

ALLOTMENT LETTER

Date 25-05-2023

To,

**M/s Saviour Infra Private Limited
C 110, Sector-65, Noida, Gautam Buddha Nagar, U.P.**

Subject :- Allotment of commercial plot C-18, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.).

Whereas by an agreement dated 07-02-2003 termed as "Concession Agreement" between Taj Expressway Industrial Development Authority (Now Yamuna Expressway Industrial Development Authority "YEIDA") a statutory body constituted under U.P. Industrial Development Act, 1976 and having its principal office at J-3, Sector-41, Noida, Distt. GautamBudh Nagar-201301, Uttar Pradesh, India and Jaiprakash Industries Limited, a company incorporated under the provisions of companies Act 1956 and having its Registered Office at 5 Park Road, Hazratgunj, Lucknow (UP) and Head Office at JA House, 63 Basant Lok Community Centre, Vasant Vihar, New Delhi-110057, India the **Concessioner** was granted concession for arrangement of finances, design, engineering, constructions and operation of the Expressway.

And Whereas in the terms of the provision of Concession Agreement to full fill its obligation YEIDA agreed to transfer on lease to Jaypee Infratech Limited "**JIL**" (a subsidiary company of Jaiprakash Industries Limited) 25 million sq.mtrs of land for commercial, amusement, industrial, institutional and residential development at 5 or more locations along the Expressway, including 5 million sq.mtrs. of land at NOIDA/ GREATER NOIDA/ALIGARH/AGRA.

And Whereas YEIDA in part of discharge of its obligations under Concession Agreement for the transfer of land for development, has earmarked 548.7635 hectares of land at Mirzapur land parcel LFD-3 out of which 529.3918 hectares of land already transfer infavour of JIL by different lease deed and for the rest of 19.3717 hectares land a necessary action is being taken by **YEIDA**.

And Whereas YEIDA granted unfettered rights through various lease deeds (details enclosed) for the period of 90 years in favour of JIL to sub-lease the whole or any part of the subject land whether developed or undeveloped and whether by way of commercial Plot/unit or give on leave and license or otherwise dispose of its interest in the subject land or part thereof to any person in any manner whatsoever without requiring any consent or approval of YEIDA or of any other relevant Authority.

And Whereas JIL transferred the land out of LFD-3rd by way of five separate Sub-Lease Deeds, (1) on dated 22-05-2013 registered vide document no. 11798, book no. 1, volume no. 13251 and page no. 299 to 450 and (2) on dated 05-10-2013 registered vide document no. 24479 book no. 1 volume no. 14222 and pages 85 to 134 (3) on dated 09-01-2014 registered vide document no. 781 book no. 1 volume no. 14828 and pages 227-282, (4) on dated 27-06-2014 registered vide document no. 20325 book no. 1 volume no. 16236 and pages 189-242 and (5) on dated 31-07-2014 registered vide document no. 25183 book no. 1 volume no. 16526 and pages 107-162 all are registered in the office of the Sub-Registrar Sadar, Gautam budh Nagar, U.P. in favor of **Sub-Lessor /Developer** and the **Sub-Lessor/Developer** has developed a Township namely **Gaur Yamuna City "GYC"** over the

GAURSONS REALTECH PRIVATE LIMITED

For Gaursons Realtech Pvt Ltd.

**GAUR
YAMUNA
CITY**

Regd. Off: D-25, Vivek Vihar, Delhi-110095
Corp. Off.: Gaur Biz Park Plot No.-1, Abhay Khand-II,
Indirapuram, Ghaziabad - 201014 (U.P.) India
CIN: U70200DL2010PTC207899

TEL: +91-120-434 3333
TOLL FREE: 1800 180 3052
E: customercare@gaursonsindia.com
W: gaursonsindia.com

Authorized Signatory

consolidated 250 acres of land purchased through above said five sub-lease deeds, the entire land of said Township has been divided into various parts for the development and construction of various projects like Group Housing, Group Housing Plots, Commercial Plots, individual residential plots, institutional plots, facilities & public utilities etc.

And Whereas all the terms and conditions of the lease deeds executed by YEIDA in favour of Jaypee Infratech Ltd. and the further sub-lease deeds in favour of the **Sub-Lessor/Developer** shall also be applicable and binding over the Allottee/Sub-Lessee(s).

And Whereas the Master Plan Layout of GYC of entire 250 Acre land as one land piece demarcated as Pocket-3 has been approved by the YEIDA. The layout plan of the GYC also has been approved by YEIDA.

And Whereas Sub-Lease deed of the above said commercial plot shall be for the unexpired period of lease deed in favor of (JIL) Jaypee Infratech Ltd.

And Whereas Developer/company allotted Commercial Plot admeasuring 5000.00 sq.mtr. for commercial purpose to M/s Saviour Infra Private Limited (hereinafter referred to as **Allottee(s)**) **for the purpose of development, construction and marketing of commercial unit on allotted plot situated in the township Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District - Gautam budh Nagar, (U.P.).**

Terms & conditions of the said allotment as below :-

1. That the total Consideration of the said commercial plot C-18 is Rs. **27,06,00,000/-** which being paid by the allottee as per below :-

Sr. No.	Cheque No.	Bank Name	Amount in Rs.
1	000822	ICICI BANK	10,000,000
2	000887	ICICI BANK	10,000,000
3	000888	ICICI BANK	10,000,000
4	000889	ICICI BANK	10,000,000
5	000890	ICICI BANK	10,000,000
6	000891	ICICI BANK	10,000,000
7	000892	ICICI BANK	10,000,000
8	000893	ICICI BANK	10,000,000
9	000894	ICICI BANK	10,000,000
10	000895	ICICI BANK	10,000,000
11	000896	ICICI BANK	10,000,000
12	000897	ICICI BANK	10,000,000
13	000898	ICICI BANK	10,000,000
14	000899	ICICI BANK	10,000,000
15	000900	ICICI BANK	10,000,000
16	000901	ICICI BANK	10,000,000
17	000902	ICICI BANK	10,000,000
18	000903	ICICI BANK	10,000,000
19	000904	ICICI BANK	10,000,000
20	000905	ICICI BANK	10,000,000
21	000906	ICICI BANK	10,000,000



For Gaursons Realtech Pvt. Ltd.

Authorized Signatory

22	000907	ICICI BANK	10,000,000
23	000908	ICICI BANK	10,000,000
24	000909	ICICI BANK	10,000,000
25	000910	ICICI BANK	10,000,000
26	000911	ICICI BANK	10,000,000
27	000912	ICICI BANK	7,894,000
28	TDS	06810 dated 27.05.2023	2706000/-
Total Amount			270600000/-

2. That all terms and conditions of Township Maintenance Agreement and Sub-Lease Deed shall be binding upon the Allottee(s) and they shall be company all terms and conditions of the Lease Deed, Sub-Lease Deed, Township Maintenance Agreement and Prevailing By-laws of YEIDA.
3. That Allottee shall liable to pay the charges towards the YEIDA (if any) at its own cost from the date of allotment letter of the said commercial plot.
4. That the Registration, Stamp duty and other charges shall be paid by the Allottee.



For Gaursons Realtech Pvt. Ltd.

For Gaursons Realtech (P) Ltd. 

Authorized Signatory
(Authorised Signatory)

Dated 02-06-2023

NO DUES CERTIFICATE

We have received the full and final payment against the allotted commercial Plot No. C-18, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.) From **M/s Saviour Infra Private Limited**, Payment details as given below :-

Sr. No.	Cheque No.	Bank Name	Amount in Rs.
1	000822	ICICI BANK	10,000,000
2	000887	ICICI BANK	10,000,000
3	000888	ICICI BANK	10,000,000
4	000889	ICICI BANK	10,000,000
5	000890	ICICI BANK	10,000,000
6	000891	ICICI BANK	10,000,000
7	000892	ICICI BANK	10,000,000
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10	000895	ICICI BANK	10,000,000
11	000896	ICICI BANK	10,000,000
12	000897	ICICI BANK	10,000,000
13	000898	ICICI BANK	10,000,000
14	000899	ICICI BANK	10,000,000
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25	000910	ICICI BANK	10,000,000
26	000911	ICICI BANK	10,000,000
27	000912	ICICI BANK	7,894,000
28	TDS	06810 dated 27.05.2023	2706000/-
Total Amount			270600000/-

Note :- This NOC is valid subject to the realization of all cheques and shall be valid for one year from the date of issuance.



For- M/s Gaursons Realtech Pvt. Ltd.

Authorized Signatory

GAURSONS REALTECH PRIVATE LIMITED



Regd. Off. D-25, Vivek Vihar, Delhi-110095
Corp. Off.: Gaur Biz Park Plot No.-1, Abhay Khand-II,
Indirapuram, Ghaziabad - 201014 (U.P.) India
CIN: U72200DL2010PTC207899

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W: gaursonsindia.com

POSSESSION CERTIFICATE

Dated:-02-06-2023

Scheme:- LFD-3

Sub-Lessee/Allottee's Name:-

**M/s Saviour Infra Pvt. Ltd.. through
its Director Mr. Yashpal Singh Dhama
S/o Sh. Bhim Singh Dhama**

**Plot No: - C-18, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site
(LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.).**

Estate: - GAUR YAMUNA CITY

Sector: - Sector-19, YEIDA

Boundaries of Plot	Area (In Sq. Mtr.)	Remarks
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As per Attached Sanctioned Master Plan/Layout **5000.00 sq.mtr.**

I/we have taken over possession of the Plot no: - **C-18, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District – Gautam budh Nagar, (U.P.)** on **02-06-2023**

I/we agree with the plot size, area, built up area enmarked and shown in the enclosed master plan/layout plan/lease plan and the plot and built up area is free from encroachment. And agree to comply with all terms and conditions as mentioned in allotment letter/sub-lease deed of said commercial plot.

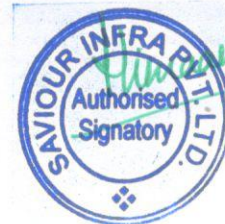
**Possession Handover by
For Gaursons Realtech Pvt. Ltd.**

**For- Gaursons Realtech Pvt. Ltd
Autho. /**

Authorized Signatory
Gaur Biz Park, Plot No-1
Abhay Khand-II, Indirapuram,
Ghaziabad (UP).

Possession taken over by

**M/s Saviour Infra Pvt. Ltd. through its
Director Mr. Yashpal Singh Dhama S/o Sh.
Bhim Singh Dhama**



GAURSONS REALTECH PRIVATE LIMITED

Regd. Off: D-25, Vivek Vihar, Delhi-110095
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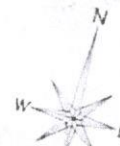
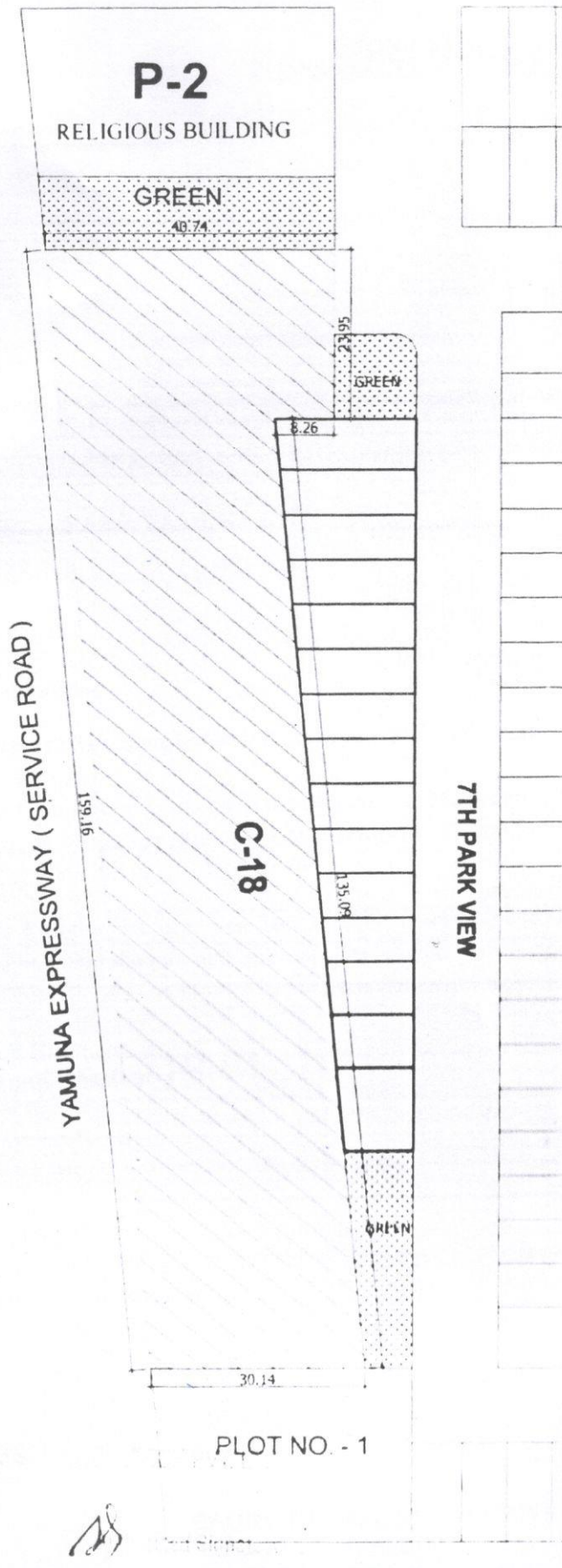
**GAUR
YAMUNA
CITY**

SECTOR COMMERCIAL at Plot no. - "C-18"
Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3) Sector-19, YEIDA, Greater Noida
District - Gautam Budh Nagar

PLOT NO. :- C-18

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

30 MT. WIDE ROAD



LESSEE

GAURSONS REALTECH PVT.LTD

SUB-LESSEE'S SIGNATURE:-

ARCHITECT

PRABIRA JENA



INDIA NON JUDICIAL

Government of Uttar Pradesh

MAHESH NAGAR

Advocate

Sub Register Office

Greater Noida

Mob.-9911484377

e-Stamp

14280/23



Certificate No. IN-UP24155901752811V

Certificate Issued Date : 02-Jun-2023 11:50 AM
Account Reference : NEWIMPACC (SV)/ up14043304/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404330440370082603038V
Purchased by : SAVIOUR INFRA PRIVATE LIMITED
Description of Document : Article 35 Lease
Property Description : C-18 SEC-COMMERCIAL PLOT GAUR YAMUNA CITY(POCKET3)
MIRZAPUR SITE LFD-3 SEC-19 YEIDA G.B.NAGAR U.P
Consideration Price (Rs.) :
First Party : MESSERS GAURSONS REALTECH PVT LTD
Second Party : SAVIOUR INFRA PRIVATE LIMITED
Stamp Duty Paid By : SAVIOUR INFRA PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 1,89,42,000
(One Crore Eighty Nine Lakh Forty Two Thousand only)

CERTIFICATE LOCKED



Please write or type below this line

For GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For SAVIOUR INFRA PVT.LTD.

Director

IRD 0002155589



MAHESH NAGAR
Advocate
Sub Register Office
Greater Noida
Mob.-9911484377

MAHESH NAGAR
Advocate
Sub Register Office
Greater Noida
Mob.-9911484377

Govt. Valuation : Rs. 23,92,50,000/-

Sale Consideration : Rs. 27,06,00,000/- (Rupees Twenty Seven Crore Six Lakh Only)

Stamp Duty : Rs. 1,89,42,000/-

Plot Area : 5000.00 sq.mtr.

Commercial Plot No. : C-18, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District - Gautam budh Nagar, (U.P.).

THIS SUB-LEASE DEED is made at Greater Noida on this 02nd day of June 2023

BY AND BETWEEN

M/s Gaursons Realtech Pvt. Ltd., a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-92, and Corporate office at Gaur Biz Park, Plot No.1, Abhay Khand-II, Indirapuram, Ghaziabad U.P. 201014 through its Authorized Signatory **Mr. Jagdish Chauhan S/o Sh. M.R. Chauhan** duly authorized by the Board of Directors vide Resolution dated 15.11.2016 (hereinafter referred to as the "**SUB-LESSOR/DEVELOPER**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **FIRST PART (PAN No. AADCG9948H)** and said Mr. Jagdish Chauhan executed an Authentic Power of Attorney duly registered vide Document No. 62 Dated 02.08.2018 with the Sub-registrar Sadar at Gautam Budh Nagar in favour of Mr. Dinesh Kumar S/o Sh. Sanehi Lal for the presentation of the duly executed document for registration in the Sub-Registrar office.

For Gaursons Realtech Pvt. Ltd.

Authorized Signatory

For SAVIOUR INFRA PVT.LTD.

Director



7-14280

प्रस्तुतकर्ता अवकाश प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पेंशनरी गौतम बुद्ध नगर कम 2023145032957

आवेदन संख्या : 202300743035788

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-02 00:00:00

प्रस्तुतकर्ता का प्रार्थी का नाम यमपाल सिंह थापा

लेख का प्रकार उप पट्टा विलेख

प्रतिफल की धनराशि 270600000 / 0.00

1. एडिस्ट्रीकरण शुल्क 27060000
2. प्रतिनिधिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. गुणवत्ता के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता

1 से 6 तक का योग 2706100

शुल्क प्रस्तुत करने का दिनांक 2023-06-02 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पर मापस करने के लिए तैयार होगा 2023-06-02 00:00:00

एडिस्ट्रीकरण अधिकारी के हस्ताक्षर

AND

M/s Saviour Infra Private Limited a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at C 110, Sector-65, Noida, Gautam Buddha Nagar, U.P. through its Director **Mr. Yashpal Singh Dhama S/o Sh. Bhim Singh Dhama** duly authorized by the Board of Directors vide Resolution dated **20-10-2021** (hereinafter referred to as the (individually hereinafter referred to as the **SUB-LESSEE(S)**), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **SECOND PART; (PAN ABGCS4739Q, Mob. No. 9811812777**

Whereas by an agreement dated 07-02-2003 termed as "Concession Agreement" between Taj Expressway Industrial Development Authority (Now Yamuna Expressway Industrial Development Authority "YEIDA") a statutory body constituted under U.P. Industrial Development Act, 1976 and having its principal office at J-3, Sector-41, Noida, Distt. Gautam Budh Nagar-201301, Uttar Pradesh, India and Jaiprakash Industries Limited, a company incorporated under the provisions of companies Act 1956 and having its Registered Office at 5 Park Road, Hazratgunj, Lucknow (UP) and Head Office at JA House, 63 Basant Lok Community Centre, Vasant Vihar, New Delhi-110057, India the **Concessioner** was granted concession for arrangement of finances, design, engineering, constructions and operation of the Expressway.

And Whereas in the terms of the provision of Concession Agreement to full fill its obligation YEIDA agreed to transfer on lease to JaypeeInfraTech Limited "**JIL**" (a subsidiary company of Jaiprakash Industries Limited) 25 million sq.mtrs of land for commercial, amusement, industrial, institutional and residential development at 5 or more locations along the Expressway, including 5 million sq.mtrs. of land at NOIDA/ GREATER NOIDA/ALIGARH/AGRA.

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And Whereas YEIDA granted unfettered rights through various lease deeds (details enclosed) for the period of 90 years in favour of JIL to sub-lease the

उप पत्रा विज्ञेय

बही सं०: 1

रजिस्ट्रेशन सं०: 14280

वर्ष: 2023

प्रतिफल- 270600000 स्टाम्प शुल्क- 18942000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 2706000 प्रतिनिधिकरण शुल्क - 100 योग : 2706100

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

Handwritten signature



श्री, सेवियर इन्फ्रा प्रा० लि० द्वारा

यशपाल सिंह धामा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/06/2023 एवं
03:46:08 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Handwritten signature

प्रेम प्रकाश सिंह

उप निबंधक :सदर सेक्टर नोएडा

गौतम बुद्ध नगर

02/06/2023

अनुपम मांगलिक

निबंधक लिपिक

02/06/2023

प्रिंट करे

whole or any part of the subject land whether developed or undeveloped and whether by way of commercial unit or give on leave and license or otherwise dispose of its interest in the subject land or part thereof to any person in any manner whatsoever without requiring any consent or approval of YEIDA or of any other relevant Authority.

And Whereas JIL transferred the land out of LFD-3rd by way of five separate Sub-Lease Deeds, (1) on dated 22-05-2013 registered vide document no. 11798, book no. 1, volume no. 13251 and page no. 299 to 450 and (2) on dated 05-10-2013 registered vide document no. 24479 book no. 1 volume no. 14222 and pages 85 to 134 (3) on dated 09-01-2014 registered vide document no. 781 book no. 1 volume no. 14828 and pages 227-282, (4) on dated 27-06-2014 registered vide document no. 20325 book no. 1 volume no. 16236 and pages 189-242 and (5) on dated 31-07-2014 registered vide document no. 25183 book no. 1 volume no. 16526 and pages 107-162 all are registered in the office of the Sub-Registrar Sadar, Gautam budh Nagar, U.P. in favor of **Sub-Lessor /Developer** and the **Sub-Lessor/Developer** has developed a Township namely **Gaur Yamuna City "GYC"** over the consolidated 250 acres of land purchased through above said five sub-lease deeds, the entire land of said Township has been divided into various parts for the development and construction of various projects like Group Housing, Group Housing Plots, Commercials, individual residential plots, institutional plots, facilities & public utilities etc.

And Whereas all the terms and conditions of the lease deeds executed by YEIDA in favour of Jaypee Infratech Ltd. and the sub-lease deeds in favour of the **Sub-Lessor/Developer** shall also be applicable and binding over the Sub-Lessee(s).

And Whereas the Master Plan Layout of GYC of entire 250 Acre land as one land piece demarcated as Pocket-3 has been approved by the YEIDA. The layout plan of the GYC also has been approved by YEIDA. The lease plan of the said land is Annexed herewith.

And Whereas this Sub-Lease deed of the commercial plot shall be for the unexpired period of lease deed in favor of (JIL) Jaypee Infratech Ltd.

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

1. That in consideration of the amount of **Rs. 27,06,00,000/- (Rupees Twenty Seven Crore Six Lakh Only)** being paid by the Allottee/s/Sub-Lessee/s to the **Sub-Lessor/Developer** payment details given below :-

For Gaursons Realtech Pvt. Ltd.

Authorized Signatory

For SAVIOUR PVT LTD.

बही सं०: 1

रजिस्ट्रेशन सं०: 14280

वर्ष: 2023

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

पट्टा दाता: 1

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

निवासी: गौड बिज पार्क इन्दिरापुरम गाजियाबाद

व्यवसाय: नौकरी

पट्टा गृहीता: 1

Dinesh Singh



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

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

व्यवसाय: व्यापार

Chand



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री नरेश भाटी, पुत्र श्री ओमवीर सिंह

निवासी: एघ-164 गामा-2 रोड नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2

[Signature]



श्री मनोज, पुत्र श्री नारायण

निवासी: एघ-164 गामा-2 रोड नोएडा

व्यवसाय: नौकरी

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

प्रेम प्रकाश सिंह

उप निबंधक: सदर रोड नोएडा

गौतम बुद्ध नगर

02/06/2023

अनुपम मांगलिक

निबंधक लिपिक गौतम बुद्ध नगर

02/06/2023

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

टिप्पणी:

प्रिंट करें

Sr. No.	Cheque No.	Bank Name	Amount in Rs.
1	000822	ICICI BANK	10,000,000
2	000887	ICICI BANK	10,000,000
3	000888	ICICI BANK	10,000,000
4	000889	ICICI BANK	10,000,000
5	000890	ICICI BANK	10,000,000
6	000891	ICICI BANK	10,000,000
7	000892	ICICI BANK	10,000,000
8	000893	ICICI BANK	10,000,000
9	000894	ICICI BANK	10,000,000
10	000895	ICICI BANK	10,000,000
11	000896	ICICI BANK	10,000,000
12	000897	ICICI BANK	10,000,000
13	000898	ICICI BANK	10,000,000
14	000899	ICICI BANK	10,000,000
15	000900	ICICI BANK	10,000,000
16	000901	ICICI BANK	10,000,000
17	000902	ICICI BANK	10,000,000
18	000903	ICICI BANK	10,000,000
19	000904	ICICI BANK	10,000,000
20	000905	ICICI BANK	10,000,000
21	000906	ICICI BANK	10,000,000
22	000907	ICICI BANK	10,000,000
23	000908	ICICI BANK	10,000,000
24	000909	ICICI BANK	10,000,000
25	000910	ICICI BANK	10,000,000
26	000911	ICICI BANK	10,000,000
27	000912	ICICI BANK	7,894,000
28	TDS	06810 dated 27.05.2023	2706000/-
Total Amount			270600000/-

- That the Sub-Lessee(s) shall use the said plot for commercial purpose only and sub-lessee(s) shall not be permitted to use the plot/unit for any other purpose, which may or likely to cause nuisance to the allottee(s) of other commercial unit/s buyers.
- That Sub-Lessee(s) shall not have any right, title or interest in other land, amenities, facilities, sports/club facilities etc. The **Sub-Lessor/Developer** reserved its rights to dispose off those facilities or can charges membership fee/usage charges in accordance with rules and regulations framed under its sole discretion. The township has a master plan wherein areas/land has been duly enmarked for particular usage.

For Gaursons Realtech Pvt.

Authorized Signatory

For SAVIDOUR INFRA PVT.LTD.

Director

4. That the Commercial Plot **C-18**, Sector-Commercial situated in the Township Gaur Yamuna City have a separate identity for any changes in the layout of the Township Gaur Yamuna City the consent of the Sub-Lessee/s shall not be require, the Sub-Lessor/Developer under its own discretion can make any change therein.
5. That the Sub-Lessee/s has reviewed the Development Plans and has been made aware of and accepts that the Development Plans may not be final in all aspects and that there may be variations, deletions, additions, alterations made either by the Sub-Lessor/Developer at its sole discretion, or pursuant to requirements of any Government/Statutory Authority/guidelines and directions of YEIDA.
6. That Nothing herein shall be constructed to provide the Sub-Lessee/s with the right to prevent Sub-Lessor/Developer from:
 - i. constructing or continuing with the construction of the other buildings(s), independent house, Apartments or other structures and services in the area adjoining the commercial plot/unit;
 - ii. putting up additional constructions, residential, commercial or of any other kind in GYC.
 - iii. amending/ altering the Development Plan.
7. That the Sub-Lessee(s) after the registration of Sub-Lease deed in its favour have to obtain final completion certificate from the YEIDA regarding the project to construct on said commercial Plot **C-18**, Sector-Commercial within 5 years from the date of Sub-Lease Deed, failing which 5% of the prevailing cost of the commercial plot shall be imposed as penalty by the **Sub-Lessor/Developer** and same shall be payable by the Sub-Lessee(s) to the **Sub-Lessor/Developer**. And further if any Penalty will be asked by YEIDA regarding the same then it shall be also payable by the Sub-Lessee(s) to YEIDA. That the Sub-Lessee(s) keep harmless and indemnify to the Sub-Lessor/Developer from the any damages of infrastructure/roads/any type of losses etc. during the construction of said commercial plot and Sub-lessee also be comply the all rules and regulations and SOP (Standard Operating Procedure) of construction of Sub-Lessor/Developer/maintenance agency/concern authority. During the construction, If any damages of infrastructure of Sub-Lessor/Developer is caused by Sub-Lessee(s), then Sub-lessee will repair the same at its own cost.

8. That the **Sub- Lessee/s** shall follow all laws and bye-laws, rules, building regulations. Guidelines and directions of **YEIDA** and the local municipal or statutory authority now existing or hereinafter to exist so far as the same relate to the immovable property & convenience of buildings and so far as they affect health. Safety And convenience of other inhabitants of the place.
9. That the Sub-Lessee/s has inspected the site, the Development Plans ownership records, the Lease Deeds and other documents relating to the title and all other details of the said Plot, which the Sub-Lessee/s considers relevant and has satisfied himself/herself about the right, title and capacity of the Sub-Lessor/Developer to deal with the commercial plot and has understood all the limitations and obligations thereof.
10. That the Sub-Lessee/s acknowledges that it has verified the physical measurement of the Commercial plot and that this Sub-Lease Deed truly depicts the area of the commercial plot and that it shall have no claim of any nature whatsoever against the Sub-Lessor/Developer in this regard.
11. That the Sub-Lessee(s) shall always pay the Township Maintenance Charges i.e. 15% of the maintenance charges on super area of the commercial Unit/s in **C-18**, Sector-Commercial, and the Sub-Lessee(s) have to mention the above Township maintenance charges in the Agreement to sale/Allotment letter of its proposed allottee/buyers of particular unit. This is sole responsibility of Sub-Lessee to collect the maintenance charges from its proposed allottee/buyer and pay the 15% of these maintenance as Township Maintenance to the Sub-Lessor/Developer. These township maintenance charges shall be applicable and payable by Sub-Lessee to Sub-Lessor/Developer after 5 years of this sub-lease deed or date of Completion/Occupancy or Deemed completion or first possession of unit whichever is earlier. The Sub-Lessor/Developer reserves all right for the collection of Township Maintenance Charges either by him or through its nominee/nominated maintenance agency.
12. That the electricity supply to the said commercial plot **C-18** shall be arranged by Sub-Lessee at its own cost from the NPCL/concerned statutory power corporation, there are no any responsibility or liability of Sub-Lessor/Developer for the same. End user(s)/Allottee(s)/Sub-Lessee are free to avail individual connection with own cost. sub-lessee/s will directly apply to NPCL/Concerned statutory power corporation for their electric connection. And Sub-lessee will arrange the Water for construction & drinking during the construction by on its own cost.

13. That the lease rent till date has been paid by the **Sub-Lessor/Developer**, the Sub-Lessee/s shall pay any increase in the lease rent beyond the lease rent presently applicable on prorata basis as and when so applicable and demanded by Sub-lessor/Second Party/ YEIDA/ nominated Designated Maintenance Agency.
14. That if there any Service Tax, Trade Tax, V.A.T, G.S.T., and additional levies, rates taxes, misc. charges, cess, farmer compensation and fees etc. as assessed and the attributable to the **Sub-Lessor/Developer** as consequences of Court order /Government/ Development Authority /Statutory or other local authority (ies) order, the Sub-Lessee(s) shall be liable to pay his/her/their proportionate share for the same to the **Sub-Lessor/Developer** as and when demanded. if the appropriate authorities impose any tax on this transaction in future then the Sub-Lessee(s) is hereby agrees for payment of the same and all times indemnify and keep harmless to the **Sub-Lessor/Developer** /nominated maintenance agency till the time each commercial unit is not separately assessed for such purpose.
15. That the Sub-Lessee/s before selling, transfer or otherwise dispose of the whole commercial plot at any time in future will take a prior consent from the YEIDA. Any transfer charges payable to YEIDA/sub-lessee/s and any administrative or other charges, duty, taxes, levies payable to any concerned authority/body/agency/Sub-Lessor/Developer, as the case may be, shall also be borne and paid by the Sub-Lessee/s alone.
16. That all taxes such as House Tax, Water Tax, Sewerage Tax or any other taxes or charges shall be payable by the Sub-Lessee(s) of commercial plot from the date of possession i.e. from the date of Sub lease deed execution. The maintenance charges of the Project or the township maintenance charges are separate from the tax/levy duty or charges payable to Govt. or Local Authority.
17. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this sub-lease deed have been borne by the Sub-Lessee(s). Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority alongwith consequent penalties and deficiencies and interest as may be levied/imposed in respect of the said Plot transferred by this Deed shall be paid by the Sub-Lessee(s) exclusively and the Sub-Lessor/Developer shall not be liable & responsible to pay the same.

18. That the Sub-Lessee/s shall, at his/her own cost keep the commercial project in good and habitable state and maintain the same in a fit and proper condition.
19. That in case the Sub-Lessee/s allows the use and/or occupation of the commercial Plot/unit/s, the Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon him/her under this Sub-Lease Deed, shall be complied with by the new occupier/end user/s as part and parcel of the terms and conditions of the agreement of the Sub-Lessee/s with the said new occupier/end user/s.
20. That the Sub-Lessee/s shall sign all such applications, papers and documents and do all such acts, deeds and things as the Sub-Lessor/Developer may reasonably require for safeguarding the interest of the Sub-Lessee/s and/ or the Sub-Lessor/Developer, as the case may be.
21. That it will be necessary to obtain a No Dues Certificate/NOC from the **Sub-Lessor/Developer** in case of subsequent sale/sub lease of the said commercial plot along with due incorporation of the particulars of the subsequent transferee(s) with the **Sub-Lessor/Developer**, and the said NOC will be issued by the **Sub-Lessor/Developer** upon payment of administrative charges as applicable.
22. That the provisions of U.P. Industrial Area Development Act, 1976, applicable acts and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee(s).
23. That any dispute arising with regards to the lease/sub-lease deed etc. shall be subject to the jurisdiction of the civil court at Gautam Budh Nagar or the High Court of judicature at Allahabad.
24. That the Sub-Lessee shall observe, perform and abide by all the rules guidelines, by whatsoever name called, as may be specified by the Sub-Lessor/Developer or Designated maintenance Agency from time to time for maintaining the standard of living, façade of buildings, security, ambience, outlook, safety etc. in relation to the Gaur Yamuna City, in general, and in relation to **C-18**, Sector-Commercial in particular. The Sub-Lessee/s shall also ensure that his/her co-inhabitant(s) and/or any of his/her guest(s)/visitors or any tenant/occupier/end user/s of the commercial plot shall also abide by the said rules, guidelines etc.

For Gaursons Reeltech Pvt. Ltd.



Authorized Signatory

For SAVIDOUR INFRA PVT. LTD.



Director

25. That in case the said commercial plot is occupied by any structure built un-authorized by the Sub-Lessee(s), the **Sub-Lessor/Developer** and/or the YEIDA will remove the same at the expense and the cost of the Sub-Lessee(s), due notice to the Sub-Lessee(s) shall be given by the YEIDA and/or the **Sub-Lessor/Developer** to rectify the breaches within the period stipulated by the YEIDA and/or the **Sub-Lessor/Developer**.
26. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).
27. This Sub-Lease Deed supersedes and overrides all understanding and agreements, whether oral or written, between the Parties. Provided that in the event of inconsistency between the Standard Terms and Conditions and this Sub-Lease Deed, the provisions of this Sub-Lease Deed shall prevail.
28. That in the event there are joint Sub-Lessee(s), all communications and notices shall be sent by the Sub-Lessor/Developer to the First Sub-Lessee(s) at the address specified hereinabove or at the commercial plot or at such address as may be notified by the Sub-Lessee/s to the Sub-Lessor/Developer and acknowledged by the Sub-Lessor/Developer, which shall for all purposes be considered as served on all the Sub-Lessee/s and no separate communication shall be necessary to the other named Sub-Lessee(s).
29. That all powers exercisable by the YEIDA may be exercised by the Chief Executive officer/Chairman of the YEIDA. The **Sub-Lessor/Developer** and/or YEIDA may also authorize any of its officers to exercise all or any of the powers exercisable by it under this sub-lease deed. Provided that the expression Chief Executive Officer/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the **Sub-Lessor/Developer** and/or YEIDA with the functions similar to those of the Chief Executive Officer/Chairman.

For Gaursons Realtech Pvt. Ltd.

Authorized Signatory

For SAVIOUR INFRA PVT. LTD.

Director



SECTOR COMMERCIAL at Plot no. "C-18"
Gaur Yamuna City(Pocket-3), Mirzapur Site(LFD-3) Sector-19, YEIDA, Greater Noida
District - Gautam Budh Nagar

PLOT NO. :- C-18

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

30 MT. WIDE ROAD

P-2

RELIGIOUS BUILDING

GREEN

40.75

23.95

100.00

8.25

135.00

C-18

YAMUNA EXPRESSWAY (SERVICE ROAD)

120.15

7TH PARK VIEW

GREEN

30.14

PLOT NO. - 1

For GAURSONS REALTECH PVT.LTD.

Authorized Signatory

For SAVIOR INFRA PVT.LTD.



LESSEE

SUB-LESSEE'S SIGNATURE:-

ARCHITECT

JAYPEE INFRATECH LIMITED

SECTOR - 12B, NOIDA

DETAILS OF LEASE DEEDS EXECUTED BETWEEN YEA & JIL IN RESPECT OF MIRZAPUR LAND PARCEL

Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
1	Achheja Bujurg	112.2413	16.09.2009	Book No. 1, Volume No. 5192 Page No. 103/160, Sl. No. 13476 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
2	Mirzapur	105.4675	16.09.2009	Book No. 1, Volume No. 5192 Page No. 387/444, Sl. No. 13481 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
3	Salarpur	15.1446	16.09.2009	Book No. 1, Volume No. 5192 Page No. 55/102, Sl. No. 13475 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
4	Dungarpur Reelika	59.5890	16.09.2009	Book No. 1, Volume No. 5192 Page No. 1/54, Sl. No. 13474 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
5	Rampur Bangar	38.7170	16.09.2009	Book No. 1, Volume No. 5192 Page No. 107/158, Sl. No. 13484 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
6	Salarpur	26.0471	16.10.2009	Book No. 1, Volume No. 5192 Page No. 161/210, Sl. No. 13477 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
7	Achheja Bujurg	3.1800	02.12.2009	Book No. 1, Volume No. 5276 Page No. 323/370, Sl. No. 14497 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
8	Mirzapur	19.1066	02.12.2009	Book No. 1, Volume No. 5276 Page No. 131/178, Sl. No. 14493 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
9	Salarpur	10.5160	02.12.2009	Book No. 1, Volume No. 5276 Page No. 777/274, Sl. No. 14495 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
10	Dungarpur Reelika	3.4355	02.12.2009	Book No. 1, Volume No. 5276 Page No. 371/418, Sl. No. 14498 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
11	Rampur Bangar	3.4980	02.12.2009	Book No. 1, Volume No. 5276 Page No. 275/322, Sl. No. 14496 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
12	Salarpur	7.3676	02.12.2009	Book No. 1, Volume No. 5276 Page No. 179/226, Sl. No. 14494 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
13	Munjheda	36.5090	04.12.2009	Book No. 1, Volume No. 5276 Page No. 35/82, Sl. No. 14491 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)



GAURSONS REALTECH PVT. LTD.

Authorised Signatory

For GAURSONS REALTECH PVT. LTD.

AUTHORISED SIGNATORY

SAVOUR LIMITED
Director

Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
14	Salarpur	9.8965	04.12.2009	Book No. 1, Volume No. 5276 Page No. 83/130, Sl. No. 14492 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
15	Salarpur	11.3899	16.02.2010	Book No. 1, Volume No. 5649 Page No. 319/388, Sl. No. 3202 dt. 16.03.2010 with Sub-Registrar, Sadar (G.B. Nagar)
16	Achheja Bujurg	1.5860	12.04.2010	Book No. 1, Volume No. 6992 Page No. 211/260, Sl. No. 17113 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
17	Mirjapur	0.1053	12.04.2010	Book No. 1, Volume No. 6992 Page No. 161/210, Sl. No. 17112 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
18	Salarpur	26.6596	22.06.2010	Book No. 1, Volume No. 6992 Page No. 311/360, Sl. No. 17115 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
19	Dungarpur Reeka	20.2290	30.07.2010	Book No. 1, Volume No. 7307 Page No. 45/98, Sl. No. 20578 dt. 27.08.2010 with Sub-Registrar, Sadar (G.B. Nagar)
20	Salarpur	3.1719	01.11.2010	Book No. 1, Volume No. 7869 Page No. 63/112, Sl. No. 1263 dt. 25.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
21	Salarpur	10.1635	21.05.2012	Book No. 1, Volume No. 11199 Page No. 21/70, Sl. No. 13316 dt. 06.07.2012 with Sub-Registrar, Sadar (G.B. Nagar)
22	Rampur Bangar	0.0100	12.09.2012	Book No. 1, Volume No. 12161 Page No. 277/326, Sl. No. 23976 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
23	Mirjapur	0.0500	12.09.2012	Book No. 1, Volume No. 12161 Page No. 203/250, Sl. No. 23974 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
24	Salarpur	1.3370	12.09.2012	Book No. 1, Volume No. 12161 Page No. 327/376, Sl. No. 23977 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
25	Achheja Bujurg	0.2450	12.09.2012	Book No. 1, Volume No. 12161 Page No. 377/426, Sl. No. 23978 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
26	Salarpur	2.0904	10.07.2013	Book No. 1, Volume No. 13890 Page No. 91/140, Sl. No. 19656 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
27	Salarpur	1.6385	18.07.2013	Book No. 1, Volume No. 13890 Page No. 15/90, Sl. No. 19655 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
TOTAL		529.3918		
Land to be transferred by YEA to JIL		19.3717		
GRAND TOTAL		548.7635		



JOYPEE INFRA TECH PVT. LTD.
 Authorised Signatory

For GAURSONS REALTECH PVT. LTD.
 Director
 AUTHORIZED SIGNATORY

For SAVIOUR INFRA PVT. LTD.

Signature

BOUNDARIES OF PLOT

East: }
West: } as per attached layout plan
South: }
North: }

Bank Loan :- NIL

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:

Witnesses:

1. Naresh Bhatti
S/o Omveer Singh
R/o H-164 Sector-14, Greater Noida.

2. Manoj
S/o Narayan
R/o H-164 Sector-14, Greater Noida

For Gaursons Realtech Pvt. Ltd.

SUB-LESSOR/DEVELOPER

For SAVIOUR INFRA PVT. LTD.

SUB-LESSEE(S)

For Gaursons Realtech Pvt. Ltd.

MAHESH NAGAR
Advocate
Sub Register Office
Greater Noida
Mob.-9911484377

Authorized Signatory

आवेदन सं०: 202300743035788

बही संख्या 1 जिल्द संख्या 42929 के पृष्ठ 1 से 32 तक क्रमांक 14280 पर
दिनांक 02/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

02/06/2023

प्रिंट करें

