

40859 R 57

IF 25755/B



उत्तर प्रदेश

**NISHU KUMAR SHARMA**  
B.Com LL.B  
Advocate  
Greater Noida

उत्तर प्रदेश

**NISHU KUMAR SHARMA**  
B.Com LL.B  
Advocate  
Greater Noida

**NISHU KUMAR SHARMA**  
B.Com LL.B  
Advocate  
Greater Noida

RS 188274

**SUPPLEMENTARY SUB LEASE DEED**

Stamp: Rs. 500/-

THIS DEED is made on the 12<sup>th</sup> day of October 2013 between YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No.6 of 1976) hereinafter called the 'LESSOR' or First Party which expression shall unless the context does not so admit include its successors and assignee on the **One Part.**

And

M/s **Orris Developers Pvt. Ltd.**, a Company duly incorporated under the Indian Companies Act, 1956 And having its Registered Office at J-10/5, DLF, Phase-II, MG Road, Gurgaon, Pin-122002 in Haryana through its Authorised Signatory, Mr. Manjit Singh S/o Sh. Amrik Singh R/o X-181, Regency Park-2, DLF, Phase-IV, Gurgaon, duly authorized by its Board of Directors vide Resolution dated 2<sup>nd</sup> April 2013 (Hereinafter referred to as the "DEVELOPERS"/ "LESSEE"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **SECOND PART.**

And

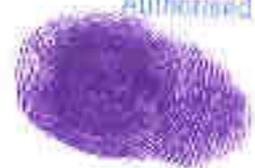
Full Time  
Manager (Property)  
Yamuna Expressway Indl Dev Authority  
Greater Noida

**ORRIS DEVELOPERS PRIVATE LIMITED**

**AUTHORISED SIGNATORY**

For **ATS Realty Private Limited**

Authorized Signatory



क्र. सं. १२ 11/10/13

स्थान एवं करने का समय.....

स्थान एवं नाम के पते.....

स्थान की पत्तिका.....

शु. सं. २५ रक. लिमिटी ७० लाख १३  
प्रति १९-

**गौरव शर्मा स्टाफ विक्रेता**

आधिकार सं. 134/11-12 अथवा 31-3-20/11/13  
प्रबन्धक-अप कार्यालय उदर गाँव, गीतकपुर नगर





उत्तर प्रदेश UTTAR PRADESH

BS 188275

2

M/s ATS Realty Pvt. Ltd., a Company duly incorporated under the Indian Companies Act, 1956 And having its Registered Office at 711/92, Deepali, Nehru Place, New Delhi-110019 through its Authorised Signatory Mr. S.J. Raza S/o Late Mr. S.M. Hasnain R/o Flat No.-G-25, Ground Floor, Block-C, Gaur Global Village, Crossing Republic, Ghaziabad, Pin-201016, U.P., duly authorized by its Board of Directors vide Resolution dated 10<sup>th</sup> October 2013 (hereinafter referred to as the 'SUB-LESSEE'), 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 **THIRD PART**;

WHEREAS pursuant to Sub-Lease Deed dated 12-06-2013 entered into between the Lessor, Lessee and the Sub-Lessee, the Lessor allotted all his rights, title and interest to the Sub-Lessee in the connection of Plot No.-TS-02A, Sector-22D, IN YAMUNA EXPRESSWAY, AREA MEASURING-409552.515 SQM., IN THE DISTT. GAUTAM BUDH NAGAR, U.P., (hereinafter referred to as the "Property") which was duly registered with the Sub-Registrar, Greater Noida, Gautam Budh Nagar (U.P.), under Book No. 1, Vol. No. 13472, Page No-107 to 138, Document Number-14371, dated 12-06-2013 (hereinafter referred as "Sub-Lease Deed").

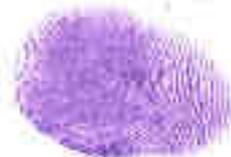
  
Hasi Khan  
Manager (Property)  
Yamuna Expressway Ind. Dev. Authority  
Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

  
Authorized Signatory



93  
 11/10/13  
 प्रश्न सं०...  
 स्टाभ क्रमांक...  
 स्टाभ क्रमांक का नाम व पता...  
 स्टाभ की क्षमता...

**गौरव शर्मा स्टाभ विक्रेता**

लाइसेंस नं० 134/11-12 जयति 31-3-20...  
 उपनिबंधक कार्यालय प्रदर चोएडा, गौतमबुद्ध नगर



**पुरका लेखपत्र**

100.00	50	150.00	2,500
द्वितीय	तृतीय	चतुर्थ	पंचम

यमुना एक्सप्रेसिविओरिडारि द्वारा बरी खां

भावनाम नौकरी

निवासी यमुना एक्सप्रेसिविओरिडारि गौतमबुद्धनगर  
 अत्यादी फल यमुना एक्सप्रेसिविओरिडारि गौतमबुद्धनगर

ने यह लेखपत्र छ कार्यालय में दिनांक 17/10/2013 भवः 4:38PM  
 बजे निकलने हेतु पेश किया।



रजिस्ट्रार ऑफिस के हस्ताक्षर

(तेज सिंह गदिये)  
 उपनिबंधक सदर  
 गौतमबुद्धनगर  
 17/10/2013

निष्पादन लेखपत्र काय यमुने व कायने कल्पन व प्राप्त धनराशि रु. प्रलेखनक्षर उक्त

प्रथम उक्त

द्वितीय पक्ष

यमुना एक्सप्रेसिविओरिडारि द्वारा बरी खां



श्री एटीएम रिजल्टी फाउण्डेरी द्वारा एसएलए रजा  
 पुत्र श्री एसएलए हुसैन  
 पेशा व्यापार  
 निवासी जी-25 जीएफ ब्लॉक सी गौड गजोपल  
 गजियाबाद



पेशा नौकरी

निवासी यमुना एक्सप्रेसिविओरिडारि गौतमबुद्धनगर

श्री जीरिंदर उवलड द्वारा मनधीरा सिंह

पुत्र श्री जगदीश सिंह

पेशा व्यापार

निवासी एक्स-181 रेजीड नार्ड-2 डीएनएफ फेस

गुडगाव





उत्तर प्रदेश UTTAR PRADESH

BS 188276

3

Through Min/Max permissible land use break up for the total residential township plot was mentioned in the sub lease deed but by mistake the actual areas of pockets for that land uses were left to be mentioned. So on page no.-4 between line no.-2 and point no.-A, the following table and contents are added in Sub-Lease Deed-

<b>Institutional &amp; Facilities</b>	
Sr. Sec. School SS-1, Primary School PS-1 & PS-2, Nursery School NS-1, NS-2 & NS-3, Crèche & Day Care Centre CD-1 & CD-2, Dispensary DS-1 & DS-2, Nursing Home NH-4 to NH-7 Community Centre CM-1 & CM-2, Milk Booth MB-1 to MB-4, ESS-2 & Taxi Stand-2	33881.742 Sq. Mtrs.
<b>Commercial</b>	
Convenient Shopping CS-1 & CS-2	10016.384 Sq. Mtrs.
<b>Residential</b>	
Pocket No. P1	15836.481 Sq. Mtrs.
Pocket No. P2	23633.812 Sq. Mtrs.
Pocket No. P3	13664.928 Sq. Mtrs.
Pocket No. P4	15118.101 Sq. Mtrs.
Pocket No. P5	26310.458 Sq. Mtrs.
Pocket No. P6	18130.050 Sq. Mtrs.
Pocket No. P7	34323.238 Sq. Mtrs.
Pocket No. P8	32201.900 Sq. Mtrs.
Pocket No. P9	43082.041 Sq. Mtrs.

  
 Razi Khan  
 Manager (Property)  
 Yamuna Expressway Indl. Dev. Authority  
 Greater Noida

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

  
 Authorised Signatory

93  
 11/10/13  
 नाम रा...  
 स्टाफ्म क्लब धरने का...  
 स्टाफ्म क्लब का नाम...  
 स्टाफ्म की स्थापना...  
**गौरव शर्मा स्टाफ्म विक्रेता**  
 सर्वोक्त नं० 134/11-12 दिनांक 31-3-2013  
 स्थानिक नं० काशीपुर गेट नं० 1 गौतमबुद्ध नगर



ने निष्पादन स्वीकार किया।  
 जिसकी परमाणु श्री हरकेश  
 पुत्र श्री मूलचन्द  
 निवा  
 निवासी एच-168/4 गांधी गेट नं० 1 गौतमबुद्ध नगर  
 इ श्री रमधीर सिंह  
 पुत्र श्री चन्दर सिंह  
 निवा  
 निवासी उपरोक्त  
 ने की।

*[Handwritten signature]*



रजिस्ट्रार अफिसरों के हस्ताक्षर

*[Handwritten signature]*  
**(तेज सिंह यादव)**  
 उपनिबन्धक सदर  
 गौतमबुद्ध नगर  
 17/10/2013





उत्तर प्रदेश UTTAR PRADESH

BS 188277

4

The sub lessee agrees that area totals to 1,43,343.38 sqm. Shall be dedicated for roads and parks and shall be incapable of being sub leased. It shall be the exclusive responsibility of the Sub lessee to develop and maintain during the entire term of this deed. such area as per the norms of the Lessor, as may be fixed or amended from time to time. The sub lessee shall have to resolve the issue of maintenance of such entire area totalling to 143, 343.38 Sqm either wholly by itself or through its sub lessee before making any request for permission to sub lease."

Similarly, on page no.-11, between point no.-M, para -2(4) and point no.-N, the following contents and point is being added to complete the Sub Lease Deed-

"The Sub - Lessee shall have to construct on its own minimum of 30% permissible FAR the 'residential', 'institutional & facilities' and 'Commercial' area.

5. For the development and maintenance of such area totalling to 143,343.38 Sqm., the sub lessee or its sub lessees in turn shall have to by make adequate financial arrangements to the satisfaction of the lessor. It is an agreed condition of this sub lease, and be incorporated in further sub lease, that any default in such development / maintenance of lease shall constitute a material breach of this deed or further sub lease deed as the case may be and further that in the event of the Lessor (i.e. YEIDA) at any point of time is required to develop or maintain the roads / parks area of the such area, then the cost thereof shall be proportionately recoverable from the ultimate sub lessee of individual plots/flats as the case may be and the same shall constitute a charge over such plot/flat. The sub lessee undertakes to incorporate such a covenant in every further sub lease.

ORRIS DEVELOPERS PRIVATE LIMITED

Basu Khari  
Manager (Property)  
Yamuna Expressway Ind. Dev. Authority  
Greater Noida

AUTHORISED SIGNATORY For ATS Realty Private Limited

Authorised Signatory

95  
99  
ग्राम रक्ष...  
स्थाप...  
स्थाप...  
स्थाप...  
**गौरव शर्मा स्टाभ्य विक्रेता**  
हाउसिंग नं० 134/11-12 इटानि 31-2-2014  
अधिनियमक कार्यालय अटल नोरका, गौतमपुरा नगर



**प्रथम पक्ष**

Registration No: 25755

Year: 2013

Book No: 1

0101 गमुना एक्सप्रेसिवाट द्वारा बशी खां

गमुना एक्सप्रेसिवाट गौतमपुरा नगर



0102 40 जोरिल इवल0 द्वारा मनजीत सिंह

अमृतिक सिंह  
एक-151 नरपौर नर-2 जोरिल एक फर-4 गुजरात  
गुजरात



**द्वितीय पक्ष**

Registration No: 25755

Year: 2013

Book No: 1

0201 मै0 एटीएस रिगल्टी प्र0लि0 द्वारा एम0 एम0  
एम0 एम0 एम0  
जी-25 जोरिल इलाक नरि गौरव स्टाभ्य विक्रेता  
गुजरात





उत्तर प्रदेश UTTAR PRADESH

BS 188278

5

6. No Sub-lease can be validly executed and registered without prior written permission of the Lessor.

The other facts and conditions will remain same as in sub lease deed. By Supplementing above contents, there is no effect on property, so stamp duty chargeability is not affected by this Supplementary Sub Lease Deed.

Witnesses:

1. Harkish S/o Sh. Mool Chand  
R/11-168/4 Gramma II road  
(Cor. Noida)

2. Ramesh Ramesh Singh  
S/o Sh. Chandar Singh  
R/11-168/4 Gramma II  
(Cor. Noida)

Lessor  
Saf Khan  
Manager (Property)  
Fatima Expressway Indl. Dev. Authority  
Ghazi Road

ORRIS DEVELOPERS PRIVATE LIMITED  
Lessee

AUTHORISED SIGNATORY

Sub-Lessee  
For ATS Realty Private Limited

Authorized Signatory



96  
93  
कम सं. 96  
11/10/13  
जिला का नाम  
स्टाम्प का नाम व मूल्य  
स्टाम्प की संख्या

गौरव शर्मा स्टास्य विक्रेता

कार्यालय नं. 131/11-12 अर्ध 31-3-20  
उपनिबन्धक कार्यालय अंतर नगर, गौतमबुद्ध नगर



आज दिनांक 17/10/2013 को

वर्ग सं. 1 जिल्द सं. 14304

पृष्ठ सं. 315 से 324 पर क्रमांक 25755

रजिस्ट्रीकृत किया गया



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

17/10/2013

L-14371/13



उत्तर प्रदेश

UPADESH

420914

04

Stamp Duty Paid in Cash Certificate in favour of M/S ATS REALTY PVT. LTD. A/o 711/92, Deepali,  
Nehru Place New Delhi  
 In Pursuance of the order of the Collector  
 No. 1166/13 Dated 11/6/13 Passed under  
 section 10-A of the Stamp Act, 1899 certified that  
 an amount of Rs. 22,15,836.00 Rs. Twenty Two Crore Eleven Lacs Fifty Eight  
Thousand Three Hundred Sixty Only - x  
 has been Paid in Cash as stamp duty in respect  
 of this instrument to the State Bank of India  
 Treasury/Sub Treasury of NOIDA  
 by Chalan No. 50754 Dated 15-06-13  
 a Copy of which is annexed herewith.

12 June 2013  
 Date  
[Signature]  
 Officer-in-Charge  
 Treasury  
 Cantonment Buzurg

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

For ATS Realty Private Limited

Authorised Signatory



M/s ATS Realty RA Ltd

No. Delhi



Handwritten text at the bottom center, possibly a signature or a note, which is mostly illegible.

## SUB LEASE DEED

MARKET VALUE Rs.  
 AREA OF PLOT 409552.515 sq.mtr.  
 SALE CONSIDERATION <sup>191868200/-</sup> Rs. 4,42,31,67,69/-  
 PLOT NO. : TS-2 A Sector 22 D Yamuna Expressway Authority  
 STAMP DUTY Rs. 22,11,58,360/- + 10% = 22,11,58,460/-

THIS SUB LEASE DEED is made at Yamuna Expressway Industrial Development Authority Authority on this 12th day of June, 2013.

BY AND BETWEEN

**YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) ( hereinafter referred to as the LESSOR) which expression shall unless the context does not so admit include its successors and assigns of the FIRST PART

AND

**M/s. Orris Developers Pvt. Ltd.** a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at J-10/5, DLF, Phase-II MG Road Gurgaon Pin-122002 Haryana through its Authorised signatory Mr. Manjit Singh S/o. Sh. Amrik Singh R/o. 10-181 Regency Park-2 DLF Phase-IV, Gurgaon duly authorised by its Board of Directors vide Resolution dated 2<sup>nd</sup> April' 2013 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART.

AND

**M/s. ATS Realty Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi-110019 through its authorised signatory / Director Sh. Ramesh Kumar Mishra S/o Sh. Vidya Nath Mishra R/o 384 Deepawall Enclave, near Ismailpur, Faridabad, Haryana-121012 duly authorised by its Board of Directors vide Resolution dated 23 May 2013 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

- a) The Authority invited bids under its Schema Code YEA-RT-02 for allotment of various plots, including Plot No.TS-02 Sector-22D, Yamuna Expressway Industrial Development Authority District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.

ORRIS DEVELOPERS PRIVATE LIMITED

For ATS Realty Private Limited

AUTHORISED SIGNATORY

Authorised Signatory

LESSOR

LESSEE

SUB-LESSEE



- b) The Lessee herein was the successful bidder for Plot NoTS-02, District Gautam Budh Nagar, Uttar Pradesh admeasuring 819105.00 square metres,
- c) The allotment letter / bid document / brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of its execution.
- d) The Authority as a Lessor vide Lease Deed dated 11 Jan 2012 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in **Book No. 01 Jild No.10121 Page No.1 to 54 document No-789** demised the said plot for a period of 90 years from the date of its execution in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and / or construct and thereafter transfer the developed plots / flats / units in the following manners –

- After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting; etc, in that area is in progress.
- The Lessee is executing sub lease deed in favour of Sub-lessee.
- On execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area *as provided contained in this sub lease deed.*

*Be*  


- The sub-lessee shall have to follow and fully implement the group housing project on this allotted/sub-leased **Plot no. TS-02A** all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/bid document/lease deed.

*Be*  


- The layout plan of Developers / Lessee has been approved vide Lessor's *letter no 4897 SP-03/2013* dated 10/05/2013 The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc. *Be*

- As per approved Layout Plan / Master Plan the Builders Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. TS-02A *in sub leased* in the Project namely Curio city being developed by the Lessee to *ATS as enumerated in layout* **M/s. ATS Realty Pvt. Ltd. (Sub-Lessee)** a company incorporated under the companies act 1956 having its registered office at 711/92, Deepali, Nehru Place, New

**ORRIS DEVELOPERS PRIVATE LIMITED**

*Be*  
 For **ATS-Realty Private Limited**  


**KASHYAP**  
 Property  
 Devt. Authority  
**LESSOR**

**AUTHORISED SIGNATORY**  
**LESSEE**

**Authorized Signatory**  
**SUB-LESSEE**

ने निम्नलिखित प्रकार किया।

निम्नलिखित पता श्री एस0ओ0रजा

एच ओ एस0एस0एम0हसन

को

निवासी पी-25 गौड ग्लोबल मिलेज कारिंग रिपब्लिक

श्री हरदेना

श्री गूलचन्द

पेशा नौकरी

निवासी एच-168/4 गागा-2 गेट नोएडा

श्री 1

उपरोक्त पद शर्तियों के निम्न अंगूठे निम्नतुल्य विधे गये हैं।

*Handwritten signature*

*Handwritten initials 'HH'*



रजिस्ट्रार अधिकाारी के हस्ताक्षर

*Handwritten signature*  
(तेज सिंह यादव)  
उपनिबन्धक सदर  
गौतमबुद्धनगर  
12/8/2013



*Handwritten signature*

Delhi-110019 sub-lease which is being executed through this Sub-Lease Deed.

**A. MODE OF PAYMENT AND PAYMENT PLAN**

1. All payment should be made through demand drafts/ pay orders drawn in favour of "YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Yamuna Expressway Industrial Development Authority. The Sub lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee has to pay Rs 191,86,82,700/- premium and Annual lease rent till directly to the Lessor. The sub-lessee shall have to pay balance 70% premium @ Rs.4741/- per square metre within 6 years from the date of allotment to Lessor along with interest 12.50% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12.50% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 70% premium of the plot along with interest will be paid in 13 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be liveable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-lessee should ensure remittance on the previous working day.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
8. The total consideration of the plot is Rs. 191,86,82,700/- i.e. @ Rs. 4741/- per square metre.


  
 LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

For ATS Realty Private Limited

Authorised Signatory

SUB-LESSEE

पददाता

Registration No.: 14371

Year: 2013

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि वसुधा एकरावसादे औद्योगिकवाता

दिनांक 10/05/2013  
वैश्या



0102 श्री.ओरिस खन्ना/श्री.ओरिसा खन्ना

अवधीत सिद्ध  
वे 10/5 2013/05/2013 वेब-2 एनएलएनएनएन सुदानी  
वैश्या



9. The sub-lessee shall have to pay balance 70% premium i.e. **Rs. 142,58,70,363/-** of the plot/sub-leased directly to the Lessor/Authority in the following manner:-

Particulars	Due Amount	Due Date	Premium	Interest	Balance amt
Inst-01	198799233.26	13-08-2013	109682335.59	89116897.67	1316188027.68
Inst-02	191944087.28	13-02-2014	109682335.59	82261751.69	1206505691.49
Inst-03	185089941.31	13-08-2014	109682335.59	75406605.72	1096823355.90
Inst-04	178233795.33	13-02-2015	109682335.59	68551459.74	987141020.31
Inst-05	171378649.36	13-08-2015	109682335.59	61696313.77	877458684.72
Inst-06	164523603.39	13-02-2016	109682335.59	54841167.80	767776349.13
Inst-07	157668357.41	13-08-2016	109682335.59	47986021.82	658094013.54
Inst-08	150813211.44	13-02-2017	109682335.59	41130875.85	548411677.95
Inst-09	143958065.46	13-08-2017	109682335.59	34275729.87	438729342.36
Inst-10	137102919.49	13-02-2018	109682335.59	27420583.90	329047006.77
Inst-11	130247773.51	13-08-2018	109682335.59	20665437.92	219364671.18
Inst-12	123392627.54	13-02-2019	109682335.59	13710291.95	109682335.59
Inst-13	116537481.56	13-08-2019	109682335.59	6855145.97	0.00

#### B. NORMS OF DEVELOPMENT

- A. The land use breakup for the total residential township plot shall be as follows:

PERMISSIBLE LAND USAGE	
Institutional & Facilities	Minimum 05%
Roads, Parks & Open spaces	Minimum 35%
Commercial	05% Maximum
Residential (Plotted and Flatted)	55% Maximum

The premium & Lease rent of the Lessee shall be automatically reduced from the payable instalment(s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

#### B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by the LESSOR.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, normally, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

  
**BR. J. S. KASHYAP**  
 Indt. Sec. Manager (Property)  
 Yamuna Extn. Secy. Off. Dev. Authority  
 Greater Noida

LESSOR

**ORRIS DEVELOPERS PRIVATE LIMITED**

  
 AUTHORIZED SIGNATORY

LESSEE

  
 Authorized Signatory

SUB-LESSEE

पटदा गृहीता

Registration No. : 14371

Year : 2013

Book No. : 1

0201 म०र०ली०ए०म० वि०प्र०लि०द्वारा क०श० कु०मार० मि०श्रा  
वि०नाथ० मि०श्रा  
211/92 म०प०ली० न०र०-प०रा० नई० दिल्ली-19  
बी०ए०



म०प०ली० न०र०-प०रा० नई० दिल्ली-19  
बी०ए०

5. The lease hold rights of the plot sub-leased to the sub-lessee by the Lessee, for the balance period of 90 years calculated from the date of execution of lease deed i.e. 11.01.2012

### C. LEASE RENT

In addition to the premium of plot, the sub-lessee shall have to pay yearly lease rent in the manner given below:

- (i) The Lessee has paid Annual lease rent @ 1% of total premium directly to the Lessor upto 11.01.2012. The lease rent will be payable by the Sub-lessee to the Lessor @ 1% of premium i.e. Rs 1,94,16,884/- of the plot for the first 10 years of lease period.
- (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (v) The sub-lessee shall have to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" before start of execution of further sub lease deeds in favour of final purchasers of the flats on this allotted group housing plot.

However, in case the lease rent is revised by LESSOR, the lease rent prevalent on the date of execution of lease deed shall be payable.

### D. POSSESSION

Possession of sub-leased plot will be handed over to the Sub-lessee by the Lessee. After execution of sub-lease deed, the sub-lessee shall be treated as allottee of lessor for the purpose of balance proportionate payments, implementation of the project and compliance of terms and conditions of scheme brochure/ lease deed.

### E. EXECUTION OF SUB LEASE DEED

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor on the fulfilment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted

RAJESH KASHYAP  
(Proprietor)  
Jee. Authority  
LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY  
LESSEE

For ATS Realty Private Limited

Authorized Signatory

SUB-LESSEE

Handwritten notes in the top right corner, possibly including a date or page number.



Handwritten labels on the left side of the diagram, possibly identifying the structures shown.

Handwritten labels on the right side of the diagram, possibly identifying the structures shown.

phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.

- b) Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Sub-Lessee has to obtain building occupancy certificate from Planning Department, YEIDA (Lessor).
- d) The Sub-Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Sub-Lessee shall have to execute tripartite sub lease in favour of the final purchaser/s for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Sub-Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute tripartite sub lease deed between Lessor, Sub-Lessee and final purchaser of developed flats/plots. The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1<sup>st</sup> sub-Lessee shall be allowed without any transfer charges but tripartite sub lease deed will be executed between the Lessor & Sub-Lessee and the final purchaser/s of developed flats/plots. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of tripartite sub-lease deed.

- h. Every transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

#### F. INDEMNITY

The sub-lessee shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of:

1. Non-completion of the Project.
2. Quality of construction
3. Any other legal dispute arising out of allotment, lease, sub-lease etc.

The sub-lessee shall be wholly and solely responsible for implementation of the Project and except the land which it has subleased to any individual or entity shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate alternate agency for such work/ responsibility is identified legally by the sub-lessee. Thereafter the agency appointed by the Sub-lessee will be

ORRIS DEVELOPERS PRIVATE LIMITED

For ATS Realty Private Limited

BEHIND MUMBAI KASHYAP  
 (Property)  
 Dev. Authority  
 LESSOR

AUTHORISED SIGNATORY  
 LESSEE

Authorized Signatory  
 SUB-LESSEE

1847  
1848  
1849  
1850  
1851  
1852  
1853  
1854  
1855  
1856  
1857  
1858  
1859  
1860  
1861  
1862  
1863  
1864  
1865  
1866  
1867  
1868  
1869  
1870  
1871  
1872  
1873  
1874  
1875  
1876  
1877  
1878  
1879  
1880  
1881  
1882  
1883  
1884  
1885  
1886  
1887  
1888  
1889  
1890  
1891  
1892  
1893  
1894  
1895  
1896  
1897  
1898  
1899  
1900



1847-1899

1847-1899

1847-1899

1847-1899

responsible to the Authority for maintenance and service of the constructed flats/ buildings.

**G. CONSTRUCTION**

1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 12 months.
2. Date of execution of lease deed shall be treated as the date of possession. The sub-lessee shall be required to complete the construction of group housing pockets on sub-leased plot as per approved layout plan and get the occupancy certificate issued from Building Cell/Planning Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee/sub lessee shall be required to complete the construction of minimum FAR as per the bye laws of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within a period of 5 years from the date of execution of lease deed.

3. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the sub- lessee.
4. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
  - For first year the penalty shall be 4% of the total premium.
  - For second year the penalty shall be 5% of the total premium.
  - For third year the penalty shall be 6% of the total premium.

Extension for more than three years, normally will not be permitted.

5. In case the sub-lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed/sub-lease deed as the case may be, shall be liable to be cancelled. Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. There shall be total liberty at the part of Lessee/Sub- Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/ Institutional use would be admissible but the Lessee/Sub-Lessee may utilize the same for residential use as per bye laws.


  
 DEPARTMENT OF URBAN PLANNING AND CONSTRUCTION  
 Bangalore  
 LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED  
 AUTHORIZED SIGNATORY  
 LESSOR

For ATS Realty Private Limited  
  
 Authorized Signatory  
 SUB-LESSEE

100  
100  
100

100  
100  
100



100  
100  
100

100  
100  
100

100  
100  
100

100  
100  
100

100  
100  
100

100

7. The Lessee/Sub-Lessee may implement the project in maximum 07 YEARS and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

**H. MORTGAGE**

The Sub-Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by sub-lessee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/ Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

**I. MISUSE, ADDITIONS, ALTERATIONS ETC.**

In case of violation of any of the conditions, allotment shall be liable to be cancelled and possession of the premises along with the structure(s) thereon, if any, shall be resumed by the LESSOR.

The sub-lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Sub-lessee(s) fails to correct such deviation(s) within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Sub-lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

**J. LIABILITY TO PAY TAXES**

BRIGIDHVIKAR KASHYAP  
(Property)  
Gov. Authority  
LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

For ATS Realty Private Limited

Authorised Signatory

SUB-LESSEE

Handwritten notes in the top right corner, possibly including a date or page number.



Faint text or labels on the left side of the page, possibly describing the diagram.

Faint text or labels on the right side of the page, possibly describing the diagram.

The Sub-lessee or allottee(s)/final purchasers of sub-lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

#### K. OVERRIDING POWER OVER THE DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Sub-lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the LESSOR on the amount of such compensation shall be final and binding on the Sub-lessee.

#### L. MAINTENANCE

1. The sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The sub-lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept
  - a) in a state of good condition to the satisfaction of the Lessor at all times.
  - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed off at the earmarked place/land fills sites as per the policy of LESSOR for similar sectors.
3. The sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the LESSOR framed/ issued under section 8,9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of LESSOR, the LESSOR shall have the right to impose such penalty as the LESSOR may consider just and expedient.
5. The sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the LESSOR will have the power to get the maintenance done through any other Authority and recover the amount so spent from the sub-lessee. The sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 shall be applicable on the sub-lessee. No objection to the amount spent for maintenance of the building by the Lessee/LESSOR shall be entertained and decision of the LESSOR in this regard shall be final.

BRITISH INDIAN KASHMIR  
 (Property)  
 Dev. Authority  
**LESSOR**

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY  
 LESSEE

For: ATS Realty Private Limited

Authorised Signatory

SUB-LESSEE

100



Fig. 1

#### M. CANCELLATION OF SUB-LEASE DEED

In addition to the other specific clauses relating to cancellation, the LESSOR, as the case may be, will be free to exercise its right of cancellation of sub-Lease in the case of:

1. Sub-lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the Sublessee for breach/ violation of terms and conditions of and/ or non-deposit of due amounts.
4. If at the time of cancellation, the plot is occupied by the sub-lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the LESSOR with structure thereon, if any, and the sub-lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.
5. If the Sub-lease deed is cancelled on the ground mentioned in para M1. above, the entire amount deposited by the sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

#### Clause of Township sub lease

1. The allotment of land by Lessor shall be on lease basis.
2. The LESSOR will monitor the implementation of the project.
3. In case of default, render the Sub-lease liable for cancellation and the Sub-lessee will not be paid any compensation thereof.
4. The Sub-Lessee shall execute an Indemnity bond, indemnifying the LESSOR unequivocally against any consequences of a situation where the LESSOR is not able to give possession of the acquired land and/or of the unacquired land. In such a situation the liability of the LESSOR shall be limited to refund, without interest, to the sub-lessee, the deposit, if any, made by the sub-lessee against that portion of the land of which possession could not be delivered to the sub-lessee by the LESSOR.

#### N. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessee control, the Lessee is unable to make allotment or facilitate the sub-lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.

  
**MANOJ KASHYAP**  
 Joint. Sec. Manager (Property)  
 Yashwanth Environments Pvt. Dev. Authority  
 Gunder Nagar  
**LESSOR**

  
**ORRIS DEVELOPERS PRIVATE LIMITED**

**AUTHORIZED SIGNATORY**  
**LESSEE**

  
**Authorized Signatory**

**SUB-LESSEE**



Faint, illegible text or markings at the bottom right of the page.

4. If the Sub-Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/sub-lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Sub- Lessee's cost and charge damages from the Sub-Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Sub Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.
7. The Lessor will monitor the implementation of the project.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee with simple interest.
15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

Schedule of Plot

Sub-~~leased~~ Plot No. TS-02A, Yamuna Expressway measuring 109552.515 ---sq.m. in the Dist. Gautam Budh Nagar (U.P) alongwith undivided, impartibly, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:  
West:  
South:  
North:

As per Plan Attached

  
BRISHABH KASHYAP  
Inch. Sr. Manager (Property)  
Yamuna Expressway Ind. Dev. Authority  
Greater Noida  
LESSOR

ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

  
Authorized Signatory

SUB-LESSEE



Digitized by Google

charge damages from the Sub-Lessee during the period of submission of nuisance.

5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District - Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Sub Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.
7. The Lessor will monitor the implementation of the project.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. In case the Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee with simple interest.
15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

**Schedule of Plot**

Sub-leased Plot No. IS-2A, Yamuna Expressway measuring 409552 sq.m. in the Dist. Gautam Budh Nagar (U.P) alongwith undivided, impartibly, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:  
West:  
South:  
North:

**As per Plan Attached**



ORRIS DEVELOPERS PRIVATE LIMITED

AUTHORISED SIGNATORY

LESSEE

For ATS Realty Private Limited

Authorised Signatory

SUB-LESSEE

100

10

100

100

100

100

100

100

100

100

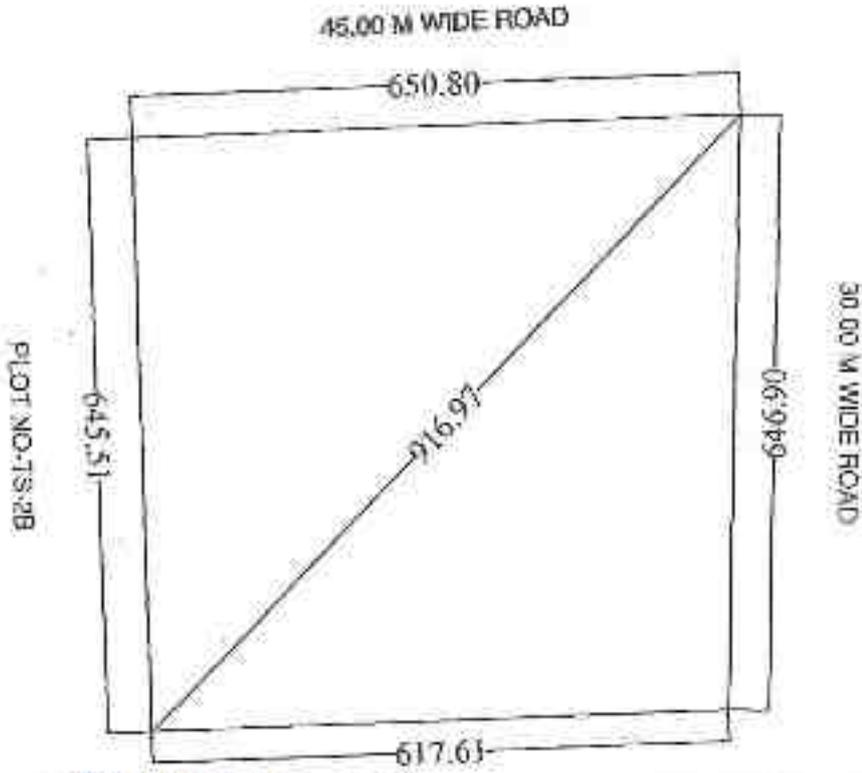


100

100

100

457



PLOT NO-TS-2B

30.00 M WIDE ROAD

For ATS Realty Private Limited  
*[Signature]*  
 PLOT NO-TS-01

ORRIS DEVELOPERS PRIVATE LIMITED

Authorised Signatory

AUTHORISED SIGNATORY

TOTAL AREA-409552.51 SQM  
 AREA UNDER STAY-37719.83 SQM  
 NET AREA-371832.68 SQM

BRJESH KUMAR KASHYAP  
 In-charge Sr. Manager (Property)  
 Yamuna Expressway Ind. Dev. Authority  
 Greater Noida

PLOT BOUNDARY

**NOTE-**

Development work in progress Dimension may increase or decrease after completion site development.

SIGN-	SIGN-			
POSSESSION TAKEN OVER	POSSESSION HANDED OVER			
<b>SUB-LEASE PLAN FOR          PLOT NO-TS-02A,          SEC.22(D)</b>	PROJ.DEPTT.	ASSTY.MANAGER	MANAGER	SR.MANAGER
	LAND.DEPTT.	IKKHEPAT	NAVANTARSEEL DAB	TARSEEL DAB
	LAW.DEPTT.	A.L.O.		
	PLNG.DEPTT.	SR.DRAFTSMAN	SR.EXECUTIVE	



**YAMUNA EXPRESSWAY INDUSTRIAL  
 DEVELOPMENT AUTHORITY**

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



452

PLOT - TS 03

650.58

45 M GREEN BELT

PLOT - TS 02 B

646.98

**TS - 02 A**

**TOTAL PLOT AREA- 409552.515 Sq.m.**

30 M WIDE ROAD

50 M GREEN BELT

646.90

YAMUNA EXPRESSWAY

617.52

PLOT - TS 01

**ORRIS DEVELOPERS PRIVATE LIMITED**

**AUTHORISED SIGNATORY**

**TOTAL PLOT AREA- 409552.515 Sq.m.**

**SUB-LEASE PLAN FOR PLOT NO. TS - 02 A,  
SECTOR 22 D, YAMUNA EXPRESSWAY  
INDUSTRIAL DEVELOPMENT AUTHORITY**

M/s ATS REALTY PVT. LTD.  
711/92, Deepali, Nehru Place, New Delhi

ARCHITECT'S SIGNATURE:

*Ar. Gaurav Sood*  
**Ar. Gaurav Sood**  
**CA/2011/52856**



*For ATS Realty Private Limited*

**Authorized Signatory**  
**SUB-LESSEE**

LESSOR

LESSEE

Handwritten notes in the top right corner, including the number '10' and some illegible scribbles.

Handwritten text, possibly a title or header, located in the lower-left quadrant of the page.



Handwritten text, possibly a date or a reference number, located in the lower-left quadrant.

Handwritten text, possibly a signature or a note, located in the lower-left quadrant.

Handwritten text, possibly a signature or a note, located in the lower-left quadrant.

In witnesses whereof the parties have hereunto set their hands on the day, month and the year first above written.

NOTE:- ON Page No- 3, 8, 9, 12 & 13 as written by hand is accepted.

In presence of  
Witnesses

1.

*S. J. Raza*  
S. J. RAZA  
8/0 Late Sh. S. M. HASNAIN  
G-25, Gauri Global Killose  
Crossing Republic, Chhaziyabad

**Signed for and on behalf of LESSOR**

**ORRIS DEVELOPERS PRIVATE LIMITED**

**AUTHORISED SIGNATORY**

**Signed for and on behalf of LESSEE**

2.

*Hankesh S. M. Moolchand*  
Hankesh S. M. Moolchand  
Fl. H-168 / 4 G. m. o. P  
C. P. O. D. A.

**For ATS Realty Private Limited**

**Authorized Signatory**

**Signed for and on behalf of SUB-LESSEE**

3.

गौतम बुद्ध नगर  
उपनिबन्धक सदन  
सुदूरपश्चिम प्रदेश  
काठमाडौं

सुदूरपश्चिम प्रदेश सरकार

सुदूरपश्चिम प्रदेश सरकार

सुदूरपश्चिम प्रदेश सरकार

सुदूरपश्चिम प्रदेश सरकार

आज दिनांक 12/06/2013 को  
वही नं 1 जिल्द सं 13472  
पृष्ठ नं 107 से 138 पर क्रमांक 14371  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)  
उपनिबन्धक सदस्य  
गौतम बुद्ध नगर  
12/6/2013

