

T-177007/17

① 260,000

कार्यालय कोषागार



उत्तर प्रदेश UTTAR PRADESH

C 825836

Sub Lease Deed



TESTED
[Signature]
Advocate
DISTT. G. B. NAGAR (U.P.)
MOB. 9818264723, 9810283723

[Signature]
Advocate
DISTT. G. B. NAGAR (U.P.)
MOB. 9818264723, 9810283723

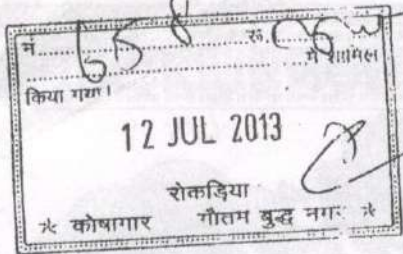
This Stamp Paper is attached with and part of Sub Lease Deed of Plot No. GH-A2 at Jaypee Greens Sports City, SDZ, Sector- 25, YEIDA Area, District- Gautam Budh Nagar, (U.P.)



For PYRAMID TOWNSHIPS PVT. LTD.

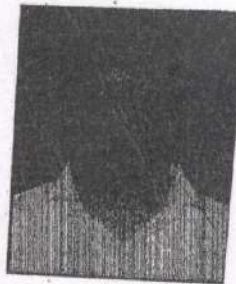
[Signature]
(Authorized Signatory)

①



Pyramid Townships Pvt. Ltd.
Li. Hea

Mo A-14 / Coilash Colo
New Delhi



SUB LEASE DEED

Consideration	- Rs.20,97,89,123/-
Stamp Duty	- Rs.1,04,90,000/-

THIS SUB- LEASE DEED (hereinafter referred to as the "**Sub- Lease Deed**") is made and entered on this **16th day of July, 2013** at **Greater Noida** in District- Gautam Budh Nagar, (U.P).

BY AND BETWEEN

Jaypee Sports International Limited, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector- 128, Noida- 201304, U.P. [**PAN No. AABCJ9037E**] through its Company Secretary, Mr. P. N. Kumar, Son of Mr. Ram Das, as Authorized Signatory (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 include its legal heirs, executors, successors and legal representatives) of the **FIRST PART** and the **Sub- Lease Deed** is presented before the Registrar, Greater Noida by Shri. Rajeev Goyal, S/o. Shri. S.C.Goyal, R/o. Apartment No. 321, Golf Vista Apartments, Alpha- 1, Greater Noida, Uttar Pradesh as Authenticated Attorney on behalf of "**Sub- Lessor**". The Authenticated Attorney is registered vide Bahi No- 06, Jild No- 02, Pages- 155 to 156, Document No- 17, Dated 07.08.2012 with Sub- Registrar's Office, Gautam Budh Nagar (U.P).

AND

For PYRAMID TOWNSHIPS PVT. LTD.

 (Authorised Signatory)

2017 LEASE DEED

Rs. 30,77,89,123/-

Rs. 1,04,70,000/-

Consideration

Stamp Duty

THIS SUB-LEASE DEED (hereinafter referred to as the "Sub-Lease Deed") is made and entered on this 16th day of July, 2017 at Greater Noida in District Gautam Buddh Nagar (U.P.)

BY AND BETWEEN

1. M/s. Jyoti International Limited, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector-125, Noida-201304, U.P. (PAN No. AAAC1983E) through its Company Secretary, M. P. N. Kumar, Son of Mr. Ram Das, an Authorized Signatory (hereinafter referred to as the "Lessor"), which extension of time shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives) of the FIRST PART and the Sub-Lease Deed is presented before the Registrar, Greater Noida by Mr. Rajesh Goyal, S/o. Shri S.C. Goyal, P/o. Apartment No. 321, Gali Vardh Apartment, 1st Floor, Greater Noida, Uttar Pradesh as Authorized Attorney on behalf of "Sub-Lessor". The Authorized Attorney is registered vide Roll No-04, 11d No-02, Regd-155 in 156 Document No-17, Dated 07.08.2017 with Sub-Registrar's Office, Greater Noida (U.P.).



AND



Pyramid Townships Private Limited, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at **A- 14, Kailash Colony, New Delhi- 110048 [PAN No. AAHCP0395F]**, through its Authorized Representative **Mr. Sanjeev Sharma, S/o. Shri. Ram Kumar Sharma [PAN NO. BAXPS1264A], Manager Accounts, duly authorised by Board of Directors vide Board meeting dated 10.07.2013 held at the registered office of the Company** (hereinafter referred to as the "**Sub- Lessee**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives) of the **SECOND PART**.

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

WHEREAS

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

AND YEA formulated a scheme to develop Mega Projects in Special Development Zones (hereinafter referred to as "**SDZs**") along the Taj Expressway (renamed as Yamuna Expressway vide GoUP Notification No.

For **PYRAMID TOWNSHIPS PVT. LTD.**



[Signature]
(Authorised Signatory) 2

constructed properties; or give on leave and license; or otherwise dispose of its interest in the **Subject Land** to any person in any manner whatsoever, without requiring any consent or approval of **YEA** or any other relevant authority.

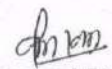
AND the **Sub- Lessor** had prepared land use plan, layout plan and other relevant plans for the development of the **Leased Land** in the name of **Jaypee Greens Sports City** which were duly approved by **YEA** vide letter dated 26.06.2012 bearing Memo No.YEA/ 63/ 2012/SDZ- 01/ NC. These plans have since been revised and resubmitted with **YEA** for approval. (The said revised plans or the subsequently revised plans as the case may be, hereinafter referred to as the "**Relevant Plans**").

AND in the premises and on the request of the **Sub- Lessee**, the **Sub- Lessor** has agreed to Sub lease for a period upto 23.09.2099 a Plot of land in the **Subject Land** admeasuring **10090.30 Square meters (approximately 2.5 Acres)** (hereinafter referred to as the "**Demised Plot**") being **GH- A2** situated at **Sector- 25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area, District- Gautam Budh Nagar, (U.P)** of the **Relevant Plans**, to the **Sub- Lessee** for group housing for a Consideration of Premium of **Rs.20,43,00,000/- (Rupees Twenty Crores Forty Three Lacs Only)** calculated @ **Rs.20247.17 (Rupees Twenty Thousand Two Hundred Forty Seven and Paise Seventeen Only)** per Square meter and on one time Lease rent of **Rs. 54,89,123/- (Rupees Fifty Four Lacs Eighty Nine Thousand One Hundred Twenty Three Only) @ Rs. 544/- (Rupees Five Hundred Forty Four Only)** per Square meter on mutually agreed terms and conditions.

AND the **Demised Plot** is more specifically described in the Schedule of Property (**Annexure- II**) and Location Plan (**Annexure- III**) attached hereto.



For PYRAMID TOWNSHIPS PVT. LTD.


(Authorised Signatory)

constructed property or give or leave and license or otherwise dispose of
its interest in the subject land to any person in any manner whatsoever
without requiring any consent or approval of YEA or any other relevant
authority.

AND the Sub-Lessor and proposed land use plan, layout plan and other
relevant plans for the development of the leased land in the name of
Jaypee Green Sports City which were duly approved by YEA vide letter
dated 26/04/2012 bearing Memo No YEA/ 63/ 2012/202-IV in these plans
have since been revised and resubmitted with YEA for approval. (The said
revised plans of the subject land only revised plans as the same may be
hereinafter referred to as the "Revised Plans").

AND in the premises and on the request of the Sub-Lessor, the Sub-Lessor
has agreed to sub-lease for a period upto 28/09/2022 a plot of land in the
subject land measuring 10070.30 square meter (approximately 2.3 Acres)
hereinafter referred to as the "Demised Plot" being GR-A2 situated at
Sector-26, Jaypee Green Sports City, 201 Yamuna Expressway Industrial
Development Authority Area, District-Gurgaon, Haryana (U.P.) of the
relevant plans to the Sub-Lessor for a consideration of
a sum of Rs.36,42,00,000/- (Rupees Twenty Crores Forty Two Lacs Only)
calculated @ Rs.30247.12 (Rupees Twenty Thousand Two Hundred Forty Seven
and Four Seventeen Only) per square meter and on one time lease rent of
Rs. 24,62,123/- (Rupees Fifty Four Lacs Fifty Nine Thousand One Hundred
Twenty Three Only) @ Rs. 2462/- (Rupees Five Hundred Forty Four Only) per
square meter on mutually agreed terms.



44-AMT (LWSH/11/2011)



NOW, THEREFORE, THIS SUB LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The **Sub- Lessor**, being the lawful lease holder of the Demised Plot, is competent to **Sub- Lease** the same to the **Sub- Lessee** in Consideration of the payment of Premium of **Rs.20,43,00,000/- (Rupees Twenty Crores Forty Three Lacs Only)** calculated @ **Rs.20247.17 (Rupees Twenty Thousand Two Hundred Forty Seven and Paise Seventeen Only)** per Square meter of Demised Plot and one time **Lease rent** of **Rs. 54,89,123/-(Rupees Fifty Four Lacs Eighty Nine Thousand One Hundred Twenty Three Only)** @ **Rs. 544/- (Rupees Five Hundred Forty Four Only)** per Square meter of Demised Plot. The **Sub- Lessee** has made the following payments to **Sub- Lessor** the receipts of which the **Sub- Lessor** admits and acknowledges:

Sl.No.	Mode of Payment	Dated	Amount (Rs.)
I.Premium			
a.	By Cheque No. 187602 drawn on J&K Bank	09.03.2013	2,00,00,000
b.	By Cheque No. 190152 drawn on J&K Bank	15.04.2013	3,00,00,000
c.	By Cheque No. 190153 drawn on J&K Bank	15.04.2013	50,00,000
d.	By Cheque No. 190166 drawn on J&K Bank	21.05.2013	2,00,00,000
e.	By Cheque No. 190167 drawn on J&K Bank	21.05.2013	50,00,000
f.	By Cheque No. 190170 drawn on J&K Bank	21.05.2013	1,00,00,000



For PYRAMID TOWNSHIPS PVT. L.L.

(Signature)
(Authorised Signatory)

g.	By Cheque No. 190168 drawn on J&K Bank	28.05.2013	50,00,000
h.	By Cheque No. 348550 drawn on Indian Bank	31.05.2013	1,00,00,000
i.	By Cheque No. 348551 drawn on Indian Bank	31.05.2013	1,00,00,000
j.	By Cheque No. 190175 drawn on J&K Bank	31.05.2013	1,00,00,000
k.	By Cheque No. 190176 drawn on J&K Bank	31.05.2013	1,00,00,000
l.	By Cheque No. 190177 drawn on J&K Bank	31.05.2013	1,00,00,000
m.	By Cheque No. 190183 drawn on J&K Bank	25.06.2013	1,00,00,000
n.	By Cheque No. 190184 drawn on J&K Bank	25.06.2013	50,00,000
o. *	By Cheque No. 190191 drawn on J&K Bank	15.07.2013	1,00,00,000
p. *	By Cheque No. 190192 drawn on J&K Bank	15.07.2013	1,00,00,000
q. *	By Cheque No. 190193 drawn on J&K Bank	15.07.2013	1,00,00,000
r. *	By Cheque No. 190197 drawn on J&K Bank	15.07.2013	1,43,00,000
	Sub- Total		20,43,00,000
II. Lease Rent			
a. *	By Cheque No. 190195 drawn on J&K Bank	15.07.2013	54,89,123
	TOTAL		20,97,89,123

* Cheques subject to realization.



For PYRAMID TOWNSHIPS PVT. LTD.

(Authorised Signatory)

ANNEXURE - II

JAYPEE SPORTS INTERNATIONAL LTD.
SECTOR 128, NOIDA

SCHEDULE OF PROPERTY

The **Demised Plot** having area as below:-

Plot No. GH-A2 = 10090.30 Sqm.

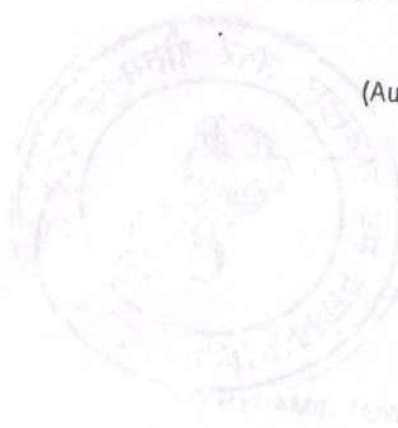
or thereabout at Sector 25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority Area Distt. - G.B. Nagar (U.P.) and as demarcated on the Location Plan and bound as under:

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



For PYRAMID TOWNSHIPS PVT. LTD.

(Authorised Signatory)



IN 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
Jaypee Sports International Ltd.



Authorized Signatory

WITNESSES:

1. ARUN KUMAR SRIVASTAVA
(ADVOCATE)
SUB REGISTRAR'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MOB. 9818264723, 9810283723
- 2.

Enclosures: Annexure- I : Details of Lease Deeds.
Annexure- II: Schedule of Property.
Annexure- III: Location Plan.
Annexure- IV: Special Condition.

SIGNED AND DELIVERED BY

the within named
Pyramid Townships Pvt. Ltd

For PYRAMID TOWNSHIPS PVT. LTD.

Authorized Signatory
(Authorised Signatory)

PAWAN KUMAR
(ADVOCATE)
SUB REGISTRAR'S COMPOUND
GREATER NOIDA AUTHORITY
DISTT. G. B. NAGAR (U.P.)
MOB. 9313091234



आज दिनांक 17/07/2013 को

वही स. 1 जिल्द सं. 13744

पृष्ठ सं. 179 से 1,090 पर कमांक 17707

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

17/7/2013

