

३३

I-32715/13



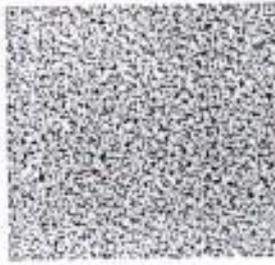
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00191872742085L
Certificate Issued Date : 13-Dec-2013 11:29 AM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100212455236046L
Purchased by : JAYPEE SPORTS INTERNATIONAL LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO. GH-B2, SECTOR-25, JAYPEE GREENS SPORTS, CITY SDZ
Consideration Price (Rs.) : 89,38,92,000
(Eighty Nine Crore Thirty Eight Lakh Ninety Two Thousand only)
First Party : JAYPEE SPORTS INTERNATIONAL LTD
Second Party : SOLITAIRE REALINFRA PVT LTD
Stamp Duty Paid By : JAYPEE SPORTS INTERNATIONAL LTD
Stamp Duty Amount(Rs.) : 4,46,95,000
(Four Crore Forty Six Lakh Ninety Five Thousand only)

CERTIFICATE LOCKED



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

Sublease Dead

①

For Solitaire Realinfra Pvt. Ltd.

Authorized Signatory



YL 0000041122



SUB LEASE DEED

Consideration
Stamp-Duty

- Rs.89,38,90,966.00
- Rs.4,46,95,000.00



THIS SUB - LEASE DEED (hereinafter referred to as the "Sub - Lease Deed") is made and entered on this 24 day of December, 2013 at Greater Noida in District- Gautam Budh Nagar.

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- II, 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 Solitaire Realinfra Pvt. Ltd.

Authorized Signatory



M/ s. Solitaire Realinfra Private Limited, (PAN-AACCH4156K), a company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at D- 835, New Friends Colony, New Delhi- 110065, India (PAN-AACCH4156K), through its Director/ Authorized representative Mr. Harjeet Singh Sahni, S/o. Mr. Manmohan Singh Sahni, R/o. D- 835, IInd Floor, New Friends Colony, New Delhi- 110065, India (PAN No- AAWPS4765J) duly authorised by Board of Directors vide Board meeting dated 22.01.2013 held at 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.

M/s. Solitaire Realinfra Pvt. Ltd.



Authorised Signatory

Handwritten signature over a circular stamp of Solitaire Real Infra Pvt. Ltd.

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. 1165 / 77 - 04 - 08 - 65N / 08 dated 11th July, 2008) between Greater Noida and Agra and invited applications for allotment of SDZs.

AND JPSK Sports Private Limited (hereinafter referred to as "JPSK") was incorporated under the Companies Act, 1956 on 20.10.2007 and applied to YEA for allotment of one SDZ admeasuring 1000 hectares for development of the area with sports as its core activity (hereinafter referred to as the "Core Activity"). JPSK subsequently changed its name to Jaypee Sports International Private Limited on 28.07.2010 and then changed from Private Limited to Public Limited Company and a fresh Certificate of Incorporation in the name of Jaypee Sports International Limited (JSIL) was issued by the Registrar of Companies of Uttar Pradesh and Uttarakhand on 28.07.2010.

AND YEA allotted a SDZ with an area of approximately 1000 hectare at Sector 25, Jaypee Greens Sports City SDZ, District Gautam Budh.Nagar, U.P. (hereinafter referred to as the "Leased Land") to the Sub-Lessor for development with Sports as core activity and granted lease of the Leased Land in various lots in favour of the Sub-Lessor through various lease deeds, the details of which are provided in Annexure - I attached hereto (hereinafter referred to as the "Lease Deeds") as per the terms and conditions specified therein, which inter-alia include use of minimum 35% of the Leased Land for Core Activity including roads and open spaces (hereinafter referred to as the "Core Area"), while, balance Leased Land (hereinafter referred to as the "Non Core Area") could be used for other specified activities (hereinafter referred to as the "Non Core Activity").

For Jaypee Sports International Pvt. Ltd.



Authorized Signatory

Handwritten signature and circular stamp of Jaypee Sports International Pvt. Ltd.

AND the **Sub-Lessor** has been granted an unfettered right to sub-lease the whole or any part of the **Non Core Area** [hereinafter referred to as the "**Subject Land**"], whether developed or undeveloped; by way of plots or 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 **45389 square metre** (approximately **11.215 acres**) [hereinafter referred to as the "**Demised Plot**"] being Plot no- **GH- B2** 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.86,91,99,350/-** calculated @ **Rs.19,150/- per square metre** and on one time lease rent of **Rs.2,46,91,616/-** (**Rupees Two Crore Forty Six Lac Ninety One Thousand Six Hundred Sixteen Only**) @ **544/-per square metre** on mutually agreed terms and conditions.



For Solitaire Realinfra Pvt. Ltd.

Authorized Signatory



[Handwritten Signature]

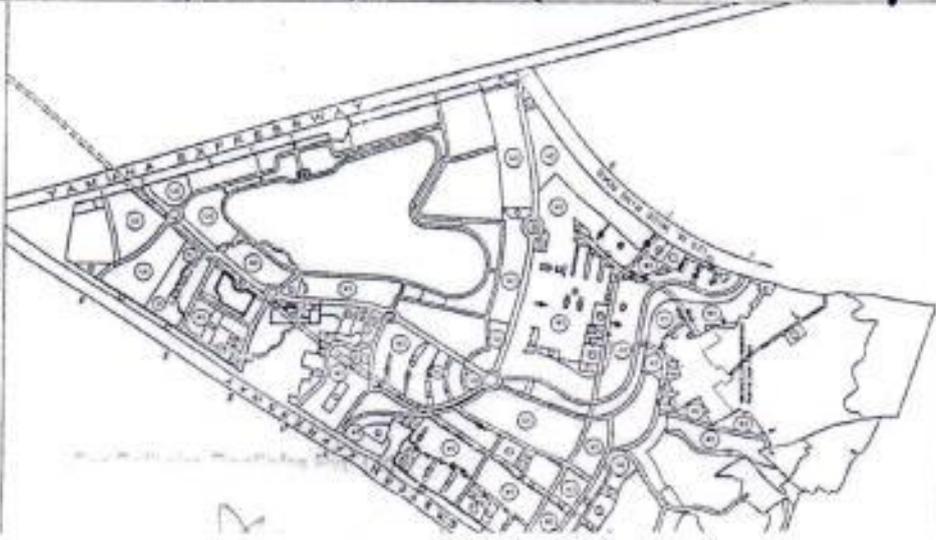
JAYP L L SPORTS INTERNATIONAL L.LIMITED

SECTOR 128, NOIDA

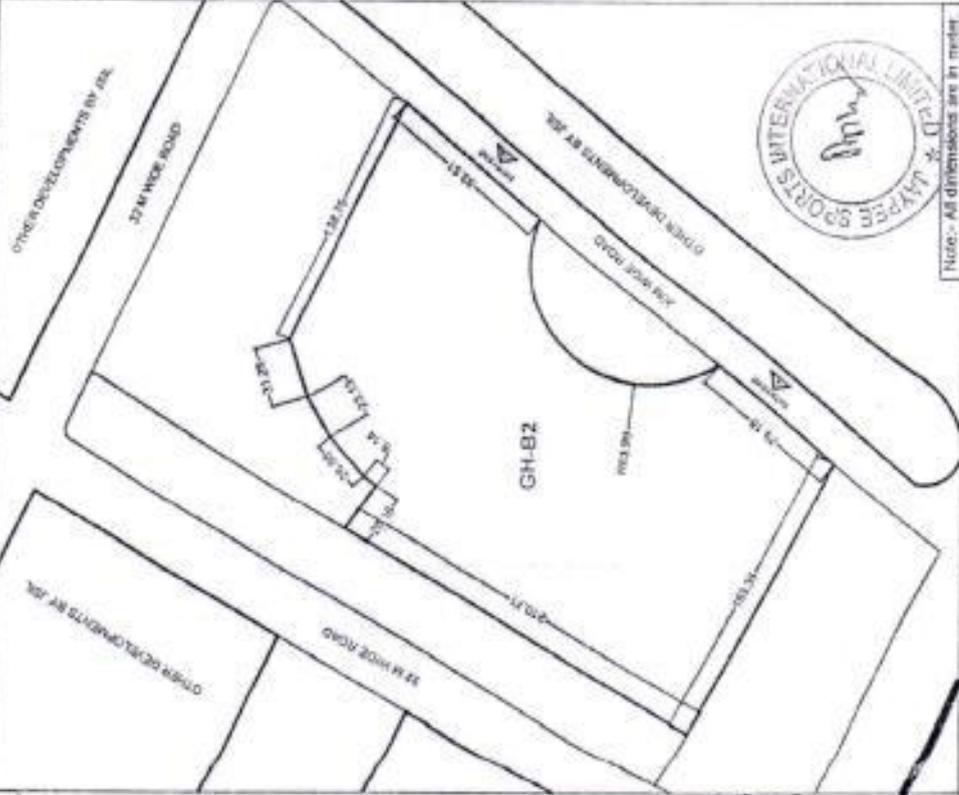
LOCATION OF DEMISED PLOT

ANNEXURE - II

IT PLAN OF SUBJECT LAND
ING DEMISED PLOT



DETAILS OF DEMISED PLOT



DETAILS OF DEMISED PLOT
(As per Layout plan submitted to YEAI)

For (Group Housing Plot) = 45389.0 sq.m
TOTAL = 45389.0 sq.m

JAYPEE GREENS
SPORTS CITY SDZ

TITLE:-

LOCATION PLAN OF DEMISED PLOT
SECTOR - 25, JAYPEE GREENS SPORTS CITY SDZ

DEALT BY:
MEGHNA SHRIVASTAVA

SCALE:-
N.T.S

CHEKED BY:
RAJNA DORA

DATE
25-06-2013



final and binding. The venue of arbitration shall be at Gautam Budh Nagar. The proceedings of arbitration shall be in English.

49. This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India.

50. The local Court of Gautam Budh Nagar, Uttar Pradesh 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**.

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

SIGNED AND DELIVERED BY

the within named
Solitaire Realinfra Pvt. Ltd

Authorized Signatory



WITNESSES:

1. Atul Agarwal ^{Atul} Consider
4-138 Gramma-II
2. Sambosh Agarwal ^{S/O R.K. Agarwal} Consider
H-138 Gramma-II

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

For Solitaire Realinfra Pvt. Ltd.

Authorized Signatory



