

T-24469/104

SOMESH CHHOKAR
ADVOCATE
GREATER NOIDA



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp
CERTIFICATE LOCKED



Certificate No. : IN-UP75904842942646T
Certificate Issued Date : 21-Dec-2021 06:44 PM
Account Reference : NEWIMPACC (SV)/ up14051004/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1405100439277196039782T
Purchased by : WALL ROCK DEVELOPERS LLP
Description of Document : Article 35 Lease
Property Description : C-14 SEC-COMM.PLOT GAUR YAMUNA CITY(POCKET3)MIRZAPUR SITE LFD-3 SEC-19 YEIDA GREATER NOIDA G.B.NAGAR
Consideration Price (Rs.) :
First Party : MESSERS GAURSONS REALTECH PVT LTD
Second Party : WALL ROCK DEVELOPERS LLP
Stamp Duty Paid By : WALL ROCK DEVELOPERS LLP
Stamp Duty Amount(Rs.) : 1,68,00,000
(One Crore Sixty Eight Lakh only)



-----Please write or type below this line-----

GAURSONS REALTECH PVT. LTD.


Authorized Signatory

For Wollrock Developers LLP


Authorized Signatory

0006482487

Statutory Alert:

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



S. P. Singh
ADVOCATE
GREATER NOIDA



SOMESH
ADVOCATE
GREATER NOIDA

SUB-LEASE DEED

Govt. Valuation : **Rs. 23,92,50,000/-**

Sale Consideration : **Rs. 24,00,00,000/- (Rupees Twenty Four Crore Only)**

Stamp Duty : **Rs. 1,68,00,000/-**

Plot Area : **5000.00 sq.mtr.**

Commercial Plot No. : **C-14, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida, District - Gautam budh Nagar, (U.P.).**

THIS SUB-LEASE DEED is made at Greater Noida on this **23**... day of.....**12**..... 2021

BY AND BETWEEN

M/s Gaursons Realtech Pvt. Ltd., a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-92, and Corporate office at Gaur Biz Park, Plot No.1, Abhay Khand-II, Indirapuram, Ghaziabad U.P. 201014 through its Authorized Signatory **Mr. Jagdish Chauhan S/o Sh. M.R. Chauhan** duly authorized by the Board of Directors vide Resolution dated 15.11.2016 (hereinafter referred to as the "**SUB-LESSOR/DEVELOPER**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **FIRST PART (PAN No. AADCG9948H)**

GAURSONS REALTECH PVT. LTD.

J. Chauhan
Authorized Signatory

For Wollrock Developers LLP
W. Rock
Authorized Signatory

उप पट्टा वितेख

वर्ष: 2021

बही सं०: 1

रजिस्ट्रेशन सं०: 24469

प्रतिफल - 240000000 स्टाम्प शुल्क - 16800000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 2400000 प्रतिलिपिकरण शुल्क - 140 योग : 2400140

श्री बाल रॉक डेवल्पर्स एलएलपी द्वारा
रोहताश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री ईश्वर सिंह
व्यवसाय : नौकरी
निवासी: बी-33 सेक्टर-43 नोएडा गौतमबुद्ध नगर उ०प्र०

Rohit



श्री. बाल रॉक डेवल्पर्स एलएलपी द्वारा

रोहताश कुमार अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/12/2021 एवं
04:29:02 PM बजे
निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rohit
रमेश्वर श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/12/2021

अनुपम मांगलिक
निबंधक लिपिक



AND

Wall Rock Developers LLP a LLP duly incorporated under the LLP Act, 2008 and having its Registered Office at **B-33 Sector-63 Noida, Gautambudh Nagar, U.P.-201301** through its Authorized Signatory **Rohtash Kumar S/o Sh. Ishwer Singh** duly authorized vide Resolution dated **20-12-2021** (hereinafter referred to as the (individually hereinafter referred to as the **SUB-LESSEE(S)**'), 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 **SECOND PART; (PAN AADFW9335P, Mob. No. 9899908088**

Whereas by an agreement dated 07-02-2003 termed as "Concession Agreement" between Taj Expressway Industrial Development Authority (Now Yamuna Expressway Industrial Development Authority "YEIDA") a statutory body constituted under U.P. Industrial Development Act, 1976 and having its principal office at J-3, Sector-41, Noida, Distt. Gautam Budh Nagar-201301, Uttar Pradesh, India and Jaiprakash Industries Limited, a company incorporated under the provisions of companies Act 1956 and having its Registered Office at 5 Park Road, Hazratgunj, Lucknow (UP) and Head Office at JA House, 63 Basant Lok Community Centre, Vasant Vihar, New Delhi-110057, India the **Concessioner** was granted concession for arrangement of finances, design, engineering, constructions and operation of the Expressway.

And Whereas in the terms of the provision of Concession Agreement to full fill its obligation YEIDA agreed to transfer on lease to JaypeeInfratech Limited "**JIL**" (a subsidiary company of Jaiprakash Industries Limited) 25 million sq.mtrs of land for commercial, amusement, industrial, institutional and residential development at 5 or more locations along the Expressway, including 5 million sq.mtrs. of land at NOIDA/ GREATER NOIDA/ALIGARH/AGRA.

And Whereas YEIDA in part of discharge of its obligations under Concession Agreement for the transfer of land for development, has earmarked 548.7635 hectares of land at Mirzapur land parcel LFD-3 out of which 529.3918 hectares of land already transfer infavour of JIL by different lease deed and for the rest of 19.3717 hectares land a necessary action is being taken by **YEIDA**.

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And Whereas YEIDA granted unfettered rights through various lease deeds (details enclosed) for the period of 90 years in favour of JIL to sub-lease the whole or any part of the subject land whether developed or undeveloped and whether by way of commercial unit or give on lease and license or otherwise dispose of its interest in the subject land or part thereof to any person in any manner whatsoever without requiring any consent or approval of YEIDA or of any other relevant Authority.

And Whereas JIL transferred the land out of LFD-3rd by way of five separate Sub-Lease Deeds, (1) on dated 22-05-2013 registered vide document no. 11798, book no. 1, volume no. 13251 and page no. 299 to 450 and (2) on dated 05-10-2013 registered vide document no. 24479 book no. 1 volume no. 14222 and pages 85 to 134 (3) on dated 09-01-2014 registered vide document no. 781 book no. 1 volume no. 14828 and pages 227-282, (4) on dated 27-06-2014 registered vide document no. 20325 book no. 1 volume no. 16236 and pages 189-242 and (5) on dated 31-07-2014 registered vide document no. 25183 book no. 1 volume no. 16526 and pages 107-162 all are registered in the office of the Sub-Registrar Sadar, Gautam budh Nagar, U.P. in favor of **Sub-Lessor /Developer** and the **Sub-Lessor/Developer** has developed a Township namely **Gaur Yamuna City "GYC"** over the consolidated 250 acres of land purchased through above said five sub-lease deeds, the entire land of said Township has been divided into various parts for the development and construction of various projects like Group Housing, Group Housing Plots, Commercials, individual residential plots, institutional plots, facilities & public utilities etc.

And Whereas all the terms and conditions of the lease deeds executed by YEIDA in favour of Jaypee Infratech Ltd. and the sub-lease deeds in favour of the **Sub-Lessor/Developer** shall also be applicable and binding over the Sub-Lessee(s) and its allottee(s).

And Whereas the Master Plan Layout of GYC of entire 250 Acre land as one land piece demarcated as Pocket-3 has been approved by the YEIDA. The layout plan of the GYC also has been approved by YEIDA. The lease plan of the said land is Annexed herewith.

And Whereas this Sub-Lease deed of the commercial plot shall be for the unexpired period of lease deed in favor of (JIL) Jaypee Infratech Ltd.

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निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पदटा दाता: 1

श्री मैसर्स गोडसन्स रियल्टेक प्रा० लि० के द्वारा जगदीश चौहान,
पुत्र श्री एम०आर० चौहान

निवासी: गौड़ बिज पार्क इन्दिरापुरम गाजियाबाद

व्यवसाय: नौकरी

पदटा गृहीता: 1



श्री वाल रॉक डेवलपर्स एलएलपी के द्वारा रोहताश कुमार, पुत्र श्री
ईश्वर सिंह

निवासी: बी-33 सेक्टर-63 नोएडा गौतमबुद्ध नगर २०१००

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री नीशू, पुत्र श्री अतीक खान

निवासी: सुलेमपुर गुजर जीबी नगर

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री अंकुर भाटी, पुत्र श्री मान सिंह भाटी

निवासी: फजयालपुर जी बी नगर

व्यवसाय: वकालत

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश्वर श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

जनपद मांगलिक
निबंधक लिपिक



NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. That total consideration of said commercial plot is **Rs. 24,00,00,000/-** which being paid by the Allottee/s/Sub-Lessee/s to the **Sub-Lessor/Developer** as per payment details given below :-

Sr. No.	Cheque No.	Date	Amount
1	RTGS UTR No. ICICR52021102500584095	25-10-21	9900000.00
2	RTGS UTR No. ICICR52021102500618095	25-10-21	5000000.00
3	RTGS UTR NO. ICICR52021102600649521	26-10-21	4900000.00
4	RTGS UTR No. ICICR52021102600696515	26-10-21	5000000.00
5	RTGS UTR No. ICICR42021102600545140	26-10-21	4900000.00
6	Transfer ID No. 025334493131/11668424	28-10-21	5000000.00
7	Transfer ID No. 025344487331/11731175	29-10-21	4900000.00
8	Transfer ID No. 025351570621/11781025	30-10-21	5000000.00
9	Transfer ID No. 025365909091/11897726	01-11-21	4900000.00
10	Transfer ID No. 025368267651/11910303	01-11-21	5000000.00
11	Transfer ID No. 025369897741/11917638	01-11-21	4900000.00
12	Transfer ID No. 025391560701/12040945	03-11-21	2000000.00
13	Transfer ID No. 025452575201/12503464	11-11-21	5000000.00
14	Transfer ID No. 025459858111/12565454	12-11-21	2500000.00
15	Transfer ID No. 025479979421/12741871	15-11-21	5000000.00
16	Transfer ID No. 025480165321/12742922	15-11-21	3000000.00
17	Transfer ID No. 025490804991/12813326	16-11-21	2000000.00
18	Transfer ID No. 025491341701/12816557	16-11-21	2000000.00
19	Transfer ID No. 025496394691/12851369	17-11-21	700000.00

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20	Transfer ID No. 025497025421/12855305	17-11-21	900000.00
21	Transfer ID No. 025504806691/12913592	18-11-21	2000000.00
22	Transfer ID No. 025505845121/12921193	18-11-21	5000000.00
23	Transfer ID No. 025514949971/12982559	19-11-21	2000000.00
24	Transfer ID No. 025535178561/13172996	22-11-21	1500000.00
25	Transfer ID No. 025557792321/13355111	25-11-21	2000000.00
26	Transfer ID No. 025560963701/13376922	25-11-21	500000.00
27	Transfer ID No. 025569773941/13435402	26-11-21	2500000.00
28	Transfer ID No. 025586362401/13585941	29-11-21	2500000.00
29	Transfer ID No. 025587222751/13590758	29-11-21	4600000.00
30	Transfer ID No. 025587793271/13594571	29-11-21	2900000.00
31	Transfer ID No. 025597172671/13656170	30-11-21	1500000.00
32	Transfer ID No. 025597533521/13658308	30-11-21	1000000.00
33	Transfer ID No. 025598618681/13664478	30-11-21	1500000.00
34	Transfer ID No. 025615017781/13767821	02-12-21	1500000.00
35	Transfer ID No. 025616117311/13775454	02-12-21	3000000.00
36	Transfer ID No. 025626004331/13844114	03-12-21	2000000.00
37	Transfer ID No. 025628568911/13858974	03-12-21	1500000.00
38	Transfer ID No. 025646673021/13996293	06-12-21	2000000.00
39	Transfer ID No. 025648214541/14005073	06-12-21	2000000.00
40	Transfer ID No. 025652610851/14028180	06-12-21	200000.00
41	Transfer ID No. 2566945931/14127065	08-12-21	3200000.00
42	Transfer ID No. 2567048654/14133449	08-12-21	550000.00
43	Transfer ID No. 2567324150/14150058	08-12-21	2000000.00

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44	Transfer ID No. 2568125371/14208823	09-12-21	800000.00
45	Transfer ID No. 2568489806/14232069	09-12-21	490000.00
46	Transfer ID No. 2569277625/14285237	10-12-21	2500000.00
47	Transfer ID No. 2571258499/14447521	13-12-21	5000000.00
48	Transfer ID No. 2572272723/14505421	14-12-21	5000000.00
49	Transfer ID No. 2572737478/14533855	14-12-21	5000000.00
50	Transfer ID No. 2572805201/14537850	14-12-21	1000000.00
51	Transfer ID No. 2572827746/14539157	14-12-21	1000000.00
52	Transfer ID No. 2573262471/14568724	15-12-21	5000000.00
53	Transfer ID No. 2573656613/14591314	15-12-21	4000000.00
54	000574	31-12-21	10000000.00
55	000577	31-12-21	10000000.00
56	000579	31-12-21	5000000.00
57	000575	31-12-21	10000000.00
58	000573	31-12-21	10000000.00
59	000572	31-12-21	10000000.00
60	000581	31-12-21	2860000.00
61	000576	31-12-21	10000000.00
62	000578	31-12-21	10000000.00
63	TDS vide its Challan No. 05307 and Date 23-12-2021		2400000.00
			24000000.00

2. That the Sub-Lessee(s) shall use the said plot for commercial purpose only and sub-lessee(s) shall not be permitted to use the plot/unit for any other purpose, which may or likely to cause nuisance to the allottee(s) of other commercial unit/s buyers.

3. That Sub-Lessee(s) shall not have any right, title or interest in other land, amenities, facilities, sports/club facilities etc. The **Sub-Lessor/Developer** reserved its rights to dispose off those facilities or can charges membership fee/usage charges in accordance with rules and regulations framed under its sole discretion. The township has a master plan wherein areas/land has been duly enmarked for particular usage.

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4. That the Commercial Plot **C-14**, Sector-Commercial situated in the Township Gaur Yamuna City have a separate identity for any changes in the layout of the Township Gaur Yamuna City the consent of the Sub-Lessee/s shall not be require, the Sub-Lessor/Developer under its own discretion can make any change therein.
5. That the Sub-Lessee/s has reviewed the Development Plans and has been made aware of and accepts that the Development Plans may not be final in all aspects and that there may be variations, deletions, additions, alterations made either by the Sub-Lessor/Developer at its sole discretion, or pursuant to requirements of any Government/Statutory Authority/guidelines and directions of YEIDA.
6. That Nothing herein shall be constructed to provide the Sub-Lessee/s with the right to prevent Sub-Lessor/Developer from:
 - i. constructing or continuing with the construction of the other buildings(s), independent house, Apartments or other structures and services in the area adjoining the commercial plot/unit;
 - ii. putting up additional constructions, residential, commercial or of any other kind in GYC.
 - iii. amending/ altering the Development Plan.
7. That the Sub-Lessee(s) after the registration of Sub-Lease deed in its favour have to obtain final completion certificate from the YEIDA regarding the project to construct on said commercial Plot **C-14**, Sector-Commercial within 5 years from the date of Sub-Lease Deed, failing which 5% of the prevailing cost of the commercial plot can be imposed as penalty by the **Sub-Lessor/Developer** and same shall be payable by the Sub-Lessee(s) to the **Sub-Lessor/Developer**. And further if any Penalty will be asked by YEIDA regarding the same then it shall be also payable by the Sub-Lessee(s) to YEIDA.
8. That the **Sub- Lessee/s** shall follow all laws and bye-laws, rules, building regulations. Guidelines and directions of **YEIDA** and the local municipal or statutory authority now existing or hereinafter to exist so far as the same relate to the immovable property & convenience of buildings and so far as they affect health. Safety And convenience of other inhabitants of the place.

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9. That the Sub-Lessee/s has inspected the site, the Development Plans ownership records, the Lease Deeds and other documents relating to the title and all other details of the said Plot, which the Sub-Lessee/s considers relevant and has satisfied himself/herself about the right, title and capacity of the Sub-Lessor/Developer to deal with the commercial plot and has understood all the limitations and obligations thereof.
10. That the Sub-Lessee/s acknowledges that it has verified the physical measurement of the Commercial plot and that this Sub-Lease Deed truly depicts the area of the commercial plot and that it shall have no claim of any nature whatsoever against the Sub-Lessor/Developer in this Regard.
11. That the Sub-Lessee(s) shall always pay the Township Maintenance Charges i.e. 15% of the maintenance charges on super area of the commercial Unit/s in **C-14**, Sector-Commercial, and the Sub-Lessee(s) have to mention the above Township maintenance charges in the Agreement to sale/Allotment letter of its proposed allottee/buyers of particular unit. This is sole responsibility of Sub-Lessee to collect the maintenance charges from its proposed allottee/buyer and pay the 15% of these maintenance as Township Maintenance to the Sub-Lessor/Developer. These township maintenance charges shall be applicable and payable by Sub-Lessee to Sub-Lessor/Developer from the expiry of 90 days of deemed completion/occupancy or actual completion/occupancy certificate whichever is earlier. The Sub-Lessor/Developer reserves all right for the collection of Township Maintenance Charges either by him or through its nominee/nominated maintenance agency.
12. That the electricity supply to the said commercial plot **C-14** shall be arranged by Sub-Lessee at its own cost from the NPCL/concerned statutory power corporation, there are no any responsibility or liability of Sub-Lessor/Developer for the same. End user(s)/Allottee(s)/Sub-Lessee are free to avail individual connection with own cost. sub-lessee/s will directly apply to NPCL/Concerned statutory power corporation for their electric connection.
13. That the lease rent till date has been paid by the **Sub-Lessor/Developer**, the Sub-Lessee/s shall pay any increase in the lease rent beyond the lease rent presently applicable on prorata basis as and when so applicable and demanded by Sub-lessor/Second Party/ YEIDA/ nominated Designated Maintenance Agency.

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14. That if there any Service Tax, Trade Tax, V.A.T, G.S.T., and additional levies, rates taxes, misc. charges, cess and fees etc. as assessed and the attributable to the **Sub-Lessor/Developer** as consequences of Court order /Government/ Development Authority /Statutory or other local authority (ies) order, the Sub-Lessee(s) shall be liable to pay his/her/their proportionate share for the same to the **Sub-Lessor/Developer** as and when demanded. if the appropriate authorities impose any tax on this transaction in future then the Sub-Lessee(s) is hereby agrees for payment of the same and all times indemnify and keep harmless to the **Sub-Lessor/Developer** /nominated maintenance agency till the time each commercial unit is not separately assessed for such purpose.

15. That the Sub-Lessee/s before selling, transfer or otherwise dispose of the whole commercial plot at any time in future will take a prior consent from the YEIDA. Any transfer charges payable to YEIDA/sub-lessee/s and any administrative or other charges, duty, taxes, levies payable to any concerned authority/body/agency/Sub-Lessor/Developer, as the case may be, shall also be borne and paid by the Sub-Lessee/s alone.

16. That all taxes such as House Tax, Water Tax, Sewerage Tax or any other taxes or charges shall be payable by the Sub-Lessee(s) of commercial plot from the date of possession i.e. from the date of Sub lease deed execution. The maintenance charges of the Project or the township maintenance charges are separate from the tax/levy duty or charges payable to Govt. or Local Authority.

17. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this sub-lease deed have been borne by the Sub-Lessee(s).

18. That the Sub-Lessee/s shall, at his/her own cost keep the commercial project in good and habitable state and maintain the same in a fit and proper condition.

19. That in case the Sub-Lessee/s allows the use and/or occupation of the commercial Plot/unit/s, the Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon him/her under this Sub-Lease Deed, shall be complied with by the new occupier/end user/s as part and parcel of the terms and conditions of the agreement of the Sub-Lessee/s with the said new occupier/end user/s.

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20. That the Sub-Lessee/s shall sign all such applications, papers and documents and do all such acts, deeds and things as the Sub-Lessor/Developer may reasonably require for safeguarding the interest of the Sub-Lessee/s and/ or the Sub-Lessor/Developer, as the case may be.
21. That it will be necessary to obtain a No Dues Certificate/NOC from the **Sub-Lessor/Developer** in case of subsequent sale/sub lease of the said commercial plot along with due incorporation of the particulars of the subsequent transferee(s) with the **Sub-Lessor/Developer**, and the said NOC will be issued by the **Sub-Lessor/Developer** upon payment of administrative charges as applicable.
22. That the provisions of U.P. Industrial Area Development Act, 1976, applicable acts and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee(s).
23. That any dispute arising with regards to the lease/sub-lease deed etc. shall be subject to the jurisdiction of the civil court at Gautam Budh Nagar or the High Court of judicature at Allahabad.
24. That the Sub-Lessee shall observe, perform and abide by all the rules guidelines, by whatsoever name called, as may be specified by the Sub-Lessor/Developer or Designated maintenance Agency from time to time for maintaining the standard of living, façade of buildings, security, ambience, outlook, safety etc. in relation to the Gaur Yamuna City, in general, and in relation to **C-14**, Sector-Commercial in particular. The Sub-Lessee/s shall also ensure that his/her co-inhabitant(s) and/or any of his/her guest(s)/visitors or any tenant/occupier/end user/s of the commercial plot shall also abide by the said rules, guidelines etc.
25. That in case the said commercial plot is occupied by any structure built un-authorized by the Sub-Lessee(s), the **Sub-Lessor/Developer** and/or the YEIDA will remove the same at the expense and the cost of the Sub-Lessee(s), due notice to the Sub-Lessee(s) shall be given by the YEIDA and/or the **Sub-Lessor/Developer** to rectify the breaches within the period stipulated by the YEIDA and/or the **Sub-Lessor/Developer**.
26. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973,

as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).

27. This Sub-Lease Deed supersedes and overrides all understanding and agreements, whether oral or written, between the Parties. Provided that in the event of inconsistency between the Standard Terms and Conditions and this Sub-Lease Deed, the provisions of this Sub-Lease Deed shall prevail.
28. That in the event there are joint Sub-Lessee(s), all communications and notices shall be sent by the Sub-Lessor/Developer to the First Sub-Lessee(s) at the address specified hereinabove or at the commercial plot or at such address as may be notified by the Sub-Lessee/s to the Sub-Lessor/Developer and acknowledged by the Sub-Lessor/Developer, which shall for all purposes be considered as served on all the Sub-Lessee/s and no separate communication shall be necessary to the other named Sub-Lessee(s).
29. That all powers exercisable by the YEIDA may be exercised by the Chief Executive officer/Chairman of the YEIDA. The **Sub-Lessor/Developer** and/or YEIDA may also authorize any of its officers to exercise all or any of the powers exercisable by it under this sub-lease deed. Provided that the expression Chief Executive Officer/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the **Sub-Lessor/Developer** and/or YEIDA with the functions similar to those of the Chief Executive Officer/Chairman.

BOUNDARIES OF PLOT

East: }
West: } as per attached layout plan
South: }
North: }

Bank Loan :- NIL

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For Wollrock Developers LLP

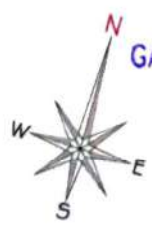
Authorized Signatory

MASTER LAYOUT PLAN
Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3) Sector-19, YEIDA, Greater Noida ,UP
District - Gautam Budh Nagar



SUB-LESSEE'S SIGNATURE:-

G-14



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[Signature]
 Authorised Signatory

For Wall Rock Developers, LLP
[Signature]
 Authorized Signatory

ARCHITECT

PRABIRA JENA

GAURSONS REALTECH PVT. LTD.

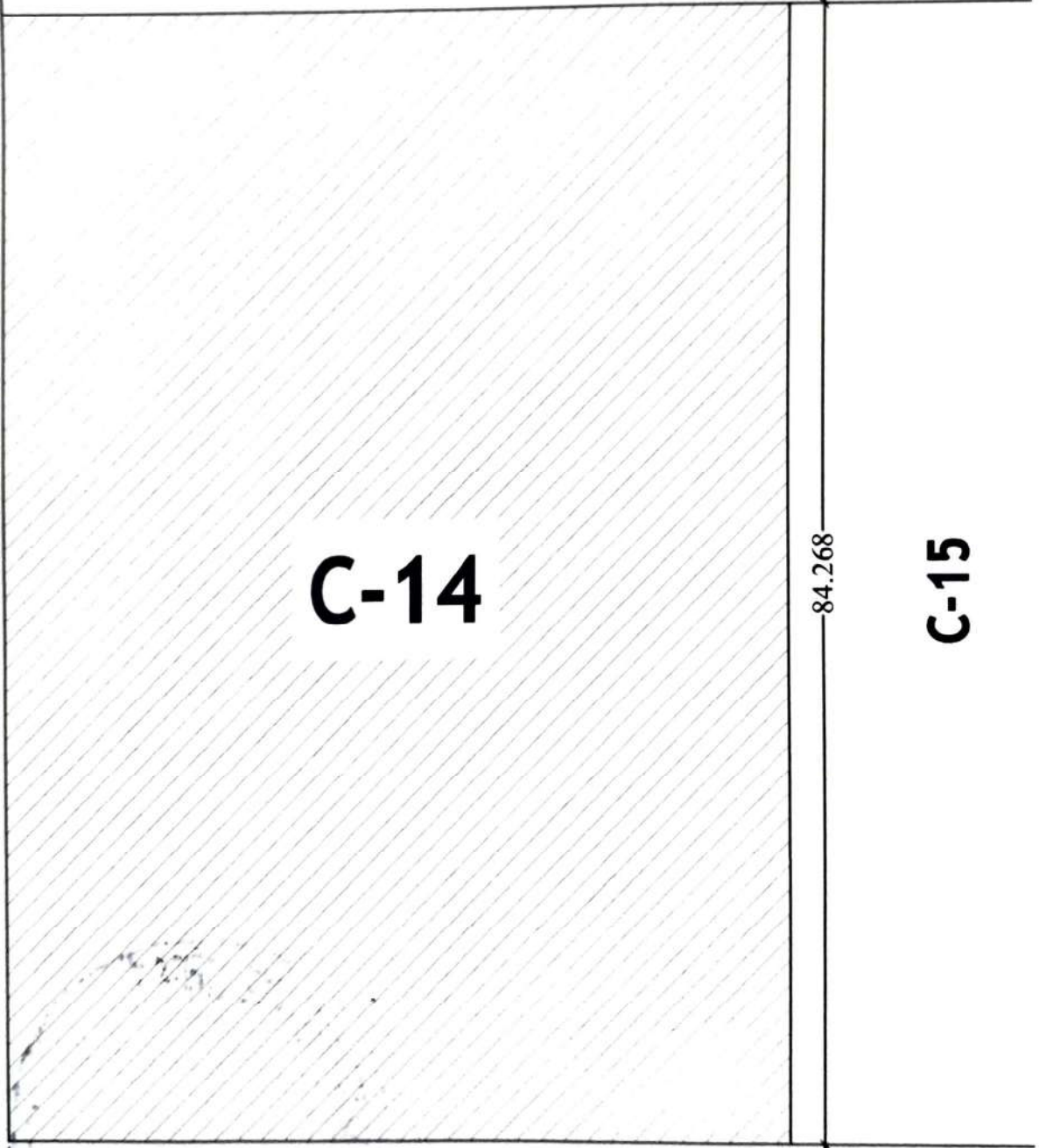
Commercial at Plot no. - "C-14"
Yamuna City (Pocket-3), Mirzapur Site (LFD-3) Sector-19, YEIDA, Greater Noida, UP
District - Gautam Budh Nagar

PLOT NO. :- C - 14

PLOT AREA = 53820.00 SQ.FT. (5000.00 SQ.M.)

↑
YAMUNA EXPRESSWAY (SERVICE ROAD)
↓

SERVICE APPARTMENT



C-14

84.268

C-15

59.335

GAURSONS REALTECH PVT. LTD

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30MT. WIDE ROAD

For Wall Rock Developers LLP

LESSEE

GAURSONS REALTECH PVT.LTD

SUB-LESSEE'S SIGNATURE:-

Authorized Signatory

ARCHITECT

PRABIRA JENA



Challan No./ITNS 280	Tax Applicable (0020) INCOME TAX ON COMPANIES (CORPORATION TAX) <input type="checkbox"/> (0021) INCOME TAX OTHER THAN COMPANIES <input checked="" type="checkbox"/>	Assessment Year 2022-23												
PAN: AADFW9335P Full Name : WALX XXXK DEVELOPERS LLP 240000000, 23122021, AADCG9948H, AI9454233, UTTAR PARDESH, UTTAR PRADESH, 201301 Tel. No. :														
Type of Payment :														
(100) Advance Tax <input type="checkbox"/>	(102) Surtax <input type="checkbox"/>													
(300) Self Assessment Tax <input type="checkbox"/>	(106) Profits of Domestic Companies <input type="checkbox"/>													
(400) Tax on Regular Assessment <input type="checkbox"/>	(800) TDS on Sale of Property <input checked="" type="checkbox"/>													
(110) Secondary Adjustment Tax <input type="checkbox"/>	(111) Accretion Tax <input type="checkbox"/>													
(107) Tax on Distributed Income to Unit Holders <input type="checkbox"/>														
Details of Payment	FOR USE IN RECEIVING BANK Debit to A/c / Cheque credited on 23-12-2021(DD-MM-YYYY)													
Income Tax 2400000	Payment Status : Successful													
Surcharge 0	Bank Reference No.: 72284857													
Education Cess 0	SPACE FOR BANK SEAL													
Interest 0	ICICI Bank													
Penalty Code	Uttam Nagar, New Delhi													
Penalty 0	CIN													
Others 0	BSR Code 6390340													
Fee 0	Tender Date 231221													
Total 2400000	Challan Serial No. 05307													
Total (in words) Rupees Twenty Four Lakh and Paise Zero Only.	Rs. 2400000													
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Grores</th> <th>Lakhs</th> <th>Thousands</th> <th>Hundreds</th> <th>Tens</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Zero</td> <td>Twenty Four</td> <td>Zero</td> <td>Zero</td> <td>Zero</td> <td>Zero</td> </tr> </tbody> </table>	Grores	Lakhs	Thousands	Hundreds	Tens	Units	Zero	Twenty Four	Zero	Zero	Zero	Zero	Tax payer remarks. : TDS ON PROPERTY	
Grores	Lakhs	Thousands	Hundreds	Tens	Units									
Zero	Twenty Four	Zero	Zero	Zero	Zero									
Debit to A/c 025305009657	Payment Status : Successful													
Date 23-12-2021	Bank Reference No.: 72284857													
Drawn on Internet Banking Payment through ICICI Bank	SPACE FOR BANK SEAL													
Taxpayers Counterfoil	ICICI Bank													
PAN: AADFW9335P	Uttam Nagar, New Delhi													
Received From : WALX XXXK DEVELOPERS LLP	CIN													
Paid in Cash / Debit to A/c / Cheque No : 025305009657	BSR Code 6390340													
For Rs. : 2400000	Tender Date 231221													
Rs (in words) : Rupees Twenty Four Lakh and Paise Zero Only.	Challan Serial No. 05307													
Drawn on: Internet Banking Payment through ICICI Bank	Rs. 2400000													
On Account of : (0021)Other than Companies Tax														
Type of Payment (800)TDS on Sale of Property														
For the Assessment Year : 2022-23														

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For Wall Rock Developers LLP

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Project Name/Building Villages: 14, SEC-COMM, PLOT
Floor-Block No.
Road/Street/Lane GAUR YAMUNA CITY POCKET-3
City/District MIRJAPUR SITE, LFD-3
State UTTAR PRADESH
Pin Code 201301

Total Amount Paid/Credited	240000000
TDS Amount to be paid	2400000
Interest	0
Fee	0
Total payment	2400000.00
Value in words	Twenty Four Lakhs Rupees and paise

Total Value of Consideration (Property Value) 240000000
Mode of Payment Online (Net-Banking)
Bank Name ICICI BANK


Note
This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

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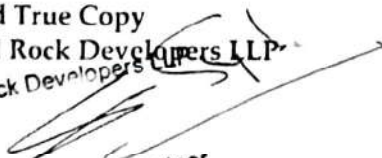
For Wall Rock Developers LLP
[Signature]
Authorized Signatory

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS & DESIGNATED PARTNERS OF WALL ROCK DEVELOPERS LLP HELD ON MONDAY, 20TH DECEMBER, 2021, AT B 33, SECTOR 63, NOIDA, GAUTAM BUDDHA NAGAR, U.P. 201301

"RESOLVED THAT pursuant to the provisions of the Limited Liability Partnership Act, 2008 read with LLP (Incorporation of LLP) Rules, 2009 and other applicable provisions, if any, of the Limited Liability Partnership Act, 2008, the following official of the LLP be and is hereby severally authorized to sign, seal, and execute the sub-lease deed of Plot No. C-14, sector-commercial in Gaur Yamuna City (Pocket-3), at Mirzapur Site (LFD-3), sector-19, YEIDA, Greater Noida, District- Gautam Budh Nagar, (U.P) , on behalf of the LLP

Name of Authorized Signatory	Designation	Specimen Signature
ROHTASH KUMAR	CRM	

RESOLVED FURTHER THAT Certified True Copy (ies) of the aforesaid resolution, be provided to all concerned under the hands of any Partner or Designated Partner of the Company."

Certified True Copy
For Wall Rock Developers LLP
For Wall Rock Developers LLP

Partner
Sanjeev Kumar Gupta
Designated Partner
DIN: 01127710

For Wall Rock Developers LLP

Partner
Parveen Gupta
Designated Partner
DIN: 06382217



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JAYPEE INFRA TECH LIMITED

SECTOR - 12B, NOIDA

DETAILS OF LEASE DEEDS EXECUTED BETWEEN YEA & JIL IN RESPECT OF MIRZAPUR LAND PARCEL

Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
1	Achheja Bujurg	112.2413	16.09.2009	Book No. 1, Volume No. 5192 Page No. 103/160, Sl. No. 13476 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
2	Mirzapur	105.4675	16.09.2009	Book No. 1, Volume No. 5192 Page No. 387/444, Sl. No. 13481 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
3	Salarpur	15.1446	16.09.2009	Book No. 1, Volume No. 5192 Page No. 55/102, Sl. No. 13475 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
4	Dungarpur Reelka	59.5890	16.09.2009	Book No. 1, Volume No. 5192 Page No. 1/54, Sl. No. 13474 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
5	Rampur Bangar	38.7170	16.09.2009	Book No. 1, Volume No. 5192 Page No. 107/158, Sl. No. 13484 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
6	Salarpur	26.0471	16.10.2009	Book No. 1, Volume No. 5192 Page No. 161/210, Sl. No. 13477 dt. 11.11.2009 with Sub-Registrar, Sadar (G.B. Nagar)
7	Achheja Bujurg	3.1800	02.12.2009	Book No. 1, Volume No. 5276 Page No. 323/370, Sl. No. 14497 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
8	Mirzapur	19.1066	02.12.2009	Book No. 1, Volume No. 5276 Page No. 131/178, Sl. No. 14493 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
9	Salarpur	10.5160	02.12.2009	Book No. 1, Volume No. 5276 Page No. 227/274, Sl. No. 14495 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
10	Dungarpur Reelka	3.4355	02.12.2009	Book No. 1, Volume No. 5276 Page No. 371/418, Sl. No. 14498 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
11	Rampur Bangar	3.4980	02.12.2009	Book No. 1, Volume No. 5276 Page No. 275/322, Sl. No. 14496 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
12	Salarpur	7.3876	02.12.2009	Book No. 1, Volume No. 5276 Page No. 179/226, Sl. No. 14494 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
13	Murjhedda	36.5090	04.12.2009	Book No. 1, Volume No. 5276 Page No. 35/82, Sl. No. 14491 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)



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For GAURSONS REALTECH PVT. LTD.

AUTHORIZED SIGNATORY

For Wall Rock Developers LLP

Authorized Signatory

Sl. No.	Name of Village	Area (Hect.)	Date of Lease Deed	Details of Registration of Lease Deeds
14	Salarpur	9.8965	04.12.2009	Book No. 1, Volume No. 5276 Page No. 83/130, Sl. No. 14492 dt. 05.12.2009 with Sub-Registrar, Sadar (G.B. Nagar)
15	Salarpur	11.3899	16.02.2010	Book No. 1, Volume No. 5649 Page No. 319/388, Sl. No. 3202, dt. 16.03.2010 with Sub-Registrar, Sadar (G.B. Nagar)
16	Achheja Bujurg	1.5860	12.04.2010	Book No. 1, Volume No. 6992 Page No. 211/260, Sl. No. 17113 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
17	Mirjapur	0.1053	12.04.2010	Book No. 1, Volume No. 6992 Page No. 161/210, Sl. No. 17112 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
18	Salarpur	26.6596	22.06.2010	Book No. 1, Volume No. 6992 Page No. 311/360, Sl. No. 17115 dt. 01.07.2010 with Sub-Registrar, Sadar (G.B. Nagar)
19	Dungarpur Reeka	20.2290	30.07.2010	Book No. 1, Volume No. 7307 Page No. 45/98, Sl. No. 20578, dt. 27.08.2010 with Sub-Registrar, Sadar (G.B. Nagar)
20	Salarpur	3.1719	01.11.2010	Book No. 1, Volume No. 7869 Page No. 63/112, Sl. No. 1263 dt. 25.01.2011 with Sub-Registrar, Sadar (G.B. Nagar)
21	Salarpur	10.1635	21.05.2012	Book No. 1, Volume No. 11199 Page No. 21/70, Sl. No. 13316, dt. 06.07.2012 with Sub-Registrar, Sadar (G.B. Nagar)
22	Rampur Bangar	0.0100	12.09.2012	Book No. 1, Volume No. 12161 Page No. 277/326, Sl. No. 23976 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
23	Mirjapur	0.0500	12.09.2012	Book No. 1, Volume No. 12161 Page No. 203/250, Sl. No. 23974 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
24	Salarpur	1.3370	12.09.2012	Book No. 1, Volume No. 12161 Page No. 327/376, Sl. No. 23977 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
25	Achheja Bujurg	0.2450	12.09.2012	Book No. 1, Volume No. 12161 Page No. 377/426, Sl. No. 23978 dt. 12.12.2012 with Sub-Registrar, Sadar (G.B. Nagar)
26	Salarpur	2.0904	10.07.2013	Book No. 1, Volume No. 13890 Page No. 91/140, Sl. No. 19656 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
27	Salarpur	1.6385	18.07.2013	Book No. 1, Volume No. 13890 Page No. 15/90, Sl. No. 19655 dt. 01.08.2013 with Sub-Registrar, Sadar (G.B. Nagar)
TOTAL		529.3918		
Land to be transferred by YEA to JIL		19.3717		
GRAND TOTAL		548.7635		



Gaursons Realtech Pvt. Ltd.

Authorised Signatory

For GAURSONS REALTECH PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

For Wall Rock Developers LLP

[Signature]
Authorised Signatory

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:

Witnesses:

1.



GAURSONS REALTECH PVT. LTD.

Authorized Signatory

SUB-LESSOR/DEVELOPER

2.

ANKUR BHATTI S/O MAN SINGH BHAT
Fazayapur, G.B. Naga

For Wollrock Developers LLP

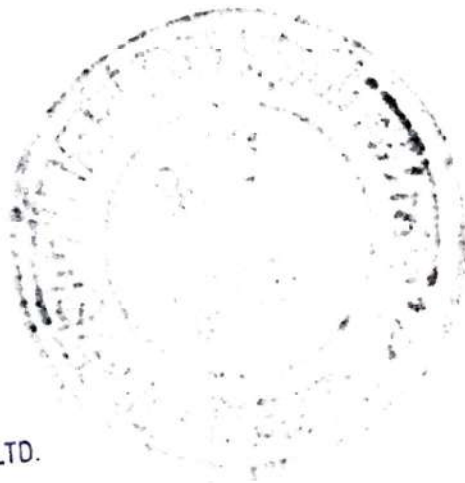


Authorized Signatory

SUB-LESSEE(S)



**Nishu S/o Atik Khan
Salempur Gurjar
Gr. Noida**



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For Wollrock Developers LLP



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आवेदन सं०: 202100743070874

बही संख्या 1 जिल्द संख्या 40048 के पृष्ठ 295 से 346 तक क्रमांक
24469 पर दिनांक 23/12/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रमेन्द्र श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/12/2021

