



उत्तर प्रदेश UTTAR PRADESH

AE 027586

LEASE DEED

This Deed of Lease is made on this 12th day of April 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.

राजेश कुमार
उप मुख्य कार्यालय अधिकारी
यमुना एक्सप्रेस-वे सी० बि० प्राधिकरण
सेक्टर-बीटा-११, ग्रेटर नोएडा



WHEREAS

- (1) (a) 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 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.


राजेंद्र कुमार
उप मुख्य कार्यपालक अधिकारी
यमुना एक्सप्रेसवे-वे ऑफ़ो री० प्राधिकरण
बोर्डर-मीटा-II, ग्रेटर नोएडा



- (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.
- (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 1.5860 hectares (3.92 acres) in Sector 19 of Area Development Plan of YEA, in Village – Achheja Bujurg, 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.

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

1. 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 1.5860 hectares or 3.92 acres situated in **Village- Achheja Bujurg, 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

राजेश कुमार
जय कृष्ण गोपालदास अजिमादी
यमुना एक्सप्रेसवे-व औद्योगिक विकास
सौधर-बीटा-II, ग्रेटर नोएडा



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**

राजेंद्र कुमार
उप मुख्य समन्वयक अधिकारी
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
सेक्टर-बीटा-II, ग्रेटर नोएडा

(Rajendra Kumar Singh)

SIGNED AND DELIVERED by

Jaypee Infratech Limited

by the hand of **Shri Sameer Gaur**,
its **Director in Charge**

FOR JAYPEE INFRATECH LIMITED

Sameer Gaur
(Sameer Gaur)
Director-in-Charge

(Sameer Gaur)

Witness :

1. 12/4/2010
Anil K.
Nayab Tahsildar
Y.E.A.

2. 12/4/2010
Sanjay K.
Tah. (Y.E.A.)

आज दिनांक 01/07/2010 को

वही सं 1 जिल्द सं 6992

पृष्ठ सं 211 से 260 पर क्रमांक 17113

रजिस्ट्रीकृत किया गया ।

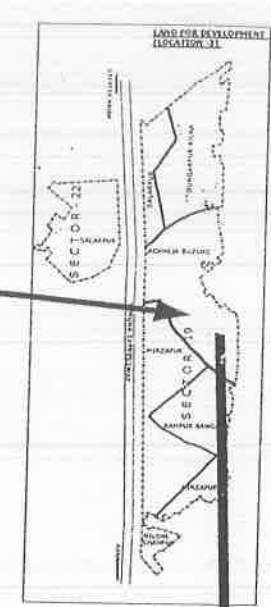
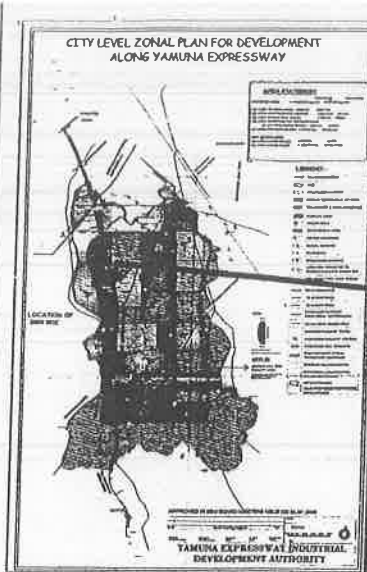

मुकेश यादव

उप निबन्धक गौ0बुद्धनगर

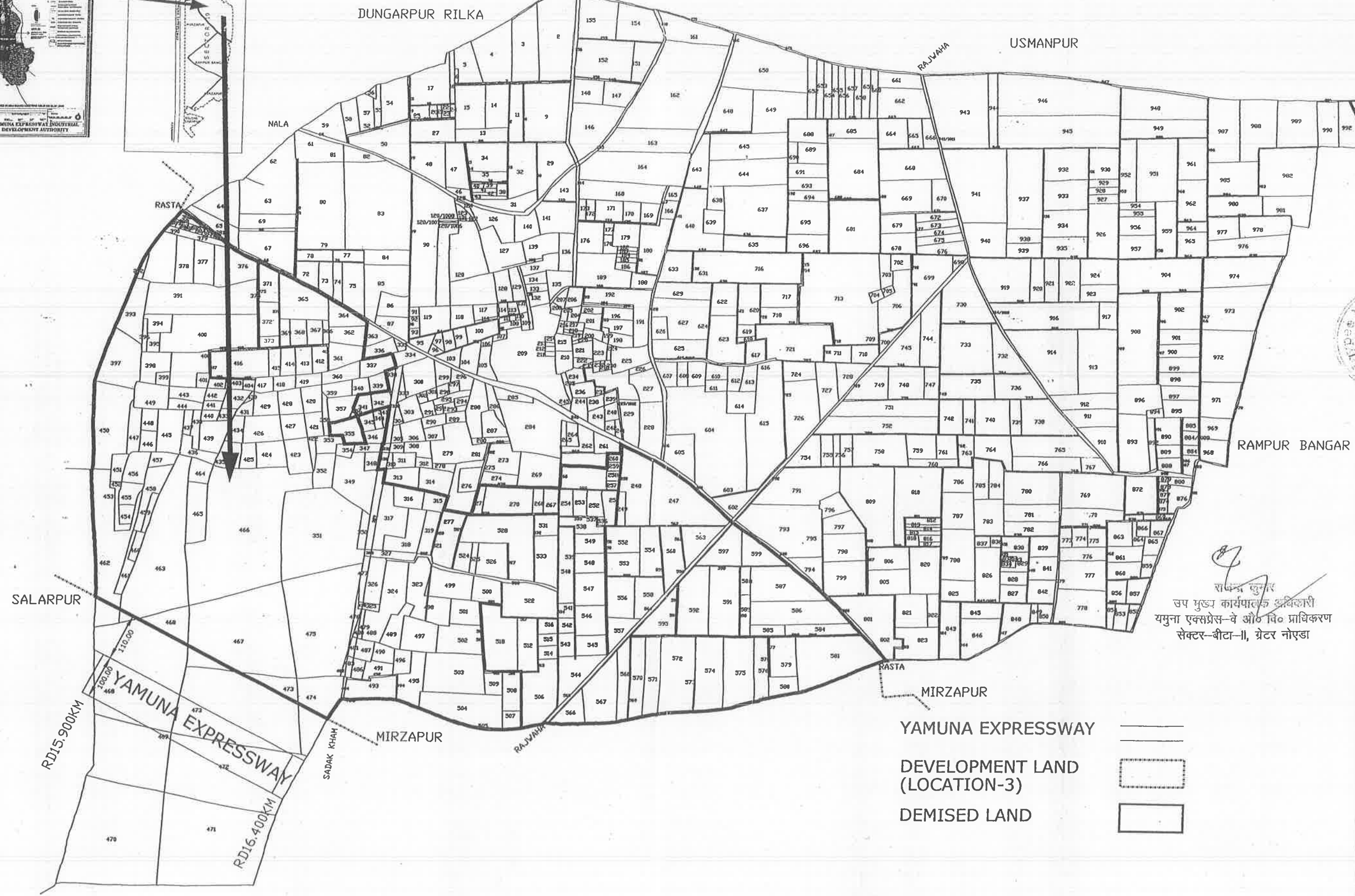
सदर

1/7/2010





ग्राम अछेजाबुजुर्ग
परगना दनकोर
तहसील सदर
जिला गौतमबुद्धनगर
अवधि २०१५-१६ ईसवी
२०७५ १११५ ईसवी



राजेश कुमार
उप मुख्य कार्यपालक अधिकारी
यमुना एक्सप्रेस-वे औद्योगिक प्राधिकरण
सेक्टर-बीटा-II, ग्रेटर नोएडा

YAMUNA EXPRESSWAY
DEVELOPMENT LAND
(LOCATION-3)
DEMISED LAND

सूची	चिन्ह
मावादी	DC DC
समाधान मावादी	DC DC
हरिजन आवादी	HC HC
नाली	—
पराज	—
नवीन परती	—
बंजर	—
समस्यान	—
खलिखान	—
नखरी	—
साद के गडे	—
सेल वर मयन	—
नाप	—
कविखान	—
सालन	—
चर्म स्थान	—
सिद्ध पत्तन	—
कुआ	—
पंचायत घर	—
आल निकलने वर स्थान	—
सकल	—