar & Agra, in the State of Uttar Pradesh.
2. To enter into such agreements and sign such undertakings and documents with the Real Estate Allottees/Financiers/sub-lessees, as may be deemed necessary with regard to financing facilities availed by such Allottees/Customers/Prospective Customers in connection with the properties in the Districts of Gautam Budh Nagar & Agra, in the State of Uttar Pradesh and whenever required, to get the same signed with appropriate authorities.

For Admired Height Projects Pvt. Ltd.



Authorised Signatory

3. To sign and execute Allotment Letter(s)/ Provisional Allotment Letter(s)/Agreement to Sale/Conveyance Deed(s)/Sub Lease Deed(s) on behalf of the Company in favour of the sub-lessees / allottee(s) of the residential Houses/Plots/land and commercial units in the districts of Gautam Budh Nagar & Agra in the State of Uttar Pradesh and whenever required, to get the same registered with appropriate authorities in person or through any of the following authenticated attorneys or any other person in whose favour the power of attorney is executed later on;

(a) Shri P. K. Srivastava, S/o Late Shri RMP Sinha, R/o DE-66, Tagore Garden, New Delhi-110027
OR

(b) Shri P. K. Srivastava S/o Shri Ram Prakash R/o 27B Anubhav Apartments, Sector-13, Dwarka, Delhi-110085;

OR

(c) Shri Jagat Singh, S/o Shri R L Puri, R/o Chitrakoot Apartments, East Arjan Nagar, Delhi-110032

OR

(d) Shri B. S. Singh, S/o Shri Battan Singh, R/o Flat No. 3020 Plot No. 4, IFCI Appt. Sector-13, Dwarka, New Delhi-110075

OR

(e) Shri Balwant Kumar, S/o Shri Balwant Singh, R/o 143, D Pocket-IV, Mayapuri Vihar-I, Delhi-110091;

OR

(f) Shri Jagat Singh, S/o Shri Ram Gopal, R/o House No. 17, Nasrat Pura, Ghaziabad-201003;

OR

(g) Shri Jagat Singh, S/o Shri Joginder Kumar, R/o 5A/105, N.I.T. Faridabad;

OR

(h) Shri S. P. Singh, S/o Lt. Col. U.P. Sinha R/o. House No. 1488, Sector-37, Noida, Sector-37, Gautam Budh Nagar (U.P)

4. To appear and act in all Courts, Tribunal, Commission, Authority or Forum as an legal and authorized agent.

For Admired Height Projects Pvt. Ltd.

Authorised Signatory

ADMIRE Height PROJECTS PRIVATE LIMITED

Corp. Off.-11th Floor, Paras Twin Tower, Golf Course Road, Sector-54, Gurgaon-122002

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 26TH AUGUST 2016 AT 12.00 A.M AT ITS CORPORATE OFFICE AT 11TH FLOOR, PARAS TWIN TOWERS, GOLF COURSE ROAD, SECTOR 54, GURGAON-122002, HARYANA.

"RESLOVED that Mr. Kamal Rishi Singh Vinod Kumar, be and hereby authorized to sign the term sheet with regard to purchases of 2.94 acres of land situated at Pocket C-1 D-1, Jaypee Wish Town, Sector 133, Noida, Dist-G.B. Nagar, Uttar Pradesh from M/s Jaypee Infratech Limited.

"FURTHER RESOLVED THAT" his also authorized to sign Sub lease deed with Jaypee Infratech Limited and all other related documents required for registration of Sub lease deed of above land.

Cerified true copy

For Admired Height Project Pvt. Ltd

For Admired Height Projects Pvt. Ltd.

(Director)



For Admired Height Projects Pvt. Ltd.

Director

For Admired Height Projects Pvt. Ltd.

Authorised Signatory

5. To appoint my advocate or any other representative to represent the Company in any Court, Tribunal, Commission, Authority or Forum.
6. To sign and file plaints, written statements, petition or claims and objections, demands of appeals, petitions and applications, returns and documents of all kinds and file them in any such Court or Office on behalf of the Company.
7. And generally to do all lawful acts, deeds and things as may be deemed necessary for the above mentioned purposes.

AND WE hereby agree that all acts, deeds and things lawfully done by the said Attorney by virtue of powers hereby given shall be construed as acts, deeds or things done by us.

AND WE hereby do hereby confirm and Ratify that the said Attorney shall do or cause to be done in the name of the Company.

IN WITNESS WHEREOF these presents have been signed by Shri Manoj Gaur, Chairman cum Managing Director at Jaypee Infratech Limited on this 9th day of September 2008.

For JAYPEE INFRATECH LIMITED



mg

(MANOJ GAUR)
CHAIRMAN CUM-MANAGING DIRECTOR

WITNESS

1

ACCEPTED

JK

(AJIT KUMAR)



2.

For Admired Height Projects Pvt. Ltd.

AK
Authorised Signatory

आज दिनांक 09/09/2016 को

वही सं. 1 जिल्द सं. 5489

पृष्ठ सं. 277 से 376 पर क्रमांक 5984

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के० के० यादव

उप-निबंधक तृतीय

नौएडा

9/9/2016



117

। परमात्मकता उद्यया पाठी द्वारा रखा जान वाला ।

कानूनेवधक तुलीय क्रम संख्या 20728

लक्ष्य या पार्थक पर प्रस्तुत करने का दिनांक 09-Sep-2016

प्रमुखकर्ता या पार्थी का नाम Admired Height Projects Pvt Ltd द्वारा क
लेने का पक्का उप पट्टा विलेख

पर्सनल की घनता 526,000.97 / 1,745,603.00

1 अस्त्रदंडकाणा ग्रन्त 20,000.00

220 *Journal of Health Politics, Policy and Law*

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२ कमातीन एवं क

144-474-37-264 20,220.0

नक्कड़ी करने का दिनांक

09-Sep-2016

दिनांक उत्तर लोक परिवर्तनमि या उत्तराः लोकाः परि-

શાસ્ત્ર કાંસ્ટ કે લિન્ન રેન્ડર કિયા

09-Sep-2016

प्राचीन काल से आधिकारी के हस्ताक्षर