



INDIA NON JUDICIAL

MOH Government of Uttar Pradesh

IN-UP38958995285147X

Advocate
Regd. No. 887/91 e-Stamp
Gr. Noida Distt. G.B. Nagar
Mob. 9811423222



₹100

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-UP38958995285147X
15-Jul-2025 02:55 PM
NEWIMPACC (SV)/up14006504/ GREATER NOIDA/ UP-GBN
SUBIN-UPUP1400650474000424884989X
EMERALD PROMOTERS PVT LTD THR DIR PARAS KUMAR JAIN
Article 35 Lease
PROPERTY GH-1(GROUP HOUSING) OF PLOT NO.TS-06,SECTOR-22D,YEIDA, G.B.NAGAR, U.P.
YEIDA AND GREENBAY INFRASTRUCTURE PVT LTD
EMERALD PROMOTERS PVT LTD THR DIR PARAS KUMAR JAIN
EMERALD PROMOTERS PVT LTD THR DIR PARAS KUMAR JAIN
100
(One Hundred only)

SCANNED

सत्यमेव जयते

CERTIFICATE LOCKED



₹100

IN-UP38958995285147X

Please write or type below this line

For Green Bay Infrastructure Pvt. Ltd.

Paras Kumar Jain

Authorised Signatory

Emerald Promoters Pvt. Ltd.

Jai Prakash
Director

08/09/25

प्रबंधक (सम्पत्ति)

यमुना एक्सप्रेसवे ओद्यो० दि० प्राधिकरण

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Director

Authorized Signatory

Emmatt Promoters Pvt. Ltd.

For Green Bay Infrastructure Pvt. Ltd.





MOHD. MUSTAFA
Advocate
Regd. No. 867/91
Gr. Noida Distt. G.B. Nagar
Mob. 9811423222

SUPPLEMENTARY LEASE DEED

Stamp Duty Paid: - Rs. 100/-

THIS SUPPLEMENTARY DEED is made on the 05th day of August 2025 by and between **Yamuna Expressway Industrial Development Authority**, an authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 and having its Office at First Floor, Commercial Complex, Block-P-2, Sector Omega-1, Greater Noida, Distt. Gautam Buddh Nagar, Uttar Pradesh (hereinafter called the 'LESSOR' which expression, unless repugnant to the context shall include its successor) of the ONE PART;

For Green Bay Infrastructure Pvt. Ltd.

Paras Kumar Jain
Authorised Signatory

Emerald Promoters Pvt. Ltd.

Jai Prakash
Director

05/08/25

प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निर्बंधक सदर ग्रेटर गौतम बुद्ध नगर क्रम 2025145056769

आवेदन संख्या : 202500743068528

96683

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-08-13 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जय प्रकाश सिंघल

लेख का प्रकार पूरक लेखपत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुखवार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 160

शुल्क वसूल करने का दिनांक 2025-08-13 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-08-13 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Director

Director



AND

M/s. Greenbay Infrastructure Pvt. Ltd., a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at RZ-D-5, Mahavir Enclave, New Delhi - 110045 through its Authorized signatory Mr. Paras Kumar Jain, S/o Late Sh. Nem Chand Jain, R/o Flat No. K 101, Ridgewood Estate, Near Gallaria Market, DLF City, Phase-4, Gurugram 122009 (Haryana) duly authorized by Its Board of Directors vide Resolution dated 23-01-2014 (hereafter 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

M/s. Emerald Promoters Pvt. Ltd., a company Incorporated under the Companies Act 1956 and having its registered office at Second Floor, C-8/1A, Vasant Vihar, New Delhi - 110057 through its Authorized signatory / Director Sh. Jai Prakash Singhal S/o. Sh. Ram Swaroop Singhal R/o G-196, Prashant Vihar, Delhi-110085 duly authorized by its Board of Directors vide Resolution dated 07-07-2025 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns of the THIRD PART.



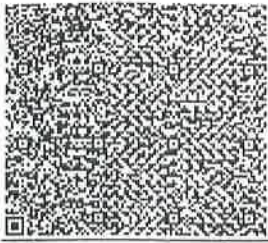
प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Green Bay Infrastructure Pvt. Ltd.


Paras Kumar Jain
Authorised Signatory

Emerald Promoters Pvt. Ltd.


Jai Prakash Singhal
Director



आवेदन सं०: 202500743068528

पूरक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 26683

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री एमेराल्ड प्रमोटर्स प्रा० लि० द्वारा
जय प्रकाश सिंघल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम स्वरूप सिंघल
व्यवसाय : अन्य
निवासी: जी-196, प्रशान्त विहार, दिल्ली-110085

Jai Pr



श्री, एमेराल्ड प्रमोटर्स प्रा० लि० द्वारा

जय प्रकाश सिंघल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 13/08/2025 एवं
04:00:50 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SP

प्रेम प्रकाश सिंह

उप निबंधक :सदर गेट नोएडा

गौतम बुद्ध नगर

13/08/2025

अनुपम मांगलिक

निबंधक लिपिक

13/08/2025

Emerald Promoters Pvt. Ltd.

Director



WHEREAS a Sub Lease Deed of the Plot No. GH-1 Group Housing at TS-06, Sector-22D, Yamuna Expressway Industrial Development Area, District Gautam Budh Nagar, U.P. has been executed by Lessor and Lessee in favour of Sub-Lessee and the same was registered in the Office of Sub Registrar Sadar Gautam Budh Nagar on Bahi No. 1, Jild No. 14944, Pages 259 to 290, Document No. 2575, Dated 24-01-2014.

AND Whereas At the time of execution the above said Sub-Lease Deed dated 24-01-2014, an area admeasuring **3670 Sqm.** was under stay and hence excluded from the above said Sub-Lease Deed. The total allotted area as per the Sub-Lease Deed was **41482.34 Sqm.**, however, only **37812.34 Sqm.** was Sub-leased due to the stay. Subsequently, the stay on the said **3670 Sqm.** has been vacated and the Yamuna Expressway Industrial Development Authority has granted approval vide its letter No. YEA/Builders/4680/2025, dated 09-07-2025 to include the said area through a Supplementary Deed.

For Green Bay Infrastructure Pvt. Ltd.

Paras Kumar Jain

Authorised Signatory

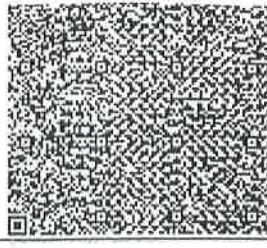
AL
Emerald Promoters Pvt. Ltd.

Jai Pr
Director

8

प्रबंधक (सम्पत्ति)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण



आवेदन सं०: 202500743068528

वही सं०: 1

रजिस्ट्रेशन सं०: 26683

वर्ष: 2025

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

प्रथम पक्ष: 1

श्री यमुना एक्सप्रेस वे औद्योगिक विकास
प्राधिकरण के द्वारा संजीव शर्मा,

YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY

पुत्र श्री राम शरण शर्मा

निवासी: ग्रेटर नोएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 341D

प्रथम पक्ष: 2

श्री ग्रीनबे इन्फ्रास्ट्रक्चर प्रा० लि० के द्वारा
पारस कुमार जैन,

GREEN BAY INFRASTRUCTURE PRIVATE
LIMITED

पुत्र श्री नेम चन्द जैन

निवासी: फ्लैट नं० के-101, रिजवुड एस्टेट, गलेरिया मार्केट के पास, डीएलएफ सिटी फेस-4, गुडगाँव,
हरियाणा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 493P

द्वितीय पक्ष: 1

श्री एमेराल्ड प्रमोटर्स प्रा० लि० के द्वारा जय
प्रकाश सिंघल,

EMERALD PROMOTERS PRIVATE LIMITED

पुत्र श्री राम स्वरूप सिंघल

निवासी: जी-196, प्रशान्त विहार, दिल्ली-110085

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 772H

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री फातिम खान, पुत्र श्री असलम खान

निवासी: एच-168/7, गामा-2, ग्रेटर नोएडा

व्यवसाय: अन्य

पहचानकर्ता : 2



NOW THIS SUPPLEMENTARY DEED WITNESSETH AS UNDER:

1. That in continuation and in supplement to the Sub Lease Deed dated 24.01.2014, the parties hereby agree to incorporate the **additional area of 3670.00 Sqm.** which was earlier under stay and now stands allotted to the Sub Lessee.
2. That the Sub-Lessee shall enjoy all rights, title, interest, easements, and privileges in the said additional area of **3670.00 Sqm.**, as per the same terms and conditions as laid out in the original Sub-Lease Deed.
3. That the total leased area now stands corrected to **41482.34 Sqm.** as originally intended.
4. All other terms and conditions of the Sub-Lease Deed dated 24.01.2014 shall remain unchanged and continue to be binding on the parties.

For Green Bay Infrastructure Pvt. Ltd.

Sarav Kumar Jain

Authorised Signatory

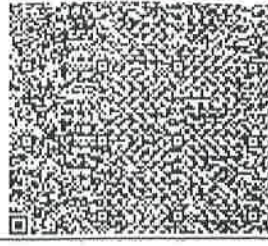
Emerald Promoters Pvt. Ltd.

Jai Prakash
Director

8

प्रबंधक (सम्पत्ति)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण



श्री मो० शाकिर खान, पुत्र श्री मो० मुस्तफा

निवासी: एच-168/7, सेक्टर गामा-2, ग्रेटर नोएडा

व्यवसाय: अन्य

Signature

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Signature

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

13/08/2025

अनुपम मांगलिक

निबंधक लिपिक गौतम बुद्ध नगर

13/08/2025

Director

Director





Emerald Promoters Pvt. Ltd.

Director

For Green Bay Infrastructure Pvt. Ltd.

Authorized Signatory

BOARD RESOLUTION

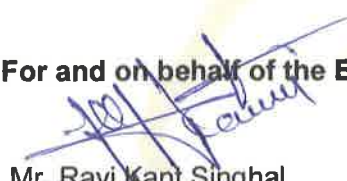
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY EMERALD PROMOTERS PVT.LTD. HELD ON 7th JULY,2025 , AT THE REGISTERED OFFICE OF THE COMPANY.

“RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to authorize Mr. Jai Prakash Singhal (Adhar No. 7995 2842 1626) to execute, sign, and submit on behalf of the Company the **Sub-Lease Deed / Supplementary- Lease Deed** of an area under stay measuring 3670.00 sq. mtr., being part of Plot No. GH-01, TS-06, Sector-22D, Yamuna Expressway industrial development Authority, as per the terms and conditions prescribed by the concerned authorities.

RESOLVED FURTHER THAT Mr. Jai Prakash Singhal be and is hereby authorized to represent the Company before Y.E.I.D.A. and all government and statutory authorities, departments, and offices for the aforesaid purpose and to do all such acts, deeds, matters, and things as may be necessary, desirable, or expedient to give effect to this resolution, including signing of the Sub-Lease Deed and any other related documents.

RESOLVED FURTHER THAT a copy of this resolution, certified to be true by both the Directors of the Company, be provided to the concerned authorities as may be required.”

For and on behalf of the Board of Directors


Mr. Ravi Kant Singhal
Director
DIN: 01630537


Emerald Promoters Pvt. Ltd.
Director


Specimen Signature of the Authorized Person

Authorized Signatory:
Mr. Jai Prakash Singhal

(Signature)

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF GREEN BAY INFRASTRUCTURE PRIVATE LIMITED DULY HELD AND CONVENED ON 23rd JANUARY, 2014 AT THE CORPORATE OFFICE OF THE COMPANY AT J-10/5, DLF CITY, PHASE-II, GURGAON-122002, HARYANA AT 2.30 PM.

The Chairman placed before the Board a draft copy of the Sub Lease Deed to be executed by and between the Company, Yamuna Expressway Industrial Development Authority ("YEA") and Emerald Promoters Private Limited ("EPPL") ("**Sub Lease Deed**").

In terms of the Sub-Lease Deed, the Company has allotted an area of 41482.34 sq. mtr. for sub-lease to EPPL which has been earmarked for Group Housing GH-1 in the approved layout plan of the project being executed by the Company on Plot No. TS-06, Sector 22-D, District Gautam Budh Nagar, Uttar Pradesh taken on lease by the Company from Yamuna Expressway Industrial Development Authority vide Lease deed dated 27th March 2012. However, the Sub Leased Area mentioned in the Sub Lease Deed is 37,812.34 sq. mtr. only since an area of 3670.00 sq. mtrs. is under stay vide orders of the Hon'ble Court of Law ("**Area Under Stay**"), which area is duly marked as "Stay Area" in the layout plan attached to the Sub Lease Deed.

It was brought to the notice of the Board that once the Area Under Stay is cleared by the Hon'ble Court of Law, a fresh tripartite sub lease deed would be required to be executed for this Area Under Stay between the Company, YEA and EPPL along with other documentation as prescribed by YEA in this connection. The Board Resolved as follows:

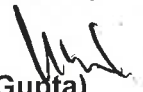
"RESOLVED THAT Approval of the Board be and is hereby accorded to Mr. Paras Kumar Jain, S/o Mr. Nem Chand Jain, R/o 49/1 South End Park, PO Sarat Bose Road, Lake Thana, Kolkata 700029 to represent the Company as an Authorised Signatory, as and when required, in relation to the sub lease of 3670 sq. mtrs. land under stay orders of the Hon'ble Court of Law ("**Area Under Stay**") in furtherance of the Sub Lease Deed to be executed by and between the Company, Yamuna Expressway Industrial Development Authority and Emerald Promoters Private Limited.

FURTHER RESOLVED THAT Mr. Paras Kumar Jain, be and is hereby authorised to sign and execute, on behalf of the Company, all the documents required in connection with the abovesaid sub lease of the Area Under Stay with/without such/any modifications/alteration, as he may deem fit & necessary, and to do all such acts, deeds & things, as may be required, to give effect to this Board Resolution.

FURTHER RESOLVED THAT the aforesaid powers entrusted to Mr. Paras Kumar Jain shall not be revoked by the Board and remain valid and effective and exercisable by him till such time as the aforesaid Area Under Stay is sub leased to Emerald Promoters Private Limited by the Yamuna Expressway Industrial Development Authority."

CERTIFIED TRUE COPY

For Green Bay Infrastructure Private Limited


(Vijay Gupta)
Director
DIN: 00006558


Green Bay Infrastructure Pvt. Ltd.

Promoted by Orris Infrastructure



पत्रांक-वाई0ई0ए / बिल्डर्स / 4680 / 2025
दिनांक- 09/08/2025

सेवा में,

M/S. Emerald Promoters Pvt. Ltd.
2nd Floor, C-8/1A, Vasand Vihar
New Delhi, 110057.

विषय : भूखण्ड सं० जी०एच०-०१/ टी०एस०-०६, सैक्टर-२२डी क्षेत्रफल 41482.34 वर्गमीटर के सम्बन्ध में।

महोदय,

कृपया अपने पत्र दिनांक-13.05.2025 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से भूखण्ड संख्या जी०एच०-०१/टी०एस०-०६, सैक्टर-२२डी के सापेक्ष अनलीज्ड क्षेत्रफल-3670 Sqm की Supplymentry deed हेतु अनुरोध किया गया है।

उपरोक्त के कम में अवगत कराना है कि नियोजन विभाग से प्राप्त पत्र दिनांक 19.06.2025 के अनुसार पूर्व में भूखण्ड संख्या-जी०एच०-०१/टी०एस०-०६, सैक्टर-२२डी के अन्तर्गत पडने वाले ग्राम मिर्जापुर के खसरा नम्बर- 07 पर स्थगन आदेश प्रभावी होने के कारण कुल क्षेत्रफल 41482.34 वर्गमीटर में से क्षेत्रफल-3670.00 Sqm को छोड़ते हुए अवशेष क्षेत्रफल - 37812.34 Sqm. की त्रिपक्षीय सबलीजिडीड दिनांक 24.01.2024 को निष्पादित करायी गयी थी। विधि विभाग द्वारा पत्र दिनांक 21.05.2025 के माध्यम से उपलब्ध सूचना के अनुसार खसरा नम्बर 07 पर स्थगन प्रभावी नहीं है। अतः सक्षम स्तर से प्राप्त अनुमोदन के कम में भूखण्ड संख्या-जी०एच०-०१/टी०एस०-०६, सैक्टर-२२डी के अन्तर्गत पडने वाले अनलीज्ड क्षेत्रफल-3670.00 Sqm की Supplymentry deed निष्पादित कराने का कष्ट करें।

उक्त पत्र सक्षम स्तर से प्राप्त अनुमोदन के कम में जारी किया जा रहा है।

भवदीय,


08/08/2025
प्रबन्धक-(बिल्डर्स)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, गेट नौएखा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० - 0 - 2395153, फैक्स न० - 0120 - 2395150

New Authors Letter

In WITNESS WHEREOF, the parties hereto in the presence of each other have set their
signatür

e(s) on the date first above written.

(1) Witness

fatim
Fatim Khan S/o Aslam Khan
H/ H-160/7 Gannet
Greater Noida

(2) Witness

Shay
Mohd Shaker Khan S/o
Mohd Mustafa
H/ F-159 Jalvayaviner
Greater Noida

g
For and on behalf of the lessor

प्रबंधक (सम्पत्ति)
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

For Green Bay Infrastructure Pvt. Ltd.

Paras Kumar Jain
Authorised Signatory

For and on behalf of the lessee

Emerald Promoters Pvt. Ltd.

Jai Prakash
Director

For and on behalf of the Sub-lessee

आवेदन

7595 के पृष्ठ 303 से 316 तक क्रमांक 26683 पर दिनांक
या गया ।

रजिस्ट्रार

उप

आवेदन

7595 के पृष्ठ 303 से 316 तक क्रमांक 26683 पर दिनांक
या गया ।

रजिस्ट्रार

उप

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उप निबंधक : सदर ग्रेटर नोएडा

13/08/2025

