



उत्तर प्रदेश UTTAR PRADESH

LEASE DEED

08AA 919454

This Deed of Lease is made on this 30th day of July 2010
Between



Yamuna Expressway Industrial Development Authority (YEA), a statutory body constituted under the U.P. Industrial Area Development Act, 1976 and having its principal office at A-1, First Floor, Commercial Complex, Sector Beta-II, Greater Noida, Distt. Gautam Budh Nagar, U.P., India (hereinafter referred to as the "**Lessor**" which expression shall, unless repugnant to the context, mean and include its administrators, successors and assigns) of First Part,

And

Jaypee Infratech Limited, a company incorporated under the Companies Act, 1956 having its Registered Office at Sector - 128, Noida-201304, Distt. Gautam Budh Nagar, (U.P.) India (hereinafter referred to as the "**Lessee**" which expression shall, unless repugnant to the context, mean and include its successors and assigns) of Second Part.





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WHEREAS

(1) (C) By Concession Agreement dated 07.02.2003 (**the Concession Agreement**) entered into between Taj Expressway Industrial Development Authority, (subsequently renamed as Yamuna Expressway Industrial Development Authority vide GoUP Notification No. 1165/77-4-08-65N/08 Lucknow dated 11 July, 2008) and Jaiprakash Industries Ltd. (**Concessionaire**), now known as Jaiprakash Associates Ltd. (**JAL**), the Lessor granted concession to the Concessionaire to develop, design, engineer, finance, procure, construct, manage, operate and maintain the Taj Expressway, (since renamed as Yamuna Expressway vide GoUP Notification No. 1165/77-4-08-65N/08 Lucknow dated 11 July, 2008), including collection and retention of toll fee.

(b) In terms of Clause 18.1 of the Concession Agreement, and the directive of YEA vide its letters dated November 6, 2006 and February 15, 2007, the Concessionaire incorporated a Special Purpose Vehicle (SPV) for the implementation of the Project under the name of Jaypee Infratech Ltd. All the rights and obligations of the Concessionaire under the Concession





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- Agreement were transferred to the SPV by Assignment Agreement dated 19.10.2007 duly executed by and amongst the Lessor, the Lessee and the Concessionaire followed by Project Transfer Agreement dated 22.10.2007 executed between the Concessionaire and the Lessee by which all assets, rights and privilege and all liabilities, obligations and duties relating to the Yamuna Expressway Project have been transferred to the Lessee.
- (2) The Lessor has also agreed under the Concession Agreement to transfer to the Lessee as part of consideration thereunder 25 million square metres of land (the "Land for Development") together with, inter alia, all buildings structures, to be constructed thereon, along the proposed Expressway for commercial, amusement, industrial, institutional and residential development subject to the terms and conditions specified therein.
- (3) The Lessor and the Lessee have further agreed under the Concession Agreement that the Land for Development for the purposes stated above, shall be provided by Lessor at five or more locations of which one location shall be in Noida or Greater Noida with an area of 5 million square metres.





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- (4) The Lessor has already transferred/is in the process of transfer of 5 million square metres (500 hectares or 1235 acres) of land in Noida as Location -1.
- (5) The Lessor has already transferred/is in the process of transfer of 5 million square metres (500 hectares or 1235 acres) of land in Area Development Plan of Yamuna Expressway Industrial Development Authority (YEA) in Distt. Gautam Budh Nagar as Location-2.
- (6) The Lessor, in part discharge of its obligations under the Concession Agreement for provision of Land for Development, has agreed on the request of the Lessee to provide on lease and the Lessee has agreed to take on lease, 5 million square metres (500 hectares or 1235 acres) of Land in Area Development Plan of Yamuna Expressway Industrial Development Authority (YEA) in Distt. Gautam Budh Nagar as Location-3. The Lessor has further agreed to provide on lease and the Lessee has agreed to take on lease, a portion of the said Land admeasuring 20.2290 hectares (49.97 acres) in Sector 19 of Area Development Plan of YEA, in Village - Dungarpur Reelka, Tehsil - Sadar, Distt. - Gautam Budh Nagar (U.P.) (Hereinafter referred to as **Demised Land**) as more particularly detailed in SCHEDULE-I attached hereto, on terms and conditions contained in these presents.





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

The words and expressions used but not defined herein shall have the
meaning assigned to them in the Concession Agreement.

2. The Lessor is the lawful owner of Demised Land' admeasuring 20.2290
hectares or 49.97 acres situated in **Village- Dungarpur Reelka, Tehsil-
Sadar, Distt.- Gautam Budh Nagar (U.P.)** (the "Demised Land") and has a
valid right, title and interest therein and is competent to lease the same to
the Lessee. Detailed description of the Demised Land and a plan thereof
(delineated and marked in yellow) as shown in the Map is attached
hereto as SCHEDULE-II hereto demised on lease to the Lessee as per
covenants, provisions of the Concession Agreement.

3. In consideration of the payment of the sole premium of
Rs. 19,73,48,375.00 (Rupees nineteen crores seventy three lacs forty eight
thousand three hundred seventy five only) and the rent hereunder
reserved and of the covenants and conditions on the part of the Lessee
hereinafter contained, the Lessor doth hereby demise unto to the Lessee



IN WITNESS WHEREOF THE **Lessor** and the **Lessee** 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
Yamuna Expressway Industrial Development Authority
by the hand of **Shri Rajendra Kumar Singh**, its Dy. CEO



(Rajendra Kumar Singh)

SIGNED AND DELIVERED by
Jaypee Infratech Limited
by the hand of **Shri Sameer Gaur**,
its **Director in Charge**

FOR JAYPEE INFRA TECH LIMITED



(Sameer Gaur)
Director -in-Charge



(Sameer Gaur)

Witness :

Atul Kumar
ATUL KUMAR
S/o Jagdish Prasad
H. No. C-28 sector P-3
Gurgaon Haryana



M. R. Badoni
S/o G. R. Badoni
Sector - 128 Noida

आज दिनांक 27/08/2010 को

बही सं 1 जिल्द सं 7307

पृष्ठ सं 45 से 98 पर क्रमांक 20578

रजिस्ट्रीकृत किया गया ।


(राजबहादुर सिंह)

उपनिबन्धक, सदर

गौतमबुद्धनगर

27/8/2010

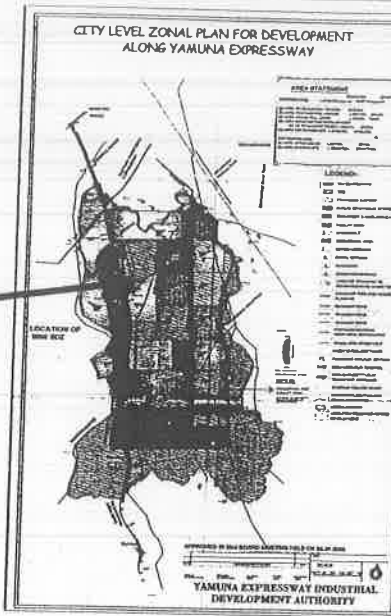




KASBA DANKOR
RAJWAHA

GRAM MUHAMMADPUR GUJAR

LAND FOR DEVELOPMENT
(LOCATION-3)



SADAK

GRAM USMANPUR

GRAM SALARPUR

GRAM ACHHEJA BUJURG

DEVELOPMENT LAND
(LOCATION-3)

DEMISED LAND



1 cm = 20 मीटर



सूची	चिन्ह
आबादी	XX XX
साधारण आबादी	XX XX
हरित आबादी	XX XX
नाली	—
रस्ता	—
नवीन परती	—
बजर	—
शमशान	—
खलिहान	—
नरसरी	—
खाद के गे	—
खेल क मैदान	—
बाग	—
कब्रिस्तान	—
लाला	—
चर्म स्थान	—
विद्युत पत्तार	—
कुआ	—
पंपावत घर	—
खाल निकालने क स्थान	—
स्कूल	—