



INDIA NON JUDICIAL



IN-UP56999244847820W

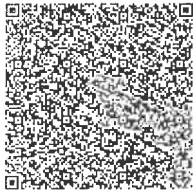
Government of Uttar Pradesh

e-Stamp

Signature.....

ACC Name: KRANJAL SINGH, ACC Code: UP1400390-
NOIDA Sub-Registrar Noida, Mo. 9315811293
Sub-Reg. No. 00/99, Noida Dist. G.B. Nagar, UP

Certificate No. : IN-UP56999244847820W
 Certificate Issued Date : 12-Nov-2024 10:56 AM
 Account Reference : NEWIMPACC (SV)/ up14003904/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400390410820181224052W
 Purchased by : DEVESH SAXENA ADVOCATE
 Description of Document : Article 24 Copy or Extract
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : DEVESH SAXENA ADVOCATE
 Second Party : Not Applicable
 Stamp Duty Paid By : DEVESH SAXENA ADVOCATE
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

कृपया प्रमाणित करने के लिए 100 रुपये का स्टाम्प लगाएं

किताब

[Large red scribble]

SUB REGISTRAR NOIDA-III

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sheliesstamp.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.

✓ 1656
1657

39
72

THIS LEASE DEED PERTAINS TO VILLAGE
SULTANPUR AREA 136.40 ACRES

LEASE DEED

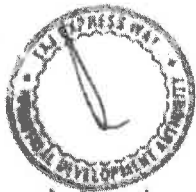
This Deed of Lease is made on this 28th day of February, 2003

Between

1) Expressway Industrial Development Authority (TEA), a statutory body constituted under the U.P. Industrial Area Development Act, 1976 and having its principal office at J-3, Sector- 41, NOIDA, Dist. Gautam Budh Nagar -201301 U.P., India (hereinafter referred to as the "Lessor" which expression shall, unless repugnant to the context, mean and include administrators, successors and assigns) of One Part,

AND

Jaiprakash Industries Limited, a company incorporated under the Companies Act, 1956 having its Registered Office at 5, Park Road, Hazratganj, Lucknow, U.P. and Head Office at House, 63, Basant Lok Community Centre, Vasant Vihar, New Delhi-110057, India acting through its Managing Director (hereinafter referred to as the "Lessee" which expression shall, unless repugnant to the context, mean and include its successors and assigns) of the other Part.



Ravi Kant
Managing Director, U.P. Industries



MANUJ KUMAR
Lucknow

Lease Deed 310701932.60

5000 + ~~5000~~ 4.6.....

5060 + 4000

श्री रवि श्रीवास्तव

उदित नरसिंह श्रीवास्तव

5-3 सेक्टर 5 गंगा नदी किनारे

दिल्ली नगर निगम

28/1/63 मध्य

दिव के प्र-नृत किया।

18-2-63

व्यपक

श्री रवि श्रीवास्तव
श्री रवि श्रीवास्तव
श्री रवि श्रीवास्तव
श्री रवि श्रीवास्तव

श्री रवि श्रीवास्तव

श्री रवि श्रीवास्तव

श्री रवि श्रीवास्तव

श्री रवि श्रीवास्तव

श्री रवि श्रीवास्तव

28/1/63

28-2-63

[Signature]

ML

Program

(a)

WHEREAS:

(1) The Lessor and the Lessee have entered into a Concession Agreement dated 7th February, 2003 (the "Concession Agreement", which expression shall include all amendments made thereto from time to time) where under the Lessee has been granted the Concession to carry out, inter alia, preparation of the Techno-Economic Feasibility Report (TEFR), Detailed Project Report (DPR), arrangement of finances, designing, engineering, construction and operation of six-lane Expressway along with service roads and associated structures between NOIDA and Agra in Uttar Pradesh and shall bear and pay all expenses, costs and charges incurred in the fulfillment of all its obligations under the Concession Agreement;

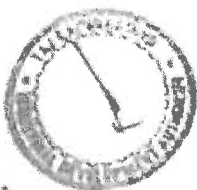
(2) The Lessor has also agreed under the Concession Agreement to transfer to the Lessee as part of consideration thereunder 25 million square metres of land (the "Land for Development") together with, inter alia, all buildings, structures, to be constructed thereon, along the proposed Expressway for 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 TEA 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, in part discharge of its obligations under the Concession Agreement for provision of land, has agreed to provide on lease and the Lessee has agreed to take on lease, a portion of land in NOIDA, 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 Lessor is the lawful owner of Demised Land admeasuring 168.99 acres situate in NOIDA (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 red) 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.



Ravi Sontana
40, Lal Bahadur Shastri V. N. Sontana



Manoj Gaur
12, Anand Vihar, Gurgaon



2. In consideration of the payment of 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 all that piece and parcel of the Demised Land containing by admeasurement 168.99 acres more particularly described in the SCHEDULE I hereto, together with all and singular liberties, privileges, rights, easements and appurtenances thereto AND ALSO the structures and buildings hereafter to be erected thereon TO HOLD the Demised Land unto the Lessee for the term of 90 (ninety) years (the "Term") commencing from the date of possession of Demised Land.

3. During the term of the lease, the Lessee shall pay to the Lessor lease rent of Rs. 100/- per hectare per year in advance (the "Rent Amount") commencing from the month of February, 2003. The Lessee has paid to the Lessor sole premium amount of Rs.37,93,76,858/- (Rupees thirty seven crores ninety three lacs seventy six thousand eight hundred fifty eight only) (being the amount of acquisition cost of the Demised Land, details of which are set out in the SCHEDULE I hereto), the receipt whereof the Lessor doth hereby acknowledges.

4. The Lessee shall have unfettered right to sub-lease the whole or any part of the Demised Land, whether developed or undeveloped, and whether by way of plots or constructed properties or give on leave and license or otherwise dispose of its interest in the Demised Land or part thereof / permit to any person in any manner whatsoever, without requiring any consent or approval of or payment of any additional charges, transfer fee, premiums etc. to the Lessor or to any other relevant authority. The sub-lessees of the Demised Land shall also be entitled to provide the Demised Land on sub-lease and hence there can be subsequent multiple sub-leases of the Demised Land in smaller parts. The Lessee / sub-lessee / licensee, as the case may be, shall however notify to the Lessor the details of all such sub-lease(s) / leave and license(s) / disposals. Till the time such notification is made to the Lessor, the Lessor / sub-lessor / licensor, as the case may be, shall continue to remain liable to pay the Rent Amount along with the Lessee. The quantum of Rent Amount payable to the Lessor shall remain unaffected by any such sub-lease(s) / leave and license(s). It is hereby further clarified that the total Rent Amount payable by the Lessee and various sub-lessees / transferees shall be to the maximum extent of Rs. 100.00 (Rupees one hundred) per hectare per year (various sub-lessees/ transferees paying pro-rata rent for the portion of land held by them). In case the Lessee considers it appropriate, tripartite agreement(s) in connection with sub-lease(s) / leave and license(s) may be executed between the Lessor, the Lessee and the sub-lessee(s) / licensee(s) on the same terms and conditions as contained herein.

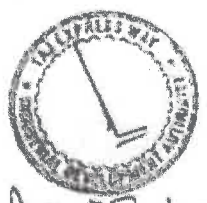

 3
 *
 Ravi Kumar
 Sr. Asst. Secy - U.N. Section


 Manoj Kumar
 Sr. Asst. Secy - U.N. Section



Each sub-lease and/or transfer shall after the execution thereof be notified by the transferor or the sub-lessor/sub-lessee to Lessor and till such time, it is so notified, the transferor / sub-lessor shall remain jointly and severally liable along with the transferee/ sub lessee for payment of lease rent to Lessor.

5. The Lessee shall have exclusive right to determine the purpose for which the Demised Land will be used i.e. for commercial, amusement, industrial, institutional, residential etc. and also the allocation of area of such Demised Land for different uses. The Lessee shall also be free to decide whether the portions of Demised Land decided by the Lessee to be sub-leased / given on leave and licence basis should be in the form of plots or constructed properties. No permission of the Lessor shall be required either for the use of the Demised Land or for sub-leasing / multiple sub-leasing / giving on leave and licence basis. The Lessee shall be entitled to modify the Demised Land or part thereof as per the approved layout plan(s) approved by the relevant authorities. In case Demised Land is allotted to the Lessee in parts, the Lessee shall be entitled to amalgamate / merge the said parts of the Demised Land at one location. The land use shall however be as per applicable master plan and other regulations of the local authority.
6. The period of this lease and the rights of the Lessee / sub-lessee(s) / leave and licencee(s) / end-users shall not be affected by termination of the Concession Agreement for any reason whatsoever or expiry of Concession Period (as defined in the Concession Agreement) and subsequent renewals within the lease period shall be granted by the Lessor without any additional cost to the Lessee / sub-lessee(s) / leave and licencee(s) / end-users.
7. The Lessee shall have a right of way to all the lands and premises and roads adjoining the Demised Land and shall be entitled to enter upon such land and premises and roads for the purpose of accessing the Demised Land.
8. The Lessor agrees to provide reasonable assistance to the Lessee in obtaining all applicable Government permits and clearances necessary for the effective enjoyment and utilization of the Demised Land.
9. (i) The Lessee shall have absolute right to mortgage, pledge, hypothecate or otherwise alienate in any manner the Demised Land as well as all its rights, titles and interests in the Demised Land (the Mortgaged Assets) in favour of the Lessee's lenders/ trustees for the lenders of the Lessee (hereinafter referred to as the "Mortgagee").



Mani Sankar
Ho. Secy. P.W. U.N. Sankar

4



Mani Sankar
Ho. Secy. P.W. U.N. Sankar



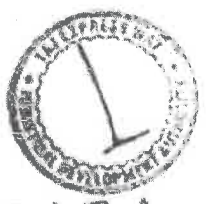
(ii) The Mortgagee shall have the right, with prior notice to the Lessor, to deal with and dispose off within the provisions of law in any manner whatsoever the Mortgaged Assets for realisation of any or all amounts due and payable by the Lessee to the Mortgagee. In the event of the Mortgagee disposing off the Mortgaged Assets and realising any amounts out of such disposition, the Mortgagee shall be entitled to appropriate monies out of such realisations to the extent payable by the Lessee to the Mortgagee subject to the condition that all dues of any description payable to Lessor pertaining to the Demised Land shall have been paid to the Lessor.

10. That the Lessee/sub-lessee hereby covenants to pay all rates, taxes, charges and taxes already levied or to be levied in future by the Lessor or any local or other authority / Central or State Govt. The Lessee/sub-lessee/end users shall have to take independent connection in his name at his cost for water supply/drainage/sewerage on payment of required charges to local authority for construction purpose and later on for regular drinking water supply etc. The Lessee/sub-lessee/end users shall, if required by the Lessee, also have to take in his own name and at his own cost temporary electric / power connection for construction purposes and later on for regular supply on payment of required charges to the U.P. Power Corporation Office in NOIDA or from such other authority as may be responsible for giving such electric / power connection.


11. The Lessor covenants and warrants that:

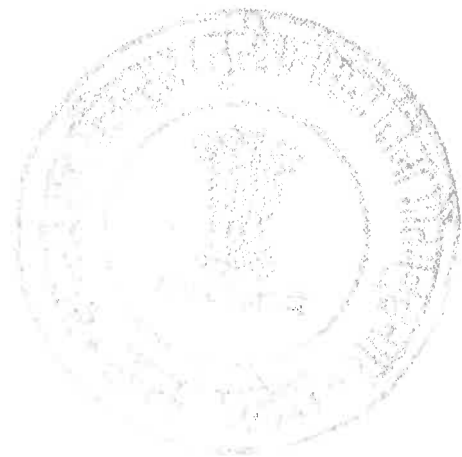
i. The Lessor has the full right and authority to execute this Deed and to grant the lease of the Demised Land, and that the Lessee, upon payment of the rent and performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the Demised Land during the full term of this lease without any interruption, disturbance, claims or demands whatsoever by the Lessor or by any person/s claiming for and on behalf of the Lessor as per the covenants and provisions of this Lease Deed.

ii. The Lessor shall grant, transfer, convey and assure, from time to time, all its reversionary rights, title and interests in respect of such part of the Demised Land as may be required by the Lessee/sub-lessees for land use as per applicable Master Plan and other regulations of the local authorities.


Mari Sankar
Sh. Lalji Shri U.N. Sankar

AS

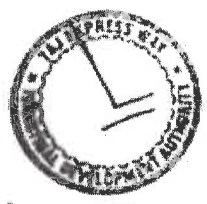

Manoj Kumar
Secy. In Charge



- iii. The Lessor hereby covenants that the Lessee/sub-lessee(s)/licensee(s) shall enjoy quiet possession of the Demised Land without disturbance by it or its successors in interest or any person claiming title paramount thereto in any manner.
- iv. The Lessor warrants that the Demised Land is free from all encumbrances, claims, disputes, encroachments, occupations, litigations, injunctions, mortgages, charges, pledges, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations. The Lessor further warrants that if any compensation remains outstanding and payable in respect of the Demised Land the same shall be paid and settled directly by the Lessor without in any way affecting the Lessee's enjoyment of the Demised Land

12. The Lessee covenants and warrants that:

- i. The Lessee shall follow all laws and bye-laws, rules, building regulation and direction of Lessor and the local municipal or other authority now existing or hereinafter to exist so far as the same relate to the immovable property and so far as they affect the health, safety and convenience of other inhabitant of the place.
- ii. The Lessee shall bear the entire legal expenses of execution of this Lease Deed including the stamp duty and registration charges.
- iii. The Lessee will permit the members, officers and subordinates of the Lessor and workmen and other persons employed by the Lessor at all reasonable time of the day with 7 days prior notice in writing to enter into and upon the Demised Land and building to be erected thereupon in order to inspect the Demised Land and carry on necessary works and the Lessee will give notice of the provision of this sub-clause to its sub-lessee(s) / leave and licencee(s), if any.



Ravi Sontana
Sd/- U.N. Sontana

6



Manj...
Sd/- M. Subhadra Rao



12A. The Lessee /sub-lessee /licensee shall make such arrangements as are necessary for maintenance of the building(s) and common services situated on the Demised Land and if the buildings are not maintained properly, the Chief Executive Officer or any officer authorised by Chief Executive Officer of the Lessor will have the power to get the maintenance done through the authority and recover the amount so spent from the Lessee/sub-lessee/licensee. The Lessee/sub-lessee/licensee will be individually liable for payment of the maintenance amount related to its property.

No objection on the amount spent on maintenance of the building by the Lessor shall be entertained and the decision of the Lessor shall be final.

14. The Lessor agrees to carry out, in accordance with the Concession Agreement, external development including electric supply, water supply, drainage arrangements etc. in relation to land which are already developed, specially in Noida or Greater Noida, without any cost to the Lessee within a reasonable period of handing over of such land. For external development of the other undeveloped land, the Lessor agrees to assist the Lessee, on best effort basis, to arrange it through other authorities who may be involved in development of nearby lands without any cost to Lessor.

15. The Lessor has full rights and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the Demised Land or any part thereof and to do all acts and things, which may be reasonably necessary or expedient for the purpose of searching, removing and enjoying the same, without affecting the Lessee's / sub-lessee(s) / licensee(s) right to peaceful possession and enjoyment.

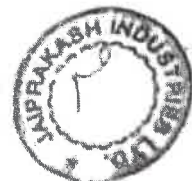
16. The Lessor has the right to receive the lease rent annually in advance without having to issue any demand notice therefor.

17. The Lessee is entitled to achieve 150 Floor Area Ratio (FAR) on the Demised Land. If due to local bye-laws or other statutory provisions, it shall not be possible for the Lessee to achieve the said FAR on such Demised Land, the Lessor with mutual agreement of the Lessee shall evolve suitable mechanism so as to enable the Lessee to achieve 150 FAR.

18. The Lessee shall have the option to return to the Lessor the Demised Land either in full or part and in these circumstances, the Lessor shall pay to the Lessee acquisition cost, development cost, all incidental costs and other costs as mentioned in Chapter X and XI of the Concession Agreement.



Ravi Kumar
Secretary U.N. Sankar



Manjiv Kumar
Director In Charge



19. Any building constructed on any portion of Demised Land may be sub-let, by the Lessee/sub-lessee subject to the terms and conditions as laid down in the bye laws from time to time. However, the sub-lessee/end users shall follow the statutory laws / bye-laws, Master Plan, Building regulation and directions framed under U.P. Industrial Area Development Act 1976 for the land use and also shall be bound by all covenants and condition contained herein and be answerable in all respect thereof.
20. That the Chief Executive Officer of the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Chief Executive Officer and the Lessee.
21. If due to any FORCE MAJURE or circumstances beyond Lessor's control, the Lessor is unable to make the allotment or deliver clear possession of Demised Land, entire money and other deposits made by the Lessee to the Lessor in regard to subject land shall be refunded by the Lessor to Lessee.
22. That the Lessee shall keep the Lessor indemnified against any claims for damages which may be caused to any property belonging to the Lessor / others in consequence of the execution of the works and also against claims for damages arising from the actions of the Lessee or his workmen or representatives which:
 - a) Injures or destroys any building or part thereof or other structure contiguous or adjacent to the Demised Land.
 - b) Keeps the foundation, tunnels or other pits on the Demised Land open or exposed to weather causing any injury to contiguous or adjacent building.
 - c) Digs any pit near the foundation of any building thereby causing any injury or damages to such building.
23. That the damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the Lessee.



Ravi Sankar
 U.N. Sankar

8





Handwritten signature/initials



Nanj Gov
to Jee Keshul



- 24. That without prejudice to its rights under the Concession Agreement, the Lessee, its successor and transferees/sub-lessees shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as are made or issued thereunder from time to time.
- 25. That the Lessee/sub-lessee/tenant/licensee shall not display or exhibit any picture posters, statues, other articles which are repugnant to the morals or are indecent or immoral. The Lessee/sub-lessee/tenant/licensee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, which shall be constructed over the Demised Land, except at places specified for the purpose by the Authority.
- 26. All powers exercised by the Lessor under this Lease Deed may be exercised by the Chief Executive Officer of the Lessor, who may also authorise any of its other officers to exercise all or any of the power exercisable by it under this Lease Deed.
- 27. Any relaxation or indulgence granted by the Lessor to the Lessee under this Deed shall not in any way prejudice the legal rights of the Lessor.
- 28. In the event of any dispute with regard to terms and conditions of the Lease Deed, the matter will be resolved amicably in terms of the provisions of Chapter XV of the Concession Agreement.
- 29. That the power exercisable by the Chief Executive Officer of the Lessor under and in accordance with the terms of the Lease Deed may be exercised by such other officer as the Chief Executive Officer of the Lessor may authorise in this behalf. A copy of such authorisation shall be handed over by the Lessor to the Lessee immediately upon such authorisation.
- 30. The lease hold rights can be terminated only by giving prior notice within the provisions of law to the Lessee as well as Lessee's lenders if any.
- 31. The Lessor and the Lessee hereby agree that all notices hereunder to any Party hereto shall be delivered personally or sent by registered or registered mail with acknowledgement due or facsimile to such Party at the address set forth below or such other address as may hereafter be designated in writing by such Party to the other Party. Notices delivered personally shall be deemed to have been received on the



9. 11/2



Ravi Kant
 40 Lodi St. U.P. Cantons

 Manj Kumar
 Sec. In. Jalehad Cant.



date of receipt; notices sent by registered mail shall be deemed to have been received on the tenth day following mailing; and notices sent by facsimile shall be deemed to have been received one (1) business day after transmission provided (i) receipt is verbally confirmed and (ii) an original copy is mailed promptly within five (5) Business Days thereafter:

(a) Notices to the Lessor, to:

Taj Expressway Industrial Development Authority (TEA)
J-3, Sector 41, NOIDA
Distt. Gautam Budh Nagar - 201 301,
UTTAR PRADESH

Attention: _____

Fax No.: 0120-2501851

Telephone No.: 0120-2573733

(b) Notices to the Lessee, to:

Jaiprakash Industries Limited
JA House, 63, Basant Lok,
Vasant Vihar,
New Delhi- 110 057.

Attention: _____

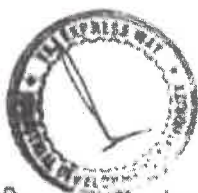
Fax No.: 011-26145389

Telephone No.: 011-26141540

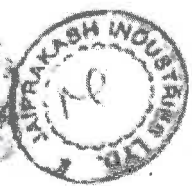
All notices, orders and other documents required under the terms of the Lease or under U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) or any rules or regulations made thereunder shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act 1973 as re-enacted and modified by the U.P. President's Act (re-enactment with modification) Act 74 (U.P. Act No. 30 of 1974).

32. This Lease Deed shall be subject to the jurisdiction of District Court at Guatam Budh Nagar or the High Court of Judicature at Allahabad.

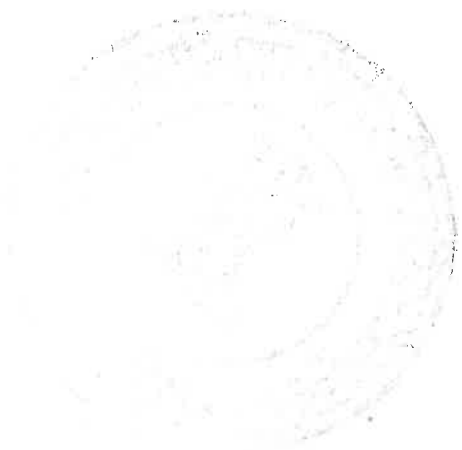
33. All arrears payable to Lessor shall be recoverable as arrear of land revenue without prejudice to its other rights under any other law for the time being in force, subject however to the terms of this Deed.



Premi Kumar
Secy. Secy. U.N. Ind. Auth.



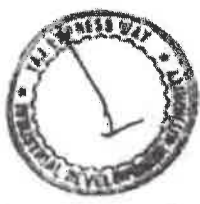
Mangj Gaur
Secy. Secy. Jaiprakash Ind. Ltd.



SCHEDULE I
(DESCRIPTION OF DEMISED LAND AND ITS ACQUISITION COST)

Sheet-1 of Sch. 1

SL. NO.	DESCRIPTION	KHASRA NO.	AREA			VILLAGE	SECTOR	AREA IN ACRES	ACQUISITION RATE (IN RS.)	ACQUISITION COST IN (RS.)
			BIGHA	VISWA	VISWANSI					
1	603 P		0	1	0	Sadarpur (Majra Bakhtawarpur)	128 NOIDA			
2	603 P	23	2	0						
3	606 P	9	10	0						
4	610	7	2	0						
5	611 P	12	8	0						
Sub-total			52	3	0	37.59		63,674,925.48		
1	162 P		1	8	0	Sultan Pur	128, 129 & 130 NOIDA			
2	201 P		0	8	0					
3	202 P		0	3	0					
4	208 P		0	7	0					
5	210 P		2	4	0					
6	211 P		1	0	0					
7	212 P		0	4	0					
8	215 P		0	4	0					
9	218 P		0	2	0					
10	218 P		0	0	10					
11	301 P		0	8	0					
12	303 P		0	10	0					
13	304		3	1	10					
14	305 P		0	7	0					
15	306		0	5	0					
16	307		0	7	0					
17	308		0	13	0					
18	309 P		0	4	0					
19	310 P		0	6	0					
20	311		1	0	0					
21	312		0	14	0					
22	313 P		0	4	0					
23	318 P		0	2	0					
24	317		3	8	0					
25	318		1	7	0					
26	319		1	7	0					
27	320 P		0	5	0					
28	321 P		0	2	0					
29	322		1	3	0					
30	323		0	6	0					
31	324		1	10	0					
32	325 P		4	4	8					

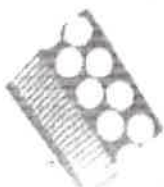


Ravi Sankar
Sd/- Lt. Col. V. H. Sankar

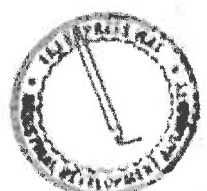


Manoj Kumar
Sd/- Manoj Kumar

1900



SL. NO.	DESCRIPTION Khasra No.	AREA			VILLAGE	SECTOR	AREA IN ACRES	ACQUISITION RATE (IN RS.)	ACQUISITION COST IN (RS.)
		BIGHA	VISWA	VISWANSI					
33	326	0	5	0	Sultan Pur	128, 129 & 130 MORDA			
34	327	0	6	0					
35	328	19	1	0					
36	329	2	7	9					
37	330	1	4	0					
38	331	1	7	0					
39	332	0	4	0					
40	333	1	9	0					
41	334	1	1	0					
42	335	1	12	0					
43	336	10	13	0					
44	337	0	13	0					
45	338	0	13	0					
46	339	1	5	10					
47	340	1	7	0					
48	341	0	17	0					
49	342	2	8	0					
50	343 P	0	6	0					
51	344 P	0	6	0					
52	345	0	9	0					
53	346	0	5	0					
54	347	3	15	0					
55	348 P	2	10	10					
56	349 P	0	5	0					
57	352 P	0	4	0					
58	376 P	0	7	0					
59	377 P	0	10	0					
60	378	3	4	0					
61	379	2	4	0					
62	380	0	12	0					
63	381	0	13	0					
64	382	1	18	0					
65	383	1	17	0					
66	384	1	8	0					
67	385	1	9	0					
68	386	3	12	0					
69	387	1	4	0					
70	388	0	5	0					
71	388	3	13	0					
72	390	0	10	0					
73	391	0	11	0					
74	392	0	16	0					
75	393	1	19	0					
76	394	0	14	0					
77	395	1	16	0					
78	396	1	2	0					



Rouvi Sankar
 Ch. Chelph. U N Sankar

12

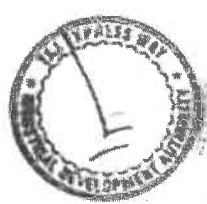


Mouj Kar
 Sr. In. Jai Prakash Kar



SCHEDULE OF S. 1

SL. NO.	DESCRIPTION KHASRA NO.	AREA		VILLAGE	SECTOR	AREA IN ACRES	ACQUISITION RATE (IN RS.)	ACQUISITION COST IN (RS.)
		BIGHA	VISWA					
79	397	1	18	Sultan Pur	128, 128 & 130 NORDA			
80	398	1	10					
81	399	0	4					
82	400	0	14					
83	401	0	8					
84	402	0	16					
85	403	1	16					
86	404	0	18					
87	405	1	11					
88	406	5	4					
89	407	0	17					
90	408	1	17					
91	409	1	10					
92	410	0	17					
93	411	4	10					
94	412	0	12					
95	413	1	19					
96	414	0	9					
97	415	2	3					
98	416	0	19					
99	417	1	2					
100	418	3	6					
101	419	1	9					
102	420	1	3					
103	421	1	14					
104	422	1	5					
105	423	1	12					
106	424	1	7					
107	425	1	15					
108	426	1	12					
109	427	0	14					
110	428	1	0					
111	429	2	14					
112	430	1	6					
113	431	0	13					
114	432	3	0					
115	433	3	7					
116	434	0	17					
117	435	9	0					
118	436	1	9					
119	437	1	17					
120	438	1	7					
121	439	1	14					
122	446	1	6					
123	447	2	10					
124	448	2	17					



Ravi Sankar
S/o Lalli Ch. U. N. Sankar



My Son
S/o Lalli Sankar



1000000000



Sl. No.	DESCRIPTION KHASRA NO.	AREA			VILLAGE	SECTOR	AREA IN ACRES	ACQUISITION RATE (IN RS.)	ACQUISITION COST IN (RS.)
		BIGHA	VISWA	VISWANSI					
125	449	2	19	10	Sultan Pur	128, 129 & 130 NOIDA			
126	450	4	3	0					
127	451	0	13	0					
128	452	2	7	0					
129	453	2	7	0					
130	455	0	15	0					
131	484	0	19	0					
132	485	4	4	0					
133	486	0	18	0					
134	487	0	3	0					
135	488	2	15	0					
136	492 P	1	0	0					
Sub-total		218	4	18					136.40 Acres
TOTAL					168.99 Acres			379,376,868.08	

P - represents part area of the Khazra



Mary Gaur
H-153, Jai Prakash Court

Ravi Sontunni
5/6 Lane, 8th UN Sontunni








2

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 Taj Expressway Industrial Development Authority by the hand of Shri. Ravi Srivastava, its General Manager in the presence of :


RAVI SRIVASTAVA
General Manager (Project)
Taj Expressway Industrial
Development Authority
J-3, Sector 41, NOIDA


1. 
RAM PRAKASH SINGH
S/o. Late Sh. Ganga Prasad Singh
B-90, Sector-57, Khandriya Vihar,
Noida.


2. 
NAND KISHORE SUNDRIYAL
S/o. Sh. D.P. Sundriyal
93, Sector-4, R.K. Puram,
N. Del. 22.


SIGNED AND DELIVERED by Jaiprakash Industries Limited by the hand of Shri. Manoj Gaur, its Managing Director, in the presence of :

For JAIPRAKASH INDUSTRIES LTD.


(MANOJ GAUR)
MANAGING DIRECTOR
Lessee


(V) VIBHENDRA KEDIA (MITTAL)
S/o Sh. L.P. Mittal
C-8/56 St. VASANT KUNJ, NBDU-DELHI


3. Col (Retd) S.C. KATOCH S/O TH. MILAPCHAND KATOCH
Resident of 388 SECTOR-28 NOIDA.
Dist. GAUTAMBUDH NAGAR UP.

Drafted By
Prakumar Sharma
Document Writer Noida
Phone No. 9
Valid upto 31-3-2000
Drafting Fees.....
Signature 

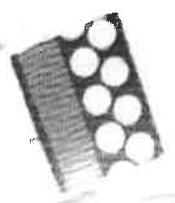


Ravi Srivastava 16
S/o Late Sh. U.N. Sankar



Manoj Gaur
S/o. Mr. Jai Prakash

5.



1656

ताज एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
जे-3, सेक्टर-41, नौएछा, जिला-गौतमबुद्ध नगर 30प्र0

पत्रांक : टी.ई.ए./747/2003

दिनांक : 28-02-2003

कार्यालय आदेश

कार्यालय के कार्यहित में ताज एक्सप्रेसवे परियोजना के कार्यान्वयन के अन्तर्गत भूमि हस्तांतरण, भूमि अर्जन एवं सम्पत्तियों के हस्तांतरण, सम्बंधी किए जाने वाले लीज डीड एवं अन्य प्रपत्रों आदि के निष्पादन हेतु महाप्रबंधक (परियोजना) श्री रवि श्रीवास्तव को अधिकृत किया जाता है।

यह आदेश तत्काल प्रभावी होंगे।



(ललित श्रीवास्तव)

अध्यक्ष एवं मुख्य कार्यपालक अधिकारी

प्रतिलिपि :

1. सचिव, औद्योगिक विकास अनुभाग-4, 30 प्र0 शासन, लखनऊ।
2. मुख्य वित्त एवं लेखाधिकारी, ताज एक्सप्रेसवे प्राधिकरण।
3. गार्ड फाईल।

(रामप्रकाश सिंह)

प्रशासनिक अधिकारी

11
11
11

11



ताज एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
जे-3, सेक्टर-41, नौएडा, जिला-गौतमबुद्ध नगर 3050

दिनांक 20-11-2013

दिनांक 20-11-2013

कार्यालय आदेश

कार्यालय के कार्यरहित में ताज एक्सप्रेसवे परियोजना के कार्यान्वयन के अन्तर्गत भूमि हस्तांतरण, एवं सम्पत्तियों के हस्तांतरण, सम्बंधी किए जाने वाले लीज डीड एवं अन्य प्रपत्रों आदि के महाप्रबंधक (परियोजना) श्री रवि श्रीवास्तव को अधिकृत किया जाता है।

यह आदेश तत्काल प्रभावी होंगे।

(ललित श्रीवास्तव)

अध्यक्ष एवं मुख्य कार्यपालक अधिकारी

निचि, औद्योगिक विकास अनुभाग-4, 30 प्र० शासन, लखनऊ।
स्थाय वित्त एवं लेखाधिकारी, ताज एक्सप्रेसवे प्राधिकरण।
गई जाईल।

(रामप्रकाश सिंह)

प्रशासनिक अधिकारी



आदेशावली- 4/11/03 दिनांक 2003-2



औद्योगिक विकास विभाग,
उत्तर प्रदेश शासन,
बहादुर शास्त्री भवन, गान्धी नगर,
लखनऊ,
उप-सूचना-0522-227773-2003
फैसल-105223-2277348

दिनांक : फरवरी 28, 2003

प्रिय महोदय,

वृहद् परियोजनाओं में निजी निवेश को प्रोत्साहन हेतु विभिन्न कर, शुल्क इत्यादि छूट/आस्थान दिए जाने के सम्बंध में कृपया अपने पत्र दिनांक 17 फरवरी, 2003 का सन्दर्भ ग्रहण करें।

इस सम्बंध में मुझसे यह कहने की अपेक्षा की गई है कि सम्बन्धित विधायक शासन द्वारा यह निर्णय लिया गया है कि ताज एक्सप्रेस-वे परियोजना के निम्ने प्रथम चरण में होने वाले transaction तथा- शासन/ताज एक्सप्रेस-वे प्राधिकरण से प्राप्त यह प्रकाश इण्डस्ट्रीज लिमिटेड के पक्ष में सड़क एवम् विकास हेतु भूमि के लिये हस्तांतरण की जारी भूमि पर स्लैब-शुल्क से छूट प्रदान की कर दी जाए। मुझसे यह भी कहने का अपेक्षा की गई है कि इन सम्बंध में आप अग्रेत्तर कार्यवाही तदनुसार सुनिश्चित करें।

Y.C.S.

शासनिधि,

उप-सूचना

प्रमुख मिश्र

श्री ललिता श्रीवास्तव,
अध्यक्ष एवम् मुख्य कार्यपालक अधिकारी,
ताज एक्सप्रेस वे औद्योगिक विकास प्राधिकरण,
नै 3, रोक्टर- 31
नोएडा,
जनपद- गौआम बुद्ध नगर।



“五以”

1656

ताज एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
जे-3, सेक्टर-41, नौएडा, जिला-गौतमबुद्ध नगर 30प्र0

टी.सं.ए. / 362/2003

दिनांक : 28.02.2003

कार्यालय आदेश

कार्यालय के कार्यहित में ताज एक्सप्रेसवे परियोजना के कार्यान्वयन के अन्तर्गत भूमि हस्तांतरण, एवं सम्पत्तियों के हस्तांतरण, सम्बंधी किए जाने वाले लीज डीड एवं अन्य प्रपत्रों आदि के लु महाप्रबंधक (परियोजना) श्री रवि श्रीवास्तव को अधिकृत किया जाता है।

यह आदेश तत्काल प्रभावी होंगे।

(ललित श्रीवास्तव)
अध्यक्ष एवं मुख्य कार्यपालक अधिकारी

पेदा, औद्योगिक विकास अनुभाग-4, 30 प्र0 शासन, लखनऊ।
व्य वित्त एवं लेखाधिकारी, ताज एक्सप्रेसवे प्राधिकरण।
फाईल।

Handwritten notes on the left side of the page, including a vertical line and some illegible scribbles.



Vertical handwritten text on the right side of the page.

एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
1, सेक्टर-41, नौएडा, जिला-गौतमबुद्ध नगर 30प्र0

003

दिनांक : 28.02.2003

कार्यालय आदेश

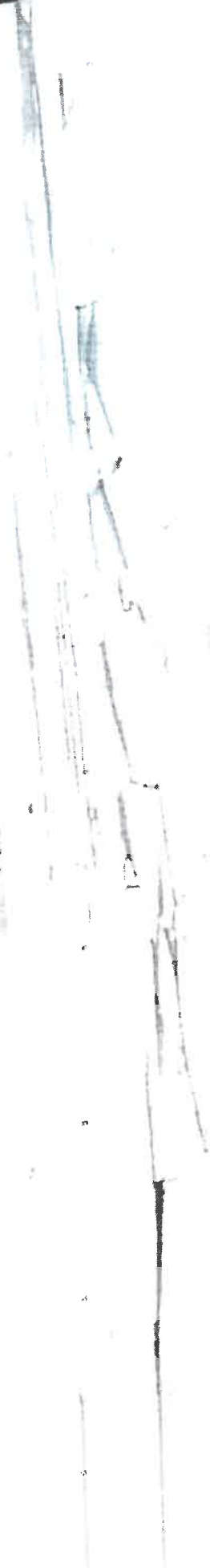
अर्थहित में ताज एक्सप्रेसवे परियोजना के कार्यान्वयन के अन्तर्गत भूमि हस्तांतरण, उत्तरों के हस्तांतरण, सम्बंधी किए जाने वाले लीज डीड एवं अन्य प्रपत्रों आदि के एक: (परियोजना) श्री रवि श्रीवास्तव को अधिकृत किया जाता है।

आदेश तत्काल प्रभावी होंगे।

(ललित श्रीवास्तव)
अध्यक्ष एवं मुख्य कार्यपालक अधिकारी

औद्योगिक विकास अनुभाग-4, 30 प्र0 शासन, लखनऊ।
द्वारा लेखाधिकारी, ताज एक्सप्रेसवे प्राधिकरण।

(रामप्रकाश सिंह)
प्रशासनिक अधिकारी



Handwritten text, possibly a date or number, which is very faint and difficult to read. It appears to be arranged in a vertical column.



✓ x क्रमिक 102 दिनांक 26 FEB -

2003 उपरि 10000 उपप्रकाश इन्डस्ट्रीज लिमिटेड दिल्ली को M.P.S. Rana के

बहिष्कार विरुद्ध शरण लक्षण विक्रित नैतिक पुस्तिका हफ्त नं. 2) कुम लक्षण 10000

एंडीवरी को 2 जिल्द 373 के हफ्त $\frac{39}{72}$ नै गणना 1656 व सुसन्न नम्बर 1655 पर

आज दिनांक 28-2-2003 को एंडीवरी को नई 1 को A.K. Yadav के लिए

✓ x नं. . ता 28-2-2003

5000 उपप्रकाश इन्डस्ट्रीज लिमिटेड दिल्ली को Omkumar के लिए, उक्त कुम लक्षण विक्रित ता 68 नैतिक

पुस्तिका (पुपी) Sub 10000 एंडीवरी को 2 जिल्द 373 के हफ्त $\frac{39}{72}$ नै सुसन्न

नम्बर 1655 उप आगत नम्बर 1656 पर आज दिनांक 28-2-2003 को

एंडीवरी को नई 1 को A.K. Yadav के लिए नैतिक

नकलकर्ता- 

सुका बल्पकर्ता  संप्रतिनिधि

Controlled by Examiners

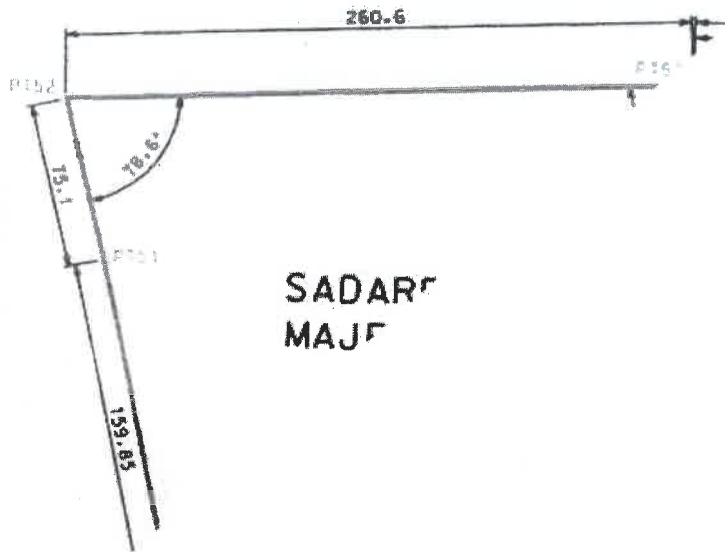
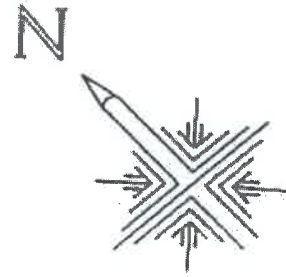
Noto Copy Attested

Sub Registrar Noida-11

12/11/2024

Handwritten text, possibly a signature or name, written vertically on the left side of the page.





SADAR
MAJ

SADARPUR
MUNICIPALITY





(1) बुक नं० 1 जिल्द नं० 37-3 के पृष्ठ 39 व 72 ई. नं० 1656 जयपुर 1657
 आज दिनांक 28/2/2003 ई० को रजिस्ट्री की गई।

सन रजिस्ट्री कृतिये श्री...

2