Gmail **Ambiental Global <ambientalglobalprivatelimited@gmail.com>**

# Submission of Six monthly Compliance Report of Commercial Centre Saya status M/s Alisa Infratech Pvt.Ltd.

2 messages

**Ambiental Global** <ambientalglobalprivatelimited@gmail.com> Tue, Dec 19, 2023 at 4:17 PM
To: "IRO, Lucknow" <ROCZ.lko-mef@nic.in>
Cc: ms@uppcb.in, ronoida@uppcb.in, planning@sayahomes.in, sourabh tyagi <sourabhagpl@gmail.com>

Dear Sir/Mam
We are submitting the Six monthly Compliance for the period of (1st April 2023 to 31st September 2023) December 2023. We have compiled the Six monthly Compliance report with the supporting annexures.
Kindly review the attached Zip file, which contains the detailed compliance report along with supporting documents.

**Thanks & Regards,**
**M/s Ambiental Global Pvt. Ltd.**

**Alisa Saya Status.zip**
18904K

**Ambiental Global** <ambientalglobalprivatelimited@gmail.com> Fri, Dec 29, 2023 at 11:15 AM
To: doeuplko@yahoo.com
Cc: sourabh tyagi <sourabhagpl@gmail.com>

Dear Sir/Mam
We are submitting the Six monthly Compliance for the period of (1st April 2023 to 31st September 2023) December 2023. We have compiled the Six monthly Compliance report with the supporting annexures.
[Quoted text hidden]

**Alisa Saya Status.zip**
18904K

To,
**Regional Officer**,
Ministry of Environment, Forest & Climate Change,
(Central Region), Kendriya Bhavan,
5th Floor, Sector-H, Aliganj,
Lucknow - 226024.

**Date**: 01/12/2023

**Subject:** Compliance (December 2023) of stipulated environmental conditions/ safeguards; period **"April, 2023 to September, 2023"** for Revision and Modification of Commercial Project **"Saya Status"** at Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P. by **M/s Alisa Infratech Pvt. Ltd.**

Dear Sir,
With reference to the Environment Clearance letter no. **EC22B038UP182314 Date of Issue EC - 30/11/2022**, issued by State Environment Impact Assessment Authority, Uttar Pradesh, which has been asked to submit the compliance with the specific and general Conditions/safeguards.

In view of above, we submitting a copy of the following information/documents for your kind perusal:

1. Point – wise compliance of the stipulated environmental conditions/safeguards.
2. Environment Monitoring Report; Ambient Air, Ambient Noise, Water and Soil.

We fully assure you that, we will comply with all specific and general conditions/safeguards as specified in the above said Environment Clearance letter.

Thanking you,
Yours sincerely,
**For M/s Alisa Infratech Pvt. Ltd**

For Alisa Infratech Pvt. Ltd.

**(Authorized Signatory)**

Authorised Signatory

*CC:*

- The Director, Directorate of Environment, Vineet Khand-1, Lucknow.
- The Member Secretary, Uttar Pradesh Pollution Control Board, Building No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.

# SIX MONTHLY COMPLIANCE REPORT
## (April, 2023 to September, 2023)

**OF**

# Revision and Modification of Commercial Project "Saya Status"

**LOCATED AT**

**Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P.**

**BY**

## M/s Alisa Infratech PVT. LTD.

Revision and Modification of Commercial Project "Saya Status" at
Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P.
by **M/s Alisa Infratech Pvt. Ltd.**

**SIX MONTHLY COMPLIANCE REPORT OF CONDITIONS STIPULATED IN ENVIRONMENTAL CLEARANCE LETTER ISSUED BY SEIAA, U.P.**

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| **PROJECT NAME** | Revision and Modification of Commercial Project "Saya Status" |
| **LOCATION** | Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P. |
| **PROPONENT** | **M/s Alisa Infratech Pvt. Ltd.** |
| **EC LETTER NO.** | **EC22B038UP182314 Date of Issue EC - 30/11/2022** |
| **STUDY PERIOD** | **April, 2023 to September, 2023** |

| S.No | Conditions | Status of Compliance |
|---|---|---|
| **PART A- ADDITIONAL CONDITIONS:** | | |
| **1.** | The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project. | Complied.The project proponent will be submitting within the next 3 months the details of solar power plant and solar electrification details within the project. |
| **2.** | The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed. | Noted. The project proponent will ensure to plant broad leaf trees and their maintenance. And the CPCB guidelines in this regard will be followed |
| **3.** | The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same. | Agreed. It will be complied |
| **4.** | The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan. | Solid waste which would be generated during operation phase aswell as construction phase will be managed through providing bins of different color. |
| **5.** | The project proponent shall submit within the next 3 months the details of segregation plan of MSW. | Solid waste which would be generated during operation phase as well as construction phase will be managed through providing bins of different color. For the operation phase, the collection and disposal of waste will be managed by third party orcivic bodies. |
| **6.** | The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening | The project proponent has proposed to install a STP of capacity 530 KLD. The recycled water will be used for the purpose of Horticulture and flushing. approx. 330 KLD will be used for flushing and 29KLD for |

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| | flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge. | Horticulture purpose. |
| **7.** | Under any circumstances untreated sewage shall not be discharged to municipal sewer line. | Noted. The PP has proposed to install the STP of capacity 530KLd at the project site. Sewage will be discharged only after treatment in the installed STP |
| **8.** | The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules. | Proper dust control measures are being taken at the project site. Water sprinkling for dust suppression and tarpaulin sheets to cover the construction site will be done. |
| **9.** | The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems. | Noted. It will be complied |
| **10.** | A certificate from Forest Department shall be obtained that no forest land is involved and if forestland is involved the project proponent shall obtain forest clearance and permission of Central an State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work. | **Not applicable.** |
| **11.** | In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation | Agreed. It has been complied. |
| **12.** | If the proposed project is situated in notified area of ground water extraction, were creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the | Ground water extraction is not involved at any stage of site development during construction and operation phase. |

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| | competent authority shall be obtained to use it. | |
| **13.** | Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months. | Noted. |
| **14.** | PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six months to residents / occupants of the building. | It will be complied. |
| **15.** | Project proponent is advised to explore the possibility and getting the cement in container rather through the plastic bag | Agreed. It will be complied. |
| **16.** | Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP). | In project site will not be use of "Single use of Plastic" (SUP) |
| **17.** | In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation. | Water sprinkling, Anti-Smog Gun provide at the project site. For control Dust, smoke and other air pollution. |
| **18.** | The project proponent shall comply the use of fuel for backup power as per guidelines by "Commission of Air Quality Management in NCR", directions of courts and CPCB shall be strictly adhered regarding DG sets (cleaner fuel as PNG/CNG/permissible fuel in NCR). The project proponent shall follow the orders/guidelines issued by Hon'ble Court(s)/Competent authorities from time to time. | Agreed |
| **19.** | The proponent should provide the electric vehicle charging points/facility and also allocate the safe and suitable place in the premises of the housing project as per approved map of competent authority. | Complied. |
| **20.** | Project Proponent should adopt 01 village & develop them as model village. | Noted. |
| **PART B – GENERAL CONDITIONS:** | | |
| **1.** | **Statutory compliance** | |

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| 1. | The project proponent shall obtain all necessary clearance/ permission from all relevant<br>Agencies including town planning authority before commencement of work. All the Construction shall be done in accordance with the local building byelaws. | Agreed. All the permissions will be taken from the relevant competent authorities. No construction will be done prior obtaining EC and CTE<br>The project proponent has already obtained EC letter vide letter no. **EC22B038UP182314 Date of Issue EC - 30/11/2022**<br>It has been attached as **Annexure I** |
| 2. | The approval of the Competent Authority shall be obtained for structural safety of buildings<br>due to earthquakes, adequacy of firefighting equipment etc as per National Building Code<br>including protection measures from lightening etc. | It will be complied. The structures will be developed as per the NBC and local by-laws. |
| 3. | The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose<br>involved in the project | **Not applicable.** |
| 4. | The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. | **Not applicable.** |
| 5. | The project proponent shall obtain Consent to Establish / Operate under the provisions of Air<br>(Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of<br>Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. | Consent to Establish will be obtained. |
| 6. | The project proponent shall obtain the necessary permission for drawl of ground water /<br>surface water required for the project from the competent authority. | Ground water extraction is not involved at any stage of site development during construction and operation phase. |
| 7. | A certificate of adequacy of available power from the agency supplying power to the project<br>along with the load allowed for the project should be obtained | Agreed and it will be complied. |
| 8. | All other statutory clearances such as the approvals for storage of diesel from Chief | All necessary permissions will be obtained-<br>Consent to Establish will be obtained from State |

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| | Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. | pollution Control board.<br>Appropriate safety measures will be taken as per guidelines of District Fire Department. |
| 9. | The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed. | Solid waste will be collected by the municipal authority for disposal into authorized disposal ground.<br>The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 will be followed. |
| 10. | The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. | It is being followed as per ECBC Norms. |
| **2.** | **Air quality monitoring and preservation:** | |
| 1. | Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. | Agreed and it will be complied.<br>STP treated water will be sprinkled at the site to suppress dust using manual water sprinklers. For the operation phase, open areas will be either paved or covered by landscape. Hence the possibilities of fugitive emission of dust will decrease to null. |
| 2. | A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site. | Ambient Air Quality Monitoring has been done. Monitoring report is enclosed as **Annexure II** |
| 3. | The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 andPM25) covering upwind and downwind directions during the construction period. | Ambient Air Quality Monitoring has been done. Monitoring report is enclosed as **Annexure II** |
| 4. | Construction site shall be adequately barricaded before the construction begins. Dust, smoke & Other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet | Barricade, Water sprinkling, Anti-Smog Gun provide at the project site. For control Dust, smoke and other air pollution.<br>Sand, murram, loose soil covered on the site. Cement is being stored at designated place. For prevent dust pollution. The project is in the earlier phase so Wet jet is not in use. Unpaved surface and loose soil is being adequately sprinkled with water to suppress dust |

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| | covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. | |
| 5. | Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. | Sand, murram, loose soil covered on the site. Cement is being stored at designated place. For prevent dust pollution. Unpaved surface and loose soil is being adequately sprinkled with water to suppress dust |
| 6. | Wet jet shall be provided for grinding and stone cutting. | Wet jet is being provided for grinding and stone cutting. |
| 7. | Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. | Water Sprinkling is being done at the project site. |
| 8. | All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. | All construction and demolition debris is being stored properly making sure that it prevents dust emission. All demolition and construction waste is being managed as per the provision of the construction and Demolition Waste Rules, 2016. |
| 9. | The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards. | DG set being used at site runs on High-Speed Diesel which causes low NOx generation and confirms the standards of E.P. rules prescribed for air and noise emission standard. |
| 10. | The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms. | To be complied. DG sets will be proposed in case of power failure. These will be of the enclosed type and will also be provided with adequate stack height as per CPCB norms. DG sets will be run on low sulphur diesel only and well within air &noise emission standards as per EPA Rules. |
| 11. | For indoor air quality the ventilation provisions as per National Building Code of India. | Construction of the Project is being done as per the National Building code. |
| **3.** | **Water quality monitoring and preservation:** | |
| 1. | The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland | The project does not intersect any natural drainage route. The topography of the project almost plain. No natural drainage lies in the vicinity of the project site. The drainage pattern of the project designed in such a way that it does not impact the environment. |

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| | and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. | |
| 2. | Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done. | Building is being designed to follow the natural topography as much as possible. Minimum cutting and filling have been done. There is no cutting filling has been required. |
| 3. | Total fresh water use shall not exceed the proposed requirement as provided in the project details. | Agreed. Total fresh water use will not exceed the proposed requirement. |
| 4. | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports. | The quantity of Freshwater usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected by the project proponent on a regular basis. It will further be submitted to the concerned authority |
| 5. | A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users. | This condition will be applicable after the operation of the project and the report will be submitted to the Authority after the project reaches to its operation phase through the compliance. |
| 6. | At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface. | It will be complied. 21 nos. of trees are to be planted within the project premises as provided in the Landscape plan |
| 7. | Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done | Agreed and Efficient Dual Plumbing will be installed at the project site. |

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| 8. | Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. | Low flow fixtures systems will be installed at the project site for water conservation. |
| 9. | Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan. | Low flow fixtures systems will be installed at the project site for water conservation. |
| 10. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Water demand is being reduced by the use of premixed concrete, curing agents and other best practice referred. |
| 11. | The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms. | Agreed and it will be complied. |
| 12. | A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. | Rain water harvesting system will be designed as per the CGWA norms. 03 no. of rain water harvesting pits are designed for the ground water recharge. |
| 13. | All recharge should be limited to shallow aquifer | Recharging structure will be limited to shallow aquifer. |
| 14. | No ground water shall be used during construction phase of the project. | During Construction phase, STP treated water met by private water tankers |
| 15. | Any ground water dewatering should be properly managed and shall conform to the a approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from | During Construction phase, STP treated water met by private water tankers |

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| | the CGWA for any ground water abstraction or dewatering. | |
| 16. | The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent.<br>The record shall be submitted to the Regional Office, MoEF&CC along with six monthly<br>Monitoring reports. | The quantity of Freshwater usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as projected by the project proponent on a regular basis. It will further be submitted to the concerned authority. |
| 17. | Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP<br>shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not<br>related water shall be disposed in to municipal drain | Sewage will be treated in the STP with the tertiary treatment. The treated effluent from STP will be recycled/re-used for flushing, AC make up water and gardening. No disposal of the related water will be done in to the municipal drain. |
| 18. | No sewage or untreated effluent water would be discharged through storm water drains. | Agreed and it will be complied. |
| 19. | Onsite sewage treatment of capacity of treating 100% waste water to be installed. The<br>installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert<br>and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per<br>statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural<br>treatment systems shall be promoted. | Agreed and it will be complied. |
| 20. | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary<br>measures should be made to mitigate the odor problem from STP. | It will be complied and report will be submitted to the ministry before the operation of the project. |
| 21. | Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed<br>and disposed as per the Ministry of Urban Development, Centre Public Health and | Agreed and it will be complied. |

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| | Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013 | |
| **4.** | **Noise monitoring and prevention** | |
| 1. | Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB. | Ambient Noise Monitoring report is enclosed as **Annexure-II.** |
| 2. | Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. | Guidelines are being followed and, in this regard, report is being submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. |
| 3. | Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources. | DG set being used at site runs on High-Speed Diesel which causes low NOx generation and confirms the standards of E.P. rules prescribed for air and noise emission standard. |
| **5.** | **Energy Conservation measures:** | |
| 1. | Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. | Agreed and it will be complied. Building material will be used such as to provide thermal insulation and reduce air conditioning load as per ECBC norms. |
| 2. | Outdoor and common area lighting shall be LED. | LED will be taken into consideration for the lighting of the common and outdoor area. All external lightings and equipment's will be highest BEE star rated. |
| 3. | Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building | 10% of the power requirement to be fulfilled by solar power. Solar panel installed at the project site after completion of the project details calculation also provides after completion of the project. |

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| | orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications. | |
| 4. | Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. | It will be ensured that usage of CFLs/ LED for the lighting the area outside the building will be kept into the plan. |
| 5. | Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. | Agreed. Advance technologies will be introduced to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement. |
| 6. | Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. | 10% of the power requirement to be fulfilled by solar power. Solar panel installed at the project site after completion of the project details calculation also provides after completion of the project. |
| **6.** | **Waste Management:** | |
| 1. | A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained. | The solid waste will be segregated at source & collected. Adequate numbers of colored bins (green, blue & dark grey) separate for bio-degradable and non-biodegradable are proposed to be provided at the strategic location within site. STP sludge is proposed to be used for horticultural purposes as manure. Horticultural Waste is composted and used for gardening purposes. |
| 2. | Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in | Muck is being disposed with the proper precautions for general safety and health aspect of people, only in approved sites with the approval of competent authority during the construction phase. |

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| | approved sites with the approval of competent authority. | |
| 3. | Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. | Separate wet and dry dustbins have been already provided in each unit and at ground level for segregation of the waste generated. |
| 4. | Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed | During operation phase, Wet waste will be treated in OWC. 50 $m^2$ area for OWC for treating the bio-degradable waste. OWC will be installed after whole project in operation. |
| 5. | All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers. | Recyclable wastes will be disposed to govt. or SPCB approved vendors. |
| 6. | Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board. | Hazardous waste generate during construction phase will be disposed of as per applicable rules and norms, with necessary approvals of the State Pollution Control Board. |
| 7. | Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. | At present only pillars works has been made therefore, fly ash bricks are not being used at the project site. . |
| 8. | Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction | Fly ash bricks are used in project as per the provisions of Fly Ash Notification of September, 1999 and as amended thereafter. |
| 9. | Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016. | Agreed and Any wastes from the construction and demolition activities related thereto shall be managed. |

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| 10. | Used CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. | For safe disposal, CFLs and TFLs will be collected separately and handover to authorized vendors by CPCB. A waste management agency (CPCB authorized) will be tied up for the e-waste management |
| **8** | **Green Cover:** | |
| 1. | No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). | As the project site is vacant land. So, no tree felling has been done. |
| 2. | A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. | Agreed and it will be complied. |
| 3. | Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document. | Agreed and it will be complied. |
| 4. | Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the | Top soil is being stored separate at the project site with proper tarpaulin cover. |

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| | proposed vegetation on site. | |
| **9.** | **Transport:** | |
| 1. | A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.<br>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.<br>b. Traffic calming measures.<br>c. Proper design of entry and exit points.<br>d. Parking norms as per local regulation. | The Traffic congestion near the entry and exit points where the road adjoining to the project site will be avoided. Separate entry/exits will be provided. |
| 2. | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours. | During Construction phase. 10-15 trucks per week. Material transportation is being carried out only during non-peak hours of traffic, i.e. 9:00 pm to 5:00 am. |
| 3. | A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation | Agreed and it will be complied. |

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| | of components of the plan which involve the participation of these departments. | |
| **9.** | **Human health issues:** | |
| 1. | All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. | Agreed. All construction and demolition debris is being stored properly making sure that leaching can be avoided. All demolition and construction waste is being managed as per the provision of the construction and Demolition Waste Rules, 2016. Dust mask has been provided to the workers working at the construction site and involved in loading, unloading, carriage of the construction materials and construction debris or working in any area with dust pollution. |
| 2. | For indoor air quality the ventilation provisions as per National Building Code of India. | Building is being constructed as per the National Building Code of India. |
| 3. | Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented. | It is being complied. |
| 4. | Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. | All basic facilities have been provided to the labour at site. Approximately 200-300 workers are being working. Workers are mostly employed from near-by areas, housing facility for few labour from far-off locations are provided within the site. However, safe Drinking water facility, mobile toilets are constructed at site along with septic tank/soak pit for management of wastewater at project site. |
| 5. | Occupational health surveillance of the workers shall be done on a regular basis. | Regularly health checkup of workers is being done. |
| 6. | A First Aid Room shall be provided in the project both during construction and operations of the project. | First aid facility has been available at site both during construction and operation of project. |
| **10.** | **Corporate Environment Responsibility:** | |
| 1. | The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility. | Agreed and it will be complied. |
| 2. | The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should | Agreed and it will be complied. |

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| | prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. | |
| 3. | A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. | Agreed and it will be complied. |
| 4. | Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report. | Noted. The funds earmarked for environmental protection measure will be kept in separate and will not be diverted for the other purpose. Year-wise expenditure will be reported to this ministry and its concerned Regional Office. |
| **11.** | **Miscellaneous:** | |
| 1. | The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed. | It will be complied. |

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| 2. | The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt. | it will be complied. |
| 3. | The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis. | Agreed and it will be complied. |
| 4. | The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. | Agreed and it will be complied. |
| 5. | The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company. | Form-V will be submitted in next compliance. |
| 6. | The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project. | Agreed and it will be complied. |
| 7. | The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government. | Agreed and it will be complied. |
| 8. | The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during them presentation to the Expert Appraisal Committee. | All commitment will be followed. |
| 9. | No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and | No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC). |

| | | |
|---|---|---|
| | Climate Change (MoEF&CC). | |
| 10. | Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986. | Agreed and it will be complied. |
| 11. | The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory | Agreed and it will be complied. |
| 12. | The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions | Agreed and it will be complied. |
| 13. | The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports | Agreed, guidelines will be followed and, in this regard, report will be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. |
| 14. | The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter. | Since project is in construction phase. CTO for air and water will be applicable before the operation of the project. |
| 15. | Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. | Agreed. Any appeal against this clearance will lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010. |

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

# Government of India
# Ministry of Environment, Forest and Climate Change
# (Issued by the State Environment Impact Assessment Authority(SEIAA), Uttar Pradesh)

To,

The Director
ALISA INFRATECH PRIVATE LIMITED
Plot No.-C3-A,sector 129 -201305

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/MIS/276369/2022 dated 27 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| **1.** | **EC Identification No.** | **EC22B038UP182314** |
| **2.** | **File No.** | 7167 |
| **3.** | **Project Type** | New |
| **4.** | **Category** | B2 |
| **5.** | **Project/Activity including Schedule No.** | 8(a) Building and Construction projects |
| **6.** | **Name of Project** | Commercial Centre “Saya Status” |
| **7.** | **Name of Company/Organization** | ALISA INFRATECH PRIVATE LIMITED |
| **8.** | **Location of Project** | Uttar Pradesh |
| **9.** | **TOR Date** | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

**Date: 30/11/2022**

**(e-signed)**
**Member Secretary**
**Member Secretary**
**SEIAA - (Uttar Pradesh)**

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

**Directorate of Environment, U.P.**
Vineet Khand-1, Gomti Nagar, Lucknow- 226010
E-Mail- doeuplko@yahoo.com, seiaaup@yahoo.com
Phone no- 0522-2300541

**Reference- MoEFCC Proposal no- SIA/UP/MIS/276369/2022 & SEIAA, U.P File no-7167**

**Sub: Environmental Clearance for Proposed Revision and Modification of Commercial Project "Saya Status" at Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P., M/s Alisa Infratech Pvt. Ltd.**

Dear Sir,

This is with reference to your application / letter dated 27-06-2022, 18-07-2022 & 19-07-2022 on above mentioned subject. The matter was considered by 685th SEAC in meeting held on 09-09-2022 and 656th SEIAA in meeting held on 06-10-2022.

A presentation was made by the project proponent along with their consultant M/s Ambiental Global Pvt. Ltd to SEAC on 09-09-2022.

**Project Details Informed by the Project Proponent and their Consultant**

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Revision and Modification of Commercial Project "Saya Status" at Commercial Plot No. C3-A, Sector-129, Noida, District-Gautam Budh Nagar, U.P., M/s Alisa Infratech Pvt. Ltd.
2. Environmental clearance for the existing project was issued by SEIAA, U.P vide letter no. 1931/Parya/SEAC/2081/2013/DDY, dated 12/10/2013 for the plot area 18,898.88 sqm and built up area of 1,30,085 sqm respectively.
3. Comparative details of existing and proposed amendment project:

| S. N. | Description | Earlier as per EC dated 12.10.2013 | Proposed Revision & Modifications | Unit |
|---|---|---|---|---|
| 1. | Total plot area | 18898.88 | 18898.88 | SQMTR |
| 2. | Permissible Ground Coverage | 7559.552 | 9449 | SQMTR |
| 3. | Proposed Ground Coverage | 7140 | 9440.60 | SQMTR |
| 4. | Green/Landscape Area | 5669.664 | 4745.59 | SQMTR |
| 5. | Proposed FAR | 74415 | 78605.84 | SQMTR |
| 6. | Proposed 15% FAR | - | 3698.71 | SQMTR |
| 7. | Non FAR | 55670 | 41957.58 | SQMTR |
| 8. | Total Built-up Area | 1,30,085 | 1,24,262.13 | SQMTR |
| 9. | Maximum No. of Floor | G+35 | G+9 | Nos |
| 10. | No. of Tower | 1 | 1 | Nos |
| 11. | Total Water Requirement | 745 | 639 | KLD |
| 12. | Fresh Water Requirement | 239 | 141 | KLD |
| 13. | Waste Water Generation | 542 | 443 | KLD |
| 14 | Proposed STP Capacity | 600 | 530 | KLD |
| 15 | Treated Water Available for Reuse | 506 | 359 | KLD |
| 16. | No. of Rain Water Harvesting | 4 | 4 | No. |

| | | | | |
|---|---|---|---|---|
| | storage Tanks | | | |
| 17. | Total Parking Proposed | 1617 | 1643 | ECS |
| 18. | Total Power Requirement | 9834 | 5184 | KW |
| 19. | Total DG Set propose d | 07 Nos. of DG sets of total capacity 10000 kVA (6× 1500 + 1x1000 kVA | 04 Nos. of DG sets of total capacity 6500 kVA (3× 2000 + 1x500 kVA | KVA |
| 20 | Municipal Solid Waste Generation | 1395 | 4190 | Kg/Day |
| 21 | Total Population | 9300 | 26,188 | Nos |

4. Salient features of the project:

| S. No | Description | Proposed | Unit |
|---|---|---|---|
| 1. | Total plot area | 18898 | SQMTR |
| 2. | Permissible Ground Coverage | 9449 | SQMTR |
| 3. | Proposed Ground Coverage | 9440.60 | SQMTR |
| 4. | Green/Landscape Area | 4745.59 (100 nos. of tree proposed to be planted) | SQMTR |
| 5. | Proposed FAR | 78605.84 | SQMTR |
| 6. | NON FAR | 41957.58 | SQMTR |
| 7. | Total Built-up Area | 1,24,262.13 | SQMTR |
| 8. | Total Water Requirement | 639 | KLD |
| 9. | Fresh Water Requirement | 141 | KLD |
| 10. | Waste Water Generation | 443 | KLD |
| 11. | Proposed STP Capacity | 530 | KLD |
| 12. | Treated Water Available for Reuse | 359 | KLD |
| 13. | No. of Rain Water Harvesting storage Tanks | 4 | No. |
| 14. | Total Parking Proposed | 1643 | ECS |
| 15. | Total Power Requirement | 5184 | KW |
| 16. | Total DG Set proposed | 04 Nos. of DG sets of total capacity 6500 kVA (3× 2000 + 1x500 kVA | KVA |
| 17. | Municipal Solid Waste Generation | 4190 | Kg/DAY |
| 18. | Total Population | 26,188 | Nos |
| 19. | Project Cost | Approx 250 | Crores |

5. Water calculation details:

| S. No. | Description | Occupancy | Rate of water demand (lpcd) | Total Water Requirement (KLD) |
|---|---|---|---|---|
| A. | DOMESTIC WATER | | | |
| | Commercial<br>Staff<br>Visitor | 2619<br>23569 | @ 45<br>@ 15 | 117.85<br>353.53 |
| TOTAL DOMESTIC WATER DEMAND | | | | 471.38 KLD say KLD 471 |
| B. | HORTICULTURE | 4800 $m^2$ | 6 lt/sqm/day | 28.8<br>Say 29 |
| C | HVAC COOLING (12 Hours) | 1653 TR | 7/lt/TR/Hr | 139 |
| GRAND TOTAL | | | | 638.8 KLD say 639 |

6. Waste water details:

| | |
|---|---|
| Domestic Water Requirement | 471 KLD |
| Total Fresh Water Requirement (@ 30 % of domestic) | 141 KLD |

| | |
|---|---|
| Flushing (@ 70 % of domestic) | 330 KLD |
| Wastewater Generated<br>(@ 80% fresh water + 100% flushing) | 113+330=443 KLD |
| STP Capacity | 530 KLD |

7. Solid waste details:

| S. No. | Description | Occupancy | kg per capita per day | Waste generated (kg/day) |
|---|---|---|---|---|
| a. | Commercial<br>Staff (@10%)<br>Visitor (@90%) | 2619<br>23569 | @ 0.25 kg/day<br>@ 0.15 kg/day | 654.75<br>3535.35 |
| b. | HORTICULTURE | 1.18 Acre | 0.2kg/acres/day | 0.236 |
| GRAND TOTAL | | | | 4190.33 kg/day say 4190 kg/day |

8. The project proposal falls under category–8(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 09-09-2022 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 06-10-2022 and decided to grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, GoI and following additional conditions:

**Additional Conditions:**

1- The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2- The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3- The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
4- The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5- The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6- The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
7- Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
8- The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
9- The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
10- A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work.
11- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be

installed to reduce dust during excavation.

12- If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.

13- Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.

14- PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and a copy of the same should be made available to occupants / owners of this building.

15- Project proponent is advised to explore the possibility and getting the cement in container rather through the plastic bag.

16- Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).

17- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.

18- The project proponent shall comply the use of fuel for backup power as per guidelines by "Commission of Air Quality Management in NCR", directions of courts and CPCB shall be strictly adhered regarding DG sets (cleaner fuel as PNG/CNG/permissible fuel in NCR). The project proponent shall follow the orders/guidelines issued by Hon'ble Court(s)/Competent authorities from time to time.

19- The proponent should provide the electric vehicle charging points and also allocate the safe and suitable place in the premises for the same.

20- Project Proponent should adopt 01 village & develop them as model village.

**Standard Environmental Clearance Conditions prescribed by MoEF&CC:**

1. Statutory compliance:
    1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
    2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
    3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
    4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
    5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
    6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
    7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
    8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
    9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
    10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
2. Air quality monitoring and preservation:

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.
4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height).Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
5. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water quality monitoring and preservation:
    1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
    2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
    3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
    4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
    5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
    6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
    7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.

8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention:
    1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
    2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
    3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
5. Energy Conservation measures:

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management :
    1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
    2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
    3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
    4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
    5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
    6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
    7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
    8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25$^{th}$ January, 2016. Ready mixed concrete must be used in building construction.
    9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
    10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
7. Green Cover:
    1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
    2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native

species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport:
    1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
        a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
        b. Traffic calming measures.
        c. Proper design of entry and exit points.
        d. Parking norms as per local regulation.
    2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
    3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
9. Human health issues :
    1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
    2. For indoor air quality the ventilation provisions as per National Building Code of India.
    3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
    4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
    5. Occupational health surveillance of the workers shall be done on a regular basis.
    6. A First Aid Room shall be provided in the project both during construction and operations of the project.
10. Corporate Environment Responsibility:
    1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
    2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the

environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

11. Miscellaneous:
    1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
    2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
    3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
    4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
    5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
    6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
    7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
    8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
    9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
    10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
    11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
    12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
    13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
    14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the

Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for G.B.Nagar. In case of violation; it would not be effective and would automatically be stand cancelled.

The project proponent has to ensure that the proposed site in not a part of any no-development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

**Copy, through email, for information and necessary action to –**

1. **The Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – soenvups@rediffmail.com)**
2. **Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)**
3. **Deputy Director General of Forests (C), Integ rated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)**
4. **District Magistrate G.B.Nagar.**
5. **Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)**
6. **Copy to Web Master for uploading on PARIVESH Portal.**
7. **Copy for Guard File.**

**(Ajay Kumar Sharma)**
**Member Secretary, SEIAA**

SONA ANALYTICAL LAB
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Mob.:9694666011, 9717203620, 9873840536
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# TEST REPORT

| | | | | | |
|---|---|---|---|---|---|
| **Sample Number** | : | **SAL/A/231030001** | **Report No.** | : | **231030001** |
| **Issued To** | : | **M/S ALISA INFRATECH PRIVATE LIMITED.** Plot No.-C3-A, sector 129 ,Noida, Gautam Budh Nagar (U.P)-201305 | **Format No.** | : | **7.8 F-01** |
| | | | **Party Reference No.** | : | **NIL** |
| | | | **Reporting Date** | : | **01/11/2023** |
| **Sample Description :** | | **Ambient Air Quality Monitoring** | **Sample receipt Date** | : | **30/10/2023** |

## General Information:-

| | | |
|---|---|---|
| Sample collected by (Name & Designation) | : | SAL Team |
| Type of Unit | : | - |
| Sampling Location | : | **Commercial Centre "Saya Status"** |
| Date of commencement of monitoring | : | 29/10/2023 |
| Date of end of monitoring | : | 30/10/2023 |
| Sample completion Date | : | 30/11/2023 to 01/11/2023 |
| Sampling Duration | : | 24.00 Hrs |
| Instrument Used | : | RDS -1 with 2.5 Attachment |
| Instrument Calibration Status | : | Calibrated |
| Meteorological condition including wind direction | : | Clear Sky, |
| Sampling & Analysis Protocol | : | IS-5182& CPCB Guidelines |

## TEST RESULTS

| S. No. | Parameter | Result | Protocol | NAAQS* |
|---|---|---|---|---|
| 1. | Particulate Matter ($PM_{10}$) µg/m³ | 87.5 | IS: 5182 (P-23), 2006 | 100 |
| 2. | Particulate Matter ($PM_{2.5}$) µg/m³ | 49.2 | $PM_{2.5}$ sampler (Gravimetric) | 60 |
| 3. | Nitrogen Dioxide ($NO_2$) µg/m³ | 29.0 | IS: 5182 (P-6), 1975 Reffirmed- | 80 |
| 4. | Sulphur Dioxide ($SO_2$) µg/m³ | 20.0 | IS: 5182 (P-2), 2001 | 80 |

*NAAQS – National Ambient Air Quality Standards; Schedule-VII, [Rule 3 (3B)], [Part-II-sec.-3(i)] 16.11.2009
Note :- ND= Not Detected



TESTING & TRAINING CENTRE

*** End of Report***

Checked By

Sona Analytical Lab Quality Manager Ghaziabad

Approved By

**Note:-** 1. Sample will be retained for 21 days for chemical testing from the date of issue of test Report.
2. Any Discrepancy Found in the test Report may be Communicated with in seven days.
3. This Report Can not be used as evidence in a court of Law without the written approval of the Director/CEO, SONA ANALYTICAL LAB.

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# TEST REPORT

Sample Number SAL/N/231030002
Issued To : M/S ALISA INFRATECH PRIVATE LIMITED.
Plot No.-C3-A, sector 129 ,Noida, Gautam Budh Nagar (U.P)-201305

Report No. : 231030002
Format No. : 7.8 F-01
Party Reference No.: NIL
Reporting Date : 01/11/2023
Sample receipt Date 30/10/2023

**Sample Description : Ambient Noise Level Monitoring**

## General Information

| | | |
|---|---|---|
| Sample Description | : | Noise Level Monitoring |
| Sampling Location | : | **Commercial Centre "Saya Status"** |
| Date of Sampling | : | 29/10/2023 |
| Sampling Duration | : | 24 Minute |
| Monitoring done by | : | SAL Team |

## RESULTS

| S. No. | Parameters | Test Result dB (A) | |
|---|---|---|---|
| | | Day Time (6:00 am to 10:00 pm) | Night Time (10:00 pm to 06:00 am) |
| 1. | Average (Leq) | 64.45 | 51.4 |
| 2. | $L_{min}$ | 61.0 | 50.2 |
| 3. | $L_{max}$ | 67.9 | 52.6 |

| Standard Limit as per CPCB | | | |
|---|---|---|---|
| S.No | Category of Area/ Zone | Limit in dB (A) Leq | |
| | | During Day Time | During Night Time |
| 01. | Industrial Area | 75 | 70 |
| 02. | Commercial Area | 65 | 55 |
| 03. | Residential Area | 55 | 45 |
| 04. | Silence Zone | 50 | 40 |



TESTING & TRAINING CENTRE

*** End of Report***

Checked By

Sona Analytical Lab Quality Manager Ghaziabad

Approved By

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Accredited By NABL (Unit of Quality Council of India)
TC-10905

# TEST REPORT

| | | | | | |
|---|---|---|---|---|---|
| Party Name | : | **M/S ALISA INFRATECH PRIVATE LIMITED.** Plot No.-C3-A, sector 129 ,Noida, Gautam Budh Nagar (U.P)-201305 | R. No. | : | **231030003** |
| | | | Format No. | : | **7.8 F-01** |
| | | | Party Reference No. | : | *NIL* |
| | | | Reporting Date | : | **01/11/2023** |
| | | | Receipt Date | : | **30/10/2023** |
| Sample Description | : | **Ground Water** | Sampling Date | : | **30/10/2023** |
| Sampling Location | : | **Commercial Centre "Saya Status"** | Sampling Type | : | **Grab** |
| Source | : | -- | Preservation | : | **Refrigerated** |
| Sample Collected by | : | **SAL** | Sampling Quantity | : | **2.0 Ltr. (Plastic Bottle)** |
| | | | Sample Packing Status | : | **Sealed** |
| Sample Analysis Start date | : | **30.10.2023** | Parameter Required | : | **As per LSRF** |
| Discipline/Group | : | **Chemical /Water** | LSRF/Sample ID | : | **SAL/W/231030003** |

## TEST REPORT

| S. No. | Parameter | Result | Unit | Limits of IS:10500 -2012 | | Test-Method |
|---|---|---|---|---|---|---|
| | | | | Desirable limit (Max.) | Permissible limit in the Absence of Alternate Source (Max.) | |
| | **Physical Parameters** | | | | | |
| 1. | pH (at 25 $^0$C) | 7.52 | -- | 6.5 to 8.5 | No Relaxation | IS: 3025 (Part-11) |
| 2. | Total Dissolved Solids | 362.0 | mg/l | 500 | 2000 | IS: 3025 (Part-16) |
| | **General Parameters** | | | | | |
| 3. | Total Hardness as $CaCO_3$ | 152.0 | mg/l | 200 | 600 | IS: 3025 (Part-21) |
| 4. | Calcium as Ca | 47.6 | mg/l | 75 | 200 | IS: 3025 (Part-40) |
| 5. | Alkalinity as $CaCO_3$ | 176.0 | mg/l | 200 | 600 | IS: 3025 (Part-23) |
| 6. | Chloride as Cl | 76.0 | mg/l | 250 | 1000 | IS: 3025 (Part-32) |
| 7. | Sulphate as $SO_4$ | 38.0 | mg/l | 200 | 400 | IS: 3025 (Part-24) |
| 8. | Fluoride as F | BDL(DL-0.1) | mg/l | 1.0 | 1.5 | IS: 3025 (Part-60) |
| 9. | Nitrate as $NO_3$ | 8.0 | mg/l | 45 | No Relaxation | IS 3025 (P-34) |
| 10. | Iron as Fe | BDL(DL-0.1) | mg/l | 0.3 | No relaxation | IS: 3025 (Part-53) |



Sona Analytical Lab Quality Manager Ghaziabad

**Checked By** **Approved By**

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4. The Parameters marked as * are not accredited by NABL .

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QRO QUALITY RESEARCH ORGANIZATION

# TEST REPORT

| | | | | |
|---|---|---|---|---|
| Party Name | : | **M/S ALISA INFRATECH PRIVATE LIMITED.** Plot No.-C3-A, sector 129 ,Noida, Gautam Budh Nagar (U.P)-201305 | R. No. | : **231030004** |
| | | | Format No. | : **7.8 F-01** |
| | | | Party Reference No. | : *NIL* |
| | | | Reporting Date | : **01/11/2023** |
| | | | Receipt Date | : **30/10/2023** |
| Sample Description | : | **Ground Water** | Sampling Date | : **30/10/2023** |
| Sampling Location | : | **Commercial Centre "Saya Status"** | Sampling Type | : **Grab** |
| Source | : | -- | Preservation | : **Refrigerated** |
| Sample Collected by | : | **SAL** | Sampling Quantity | : **2.0 Ltr. (Plastic Bottle)** |
| | | | Sample Packing Status | : **Sealed** |
| Sample Analysis Start date | : | **30.10.2023** | Parameter Required | : **As per LSRF** |
| Discipline/Group | : | **Chemical /Water** | LSRF/Sample ID | : **SAL/W/231030003** |

## TEST REPORT

| S. No. | Parameter | Result | Unit | Limits of IS:10500 -2012 | | Test-Method |
|---|---|---|---|---|---|---|
| | | | | Desirable limit (Max.) | Permissible limit in the Absence of Alternate Source (Max.) | |
| **Physical Parameters** | | | | | | |
| 1. | Color | <5 | Hazen | 5 | 15 | IS: 3025 (Part-4) |
| 2. | Odour | Agreeable | -- | Agreeable | Agreeable | IS: 3025 (Part-5) |
| 3. | Turbidity | <1 | NTU | 1 | 5 | IS: 3025 (Part-10) |
| **General Parameters** | | | | | | |
| 4. | Copper as Cu | BDL | mg/l | 0.05 | 1.5 | IS: 3025 (Part-42) |
| 5. | Magnesium as Mg | 8.0 | mg/l | 30 | 100 | IS: 3025 (Part-46) |
| 6. | Manganese as Mn | BDL | mgl | 0.1 | 0.3 | IS: 3025 (Part-59) |
| 7. | Lead as Pb | BDL | mg/l | 0.01 | No Relaxation | IS: 3025 (Part-47) |
| 8. | Cyanide as CN | BDL | mg/l | 0.05 | No Relaxation | IS: 3025 (Part-27) |
| 9. | Cadmium as Cd | BDL | mg/l | 0.003 | No Relaxation | IS:3025(Part-41) |
| 10. | Chromium as Cr | BDL | mg/l | 0.05 | No Relaxation | IS:3025(Part-52) |
| 11. | Arsenic as As | BDL | mg/l | 0.01 | No Relaxation | IS: 3025 (Part-2) |
| 12. | Phenolic Compound | BDL | mg/l | 0.001 | 0.002 | IS: 3025 (Part-43) |
| 13. | Aluminum as Al | BDL | mg/l | 0.03 | 0.2 | IS: 3025 (Part-55) |
| 14. | Boron as B | BDL | mg/l | 0.5 | 1.0 | IS: 3025 (Part-57) |
| 15. | Barium as Ba | BDL | mg/l | 0.7 | No Relaxation | IS: 13428 |
| 16. | Anionic Detergents as MBAS | BDL | mg/l | 0.2 | 1.0 | IS: 13428 |
| 17. | Selenium as Se | BDL | mg/l | 0.01 | No Relaxation | IS: 3025 (Part-56) |
| **MICROBIOLOGICAL TEST** | | | | | | |
| 18. | Total Coliform Bacteria | Absent | MPN/100 ml | Shall not be detected in 100 ml sample | | IS : 1622 |
| 19. | E-Coli, per 100 ml | Absent | ml | Shall not be detected in 100 ml sample | | IS : 1622 |



Checked By

*** End of Report***

Sona Analytical Lab Quality Manager Ghaziabad

Approved By

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QRO QUALITY RESEARCH ORGANIZATION

# TEST REPORT

| | | | | | |
|---|---|---|---|---|---|
| Party Name | : | **M/S ALISA INFRATECH PRIVATE LIMITED.** Plot No.-C3-A, sector 129 ,Noida, Gautam Budh Nagar (U.P)-201305 | **Report No.** | : | **231030005** |
| | | | Format No. | : | **7.8 F-01** |
| | | | Party Reference No. | : | *NIL* |
| | | | Reporting Date | : | **01/11/2023** |
| | | | Receipt Date | : | **30/10/2023** |
| Sample Description | : | **SOIL** | Sampling Date | : | **30/10/2023** |
| Sampling Location | : | **Commercial Centre "Saya Status"** | Sampling Type | : | **Composite** |
| Source | : | -- | Preservation | : | **Refrigerated** |
| Sample Collected by | : | **SAL** | Sampling Quantity | : | **2.0 Kg (Plastic Bag)** |
| | | | Sample Packing Status | : | **Sealed** |
| Sample Analysis Start date | : | **30.10.2023** | Parameter Required | : | **As per LSRF** |
| Discipline/Group | : | **Chemical** | **LSRF/Sample ID** | : | **SAL/Soil/231030004** |

## TEST RESULTS

| S.no | Parameter | Result | Test-Method |
|---|---|---|---|
| 1. | Texture | | |
| | (i) Clay | 24.2 | USDA |
| | (ii) Sand | 56.9 | USDA |
| | (iii) Slit | 18.9 | USDA |
| 2. | pH (at 25 $^0$C ) | 7.48 | IS: 3025 (Part-11) |
| 3. | Conductivity(µS/cm) | 356.0 | IS; 14767,2000 |
| 4. | Colour | Yellowish | USDA |
| 5. | Water Holding Capacity (%) | 57.9 | USDA |
| 6. | Bulk Density (gm/cc) | 1.32 | USDA |
| 7. | Chloride (mg/ 100 gm) | 128.0 | USDA |
| 8. | Calcium as Ca (mg/ 100 gm) | 131.2 | USDA |
| 9. | Sodium ( mg /100 gm) | 128.5 | USDA |
| 10. | Potassium (kg/ hec.) | 99.2 | USDA |
| 11. | Organic Matter (%) | 0.48 | IS:2720 (P-22,1972 |
| 12. | Magnesium as Mg (mg /100 gm ) | 279.0 | USDA |
| 13. | Available Nitrogen as N (kg ./ hec | 4.2 | IS: 14684,1999 |
| 14. | Available Phosphorus (kg./ hec.) | 7.0 | USDA,APHA-4500PC |
| 15. | Zinc (mg / 100 gm) | 1.6 | APHA-3030D,APHA-3111A |
| 16. | Manganese(mg/100 gm) | 1.5 | APHA-3030D,APHA-3111B |
| 17. | Chromium (mg /100 gm) | <0.1 | APHA-3030D,APHA-3111B |

Note:- USDA = United state department of Agriculture



Sona Analytical Lab Quality Manager Ghaziabad

*** End of Report****

**Checked By**

**Approved By**

**Note:-**
1. Sample will be retained for 21 days for chemical testing from the date of issue of test Report.
2. Any Discrepancy Found in the test Report may be Communicated with in seven days.
3. This Report Can not be used as evidence in a court of Law without the written approval of the Director/CEO, SONA ANALYTICAL LAB.

12115

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

46
10000-₹100

सत्यमेव जयते

| | | |
|---|---|---|
| **Certificate No.** | : | **IN-UP00141859275187L** |
| Certificate Issued Date | : | 30-Sep-2013 03:20 PM |
| Account Reference | : | SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN |
| Unique Doc. Reference | : | SUBIN-UPUPSHCIL0100151496452078L |
| Purchased by | : | ALISA INFRATECH PVT LTD |
| Description of Document | : | Article 35 Lease |
| Property Description | : | PLOT NO. C3-A, SECTOR-129, NOIDA |
| Consideration Price (Rs.) | : | 374,18,04,000 (Three Hundred Seventy Four Crore Eighteen Lakh Four Thousand only) |
| First Party | : | JAYPEE INFRATECH LIMITED |
| Second Party | : | ALISA INFRATECH PVT LTD |
| Stamp Duty Paid By | : | ALISA INFRATECH PVT LTD |
| Stamp Duty Amount(Rs.) | : | 18,70,90,200 (Eighteen Crore Seventy Lakh Ninety Thousand Two Hundred only) |

SHCIL (I&O) NOIDA

LOCKED S.R.O.-2 NOIDA

Please write or type below this line

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISA INFRATECH PVT. LTD.

YL 0000042493

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.


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उत्तर प्रदेश







## SUB – LEASE DEED

**Sale Consideration** : **Rs.1,730,000,000.00**

**Stamp Duty paid** : **Rs.187,090,200.00**

**The Market Value is calculated according to Format- 2A (1), Part- 2 of Circle Rate List dated 01-08-2013, mentioned on Page No.21, Row No. 15.**

**Software V- Code: 0137**

THIS **SUB – LEASE DEED** is made and entered on this **30th day of September, 2013** at **Noida**, District- Gautam Budh Nagar, Uttar Pradesh.

**BY AND AMONGST**

**JAYPEE INFRATECH LIMITED**, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at Sector – 128, Noida – 201304, U.P.** (hereinafter referred to as the **"Sub-Lessor"** or the **"First Party")**, which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. Ajit Kumar, S/o. Mr. Jagdish Kumar, registered office at Sector – 128, Noida – 201304, U.P duly authorized by the Chairman- Cum- Managing Director of the Company vide Power of Attorney dated 01.04.2013 duly authorized to execute this **Sub Lease Deed** on behalf of the **"Sub Lessor".**

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISA INFRATECH PVT. LTD.


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**AND**

**JAIPRAKASH ASSOCIATES LIMITED**, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at Sector – 128, Noida – 201304, U.P.** (hereinafter referred to as the **"JAL"** or the **"Second Party" )**, which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives, acting through its authorized Signatory Mr. R. K. Anand, S/o. Mr. P. L. Anand, registered office at Sector – 128, Noida – 201304, U.P duly authorized by Executive Vice Chairman of the Company vide Power of Attorney dated 31.05.2013, duly authorised to execute this **Sub Lease Deed** on behalf of the **"Second Party".**

**AND**

**ALISA INFRATECH PRIVATE LIMITED (having PAN: AALCA1613R),** a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its **registered office at- 119, B- 7, LGF, World Trade Centre, Babar Road, Connaught Place, New Delhi- 110001, India** (hereinafter referred to as the **"Sub-Lessee" or the "Third Party"**), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives acting through its authorized Signatory/ Director Mr. Yogesh Malik, S/o. Mr. Jitendra Mohan Malik, registered office at- 119, B- 7, LGF, World Trade Centre, Babar Road, Connaught Place, New Delhi- 110001, India, who has been duly authorized by a Board resolution dated 28.09.2013 to execute this **Sub Lease Deed** on behalf of the "**Sub Lessee**".

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISA INFRATECH PVT. LTD.

उप पट्टा विलेख (90 वर्ष )

| प्रतिफल | मालियत | औसत वार्षिक किराया | फीस रजिस्ट्री | नकल व प्रति शुल्क | योग | शब्द लगभग |
|---|---|---|---|---|---|---|
| 741,804,000.00 | **1,730,000,000.00** | 10,000.00 | 100 | 10,100.00 | 5,000 | |

श्री अलिसा इन्फ्राटैक प्रा लि द्वारा योगेश मलिक
पुत्र श्री जितेन्द्र मोहन मलिक
व्यवसाय अन्य
निवासी स्थायी 119 बी-7 एल जी एफ बर्ल्ड ट्रेड सैन्टर बाबर रोड कनाट प्लेस नई दि
अस्थायी पता



ने यह लेखपत्र इस कार्यालय में दिनांक 30/9/2013 समय 5:03PM बजे निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्रभारी)
उप-निबन्धक द्वितीय
नोएडा
30/9/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

पट्टा दाता

श्री जेपी इन्फ्राटैक लि द्वारा अजीत कुमार
पुत्र श्री जगदीश कुमार
पेशा अन्य
निवासी सै 128 नोएडा



पट्टा गृहीता

श्री अलिसा इन्फ्राटैक प्रा लि द्वारा योगेश मलिक
पुत्र श्री जितेन्द्र मोहन मलिक
पेशा अन्य
निवासी 119 बी-7 एल जी एफ बर्ल्ड ट्रेड सैन्टर बाबर रोड कनाट प्लेस नई दिल्ली



श्री जयप्रकाश एसोसिऐटस लि द्वारा आर के आनन्द
पुत्र श्री पी एल आनन्द
पेशा अन्य
निवासी सै 128 नोएडा





The **Sub-Lessor** or the **First Party**, **JAL** or the **Second Party** and the **Sub-Lessee** or the **Third Party** shall individually be referred to as the respective **Party** and collectively as the "**Parties**".

**WHEREAS:**

**A.** The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 – 04 – 2001 – 3 (N) / 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N/ 08 dated 11.07.2008), under the U.P. Industrial Area Development Act 1976, presently having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar–201308, U.P. (hereinafter referred to as "**YEA**") for anchoring development of Taj Expressway (renamed as the Yamuna Expressway vide GoUP Notification No. 1165/77-04-08-65N/08 dated 11.07.2008) Project which, *inter alia*, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the **"Expressway"**).

**B.** By an agreement dated 07.02.2003, (hereinafter referred to as the "**Concession Agreement**") between Taj Expressway Industrial Development Authority (now YEA), and Jaiprakash Industries Ltd. {which was subsequently merged with Jaypee Cements Ltd. whose name was subsequently changed to Jaiprakash Associates Ltd. **("JAL"**, the **Second Party)}**, Jaiprakash Industries Ltd. was granted concession for arrangement of finances, design, engineering, construction and

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री अतुल कुमार अग्रवाल

पुत्र श्री

पेशा वकालत

निवासी एच 138 गामा 2 जी नोएडा

व श्री जितेन्द्र ठाकुर

पुत्र श्री उत्तम सिंह ठाकुर

पेशा अन्य

निवासी सै 128 नोएडा

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्रभारी)
उप-निबन्धक द्वितीय
नोएडा
30/9/2013



operation of the **Expressway**, and to collect and retain toll from the vehicles using the **Expressway** during the term of the **Concession Period**, which is 36 (thirty six) years commencing from the date of commercial operation of the **Expressway** plus any extensions thereto, in accordance with the **Concession Agreement**.

**C.** In terms of Clause 18.1 of the **Concession Agreement** and the directives of **YEA**, **JAL** the then Concessionaire, incorporated a Special Purpose Vehicle, namely Jaypee Infratech Limited **(Sub-Lessor)** for the implementation of the **Expressway** project. All the rights and obligations of **JAL** under the **Concession Agreement** were transferred to **Sub-Lessor** by an Assignment Agreement dated 19.10.2007 duly executed by and amongst **YEA**, **Sub-Lessor** and **JAL** followed by Project Transfer Agreement dated 22.10.2007 executed between **JAL** an d **Sub-Lessor**, and therefore, the **Sub-Lessor** is now the Concessionaire.

**D.** In terms of the **Concession Agreement**, **YEA** agreed to transfer on **lease** to the **Sub-Lessor,** 25 (twenty five) million square meters of land, for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the **Expressway**, including 5 (five) million square meters of land at Noida/Greater Noida.

**E.** **YEA**, in part discharge of its obligations under the **Concession Agreement** for transfer of 5 (five) million square meters of land for development at Noida/Greater Noida, transferred on **lease,** for a period of ninety years, 498.94 Hect. (1232.38 acres) of land (hereinafter referred to as the "**Leased Land**"), to the **Sub-Lessor** through various **lease deeds** at Noida, the details of which are provided in **Annexure – I** attached hereto (hereinafter referred to as the "**Lease Deeds**") as per the terms and

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. GREENS NOIDA

ALIS INFRATECH PVT. LTD.

## पट्टा दाता

Registration No.: 12115 Year : 2,013 Book No. : 1

0101 जेपी इन्फ्राटैक लि द्वारा अजीत कुमार

जगदीश कुमार

सै 128 नोएडा

अन्य



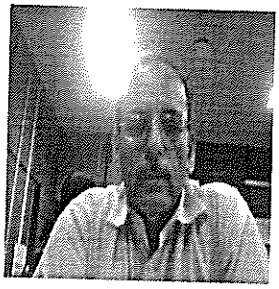


0102 जयप्रकाश एसोसिऐटस लि द्वारा आर के आनन्द

पी एल आनन्द

सै 128 नोएडा

अन्य





उप रजिस्ट्रार नोएडा द्वितीय जिला-गौतम बुद्ध नगर उत्तर प्रदेश

सत्यमेव जयते

conditions specified therein, and the balance 1.06 Hect. (2.62 acres) land for development is in the process of being transferred by **YEA** to the **Sub-Lessor** to complete the transfer of 5 (five) million square meters of land at Noida.

**F.** Out of 498.94 Hect. (1232.38 acres) **Leased Land,** 434.35 Hect. (1072.84 acres) land (hereinafter referred to as the "**Subject Land**") falls in Sectors 128, 129, 131, 133 and 134 at Noida (which has since been named as **Jaypee Greens, Wish Town, Noida).** The Subject Land includes the land transferred by **YEA** to **Sub-Lessor** through **Lease Deed** dated 15.02.2008 for grant of lease hold rights in the land admeasuring 26.063 Hect. (64.402 acres) situated in village Gejha Tilptabad, Tehsil Dadri, District Gautam Budh Nagar U.P., as more particularly detailed in Schedule attached thereto and which was executed in favour of the **Sub-Lessor**, on terms and conditions as contained therein, for the term of 90 (ninety) years commencing from the date of transfer which lease deed has been duly registered in the office of the Sub-Registrar-II, Noida as Sl. No. 806 in Book No. 1, on 16.02.2008 (hereinafter referred to as the **"said Lease Deed"**).

**G.** The **YEA granted** unfettered right in favour of **Sub Lessor** to **Sub-lease** the whole or any part of the **Subject Land**, whether developed or undeveloped; by way of plots or constructed properties; 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 **YEA** or of any other relevant authority.

**H.** Under an arrangement between the **Sub-Lessor** and the **Second Party**, the **Sub-Lessor** has permitted the **Second Party** to develop, market and transfer the whole or any part of 17.52 Hect. (43.29 acres) of land in the

JAYPEE INFRATECH LIMITED

JAYPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISA INFRATECH PVT. LTD.

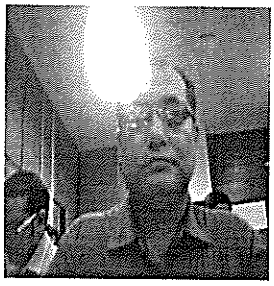
# पट्टा गृहीता

Registration No. : 12115 Year : 2,013 Book No. : 1

0201 अलिसा इन्फ्राटैक प्रा लि द्वारा योगेश मलिक

जितेन्द्र मोहन मलिक

119 बी-7 एल जी एफ बुल्ड ट्रेड सैन्टर बाबर रोड कनाट प्लेस = अन्य







**Subject Land**. On the request of the **Second Party**, and for the consideration being received by **JAL/ Second Party** from the **Sub-Lessee**, the **Sub-Lessor** has agreed to **sub-lease/** transfer **Plot No. C3- A** admeasuring **18898.00 Sq.mtr. (4.67 acres approx.)** (hereinafter referred to as the "**Demised Plot**"), which is a part of the said 17.52 Hect. (43.29 acres) of land meant for the purpose of development of Master Plan Commercial Area as described in the Schedule of Property attached as **Annexure II** and located as per Location Plan attached as **Annexure III,** for commercial use, in favour of the **Sub-Lessee** through this **Sub-Lease Deed.**

I. The **Sub-Lessor** prepared land use plan, layout plan and other plans for the development of the **Subject Land** (named as **Jaypee Greens Wish Town, Noida)**, which includes the aforesaid 17.52 Hect. (43.29 acres) of land in Master Plan Commercial area, which were approved by New Okhla Industrial Development Authority, (hereinafter referred to as the "**NOIDA**") vide letter no. NOIDA/STP/2011/371 dated 23.03.2011, valid for a period of 5(five) years i.e. till 22.03.2016 and have since been revised and submitted by the **Sub-Lessor** to **NOIDA.** The said land use plan, lay out plan and other plans as approved by **NOIDA** or any revision thereof or in future are hereinafter referred to as "**Development Plans**".

J. The **Sub-Lessor** and the **Second Party** have represented, assured, warranted and confirmed to the **Sub-Lessee** that:

(i) The **Sub-Lessor** is the owner, of the lease hold rights in the **Demised Plot**, which is earmarked for use as master plan commercial area, and the **Sub-Lessor** is legally competent to transfer, by way of **Sub-lease,** the **Demised Plot** and to execute

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

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this **Sub-Lease** Deed in favour of the **Sub-Lessee** giving clean, clear and marketable title to the **Sub-Lessee** and that the **Sub-Lessee,** upon performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the Demised Plot during the term of this **Sub-Lease Deed** without any interruption, disturbance, claims or demands by the **Sub-Lessor** and/or the **Second Party** or by any person/s claiming for and on behalf of the **Sub-Lessor** and/or the **Second Party** except as per the covenants and provisions of this **Sub-Lease Deed.**

(ii) The **Sub-Lessor** and/or the **Second Party** shall, subject to the terms mentioned herein, grant, transfer, convey and assure, from time to time, its reversionary rights and interests in respect of the **Demised Plot** as may be required by the **Sub-Lessee** for construction thereon as per applicable Master Plan, Rules and Building Regulations of **NOIDA.**

(iii) The **Demised Plot** is free of all encumbrances, mortgages, liens, charges, pledges, security, assignment, privileges or priority of any kind having the effect of security or other such obligations, acquisition, injunction, gifts, attachments, hypothecation/s etc., disputes, encroachments, litigation, injunction, attachment in the decree of any court, stay order or equitable mortgage, will, trust, exchange, lease, claims, subsisting agreements (in favour of any persons, body corporate, firm, association of persons, trust, society etc.) or any other charges of any nature whatsoever and there are no pending attachment proceedings of the Income Tax Department or any other department with respect thereto and no pending proceedings for acquisition or requisition or

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALIGARH INFRATECH PVT. LTD.


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notices therefore, and there is no impediment whatsoever in the way of the **Sub-Lessor** and/or the **Second Party** in transferring by way of **Sub-lease,** all their leasehold rights, title and interest in the **Demised Plot** and there are no restrictive covenants operating upon them and / or the **Demised Plot**;

(iv) The **Sub-Lessor** and/or the **Second Party** undertake that they shall not do, omit or suffer to be done anything whereby the sub-leasehold rights granted in favour of the **Sub-Lessee** in the **Demised Plot** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever. This shall however, exclude circumstances where the sub-leasehold rights are affected account of applicable law, rule or regulation or policy of the State Government or the Central Government, or any other relevant authority.

(v) The **Sub-Lessor** and/or the **Second Party** undertake that they shall defend their rights, title and interest in the **Demised Plot** hereby **sub-leased** in favour of the **Sub-Lessee** and shall keep the **Sub-Lessee** indemnified and hold it harmless against all claims, costs, expenses, due to any proceedings or litigation for any reason, which the **Sub-Lessee** may suffer by reason of any claim for any defect in title, in interest and leasehold rights of the **Sub-Lessor** and/or the **Second Party** in the **Demised Plot**.

(vi) The payment of premium amount of the **Leased Land** has already been made by the **Sub-Lessor** to **YEA** and annual lease rent for the **Leased Land** payable to **YEA** is the obligation of the **Sub-Lessor** and/or the **Second Party** and the **Sub-Lessee** shall not be liable on this account;

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. GREENS NOIDA

ALISAN INFRA LTD.


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(vii) There is no legal impediment in entering into this **Sub-Lease Deed**;

(viii) There are no proceedings, legal or otherwise, pending in connection with the ownership or any other right, title and/or interest therein or any other aspect of the **Demised Plot**.

(ix) There are no dues or demands pending in respect of the **Demised Plot** and all costs, charges, rents, premiums, etc. in respect of the **Demised Plot** have been fully paid by the **Sub-lessor/Second Party.**

**K.** Based on the aforesaid representations, assurances, warranties and confirmations of the **Sub-Lessor** and the **Second Party**, **Sub-Lessee** has approached the **Second Party** for **Sub-lease** of the **Demised Plot** and the **Sub-Lessor** has agreed to **Sub-Lease** the **Demised Plot** for a period upto 27.02.2093 for a Consideration of Premium of **Rs.1,730,000,000.00 (Rupees One Hundred and Seventy Three Crores Only) calculated @ Rs.91,544.078 per square metre** on mutually agreed terms and conditions.

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

1. Based on the facts and circumstances as stated above, the **Sub-Lessor,** being the lawful lease holder of the **Demised Plot**, is competent to sub-lease the same to the **Sub-Lessee** and on the request of the **Second Party,** in Consideration of the payment of Premium of **Rs.1,73,00,00,000.00 (Rupees One Hundred and Seventy Three Crores Only)** calculated **@ Rs.91,544.078 per square metre** of **Demised Plot** which has already been paid by the **Sub-Lessee** to the **Second Party** as per the following details, which the **Sub Lessor** and the **Second Party**

JAYPEE INFRATECH LIMITED

JAYPEE GREENS NOIDA

JAYPEE INFRATECH PVT. LTD.


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admit and acknowledge, the **Sub-Lessor** hereby, transfers, conveys and assigns its rights, title and interest in the **Demised Plot** in favour of the **Sub-Lessee** on the terms and conditions mentioned hereinafter in this **Sub-Lease Deed**;

| S.No. | Mode of Payment | Dated | Amount ( ₹ ) |
|---|---|---|---|
| 1. | By Cheque No. 219738 drawn on Corporation Bank. | 29.11.2012 | 50,000,000.00 |
| 2. | By Cheque No.116858 drawn on The Nainital Bank Ltd. | 21.12.2012 | 210,000,000.00 |
| 3. | By Cheque No. 035505 drawn on The Nainital Bank Ltd. | 25.12.2012 | 20,000,000.00 |
| 4. | By Cheque No. 035509 drawn on The Nainital Bank Ltd. | 31.12.2012 | 100,000,000.00 |
| 5. | By Cheque No. 035510 drawn on The Nainital Bank Ltd. | 31.12.2012 | 50,000,000.00 |
| 6. | By Cheque No. 117727 drawn on The Nainital Bank Ltd. | 24.06.2013 | 130,000,000.00 |
| 7. | By RTGS from The Nainital Bank Ltd. | 04.07.2013 | 10,000,000.00 |
| 8. | By RTGS from The Nainital Bank Ltd. | 05.07.2013 | 8,174,075.00 |
| 9. | By RTGS from The Nainital Bank Ltd. | 12.07.2013 | 120,000,000.00 |
| 10. | By RTGS from The Nainital Bank Ltd. | 18.07.2013 | 10,000,000.00 |
| 11. | By RTGS from The Nainital Bank Ltd. | 18.07.2013 | 8,500,000.00 |
| 12. | By RTGS from The Nainital Bank Ltd. | 19.07.2013 | 10,000,000.00 |
| 13. | By RTGS from The Nainital Bank Ltd. | 25.07.2013 | 80,000,000.00 |

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| 14. | By RTGS from The Nainital Bank Ltd. | 05.08.2013 | 9,900,000.00 |
| 15. | By RTGS from The Nainital Bank Ltd. | 05.08.2013 | 9,900,000.00 |
| 16. | By RTGS from The Nainital Bank Ltd. | 05.08.2013 | 2,00,000.00 |
| 17. | By RTGS from The Nainital Bank Ltd. | 08.08.2013 | 9,000,000.00 |
| 18. | By RTGS from The Nainital Bank Ltd. | 08.08.2013 | 9,000,000.00 |
| 19. | By RTGS from The Nainital Bank Ltd. | 08.08.2013 | 9,000,000.00 |
| 20. | By RTGS from The Nainital Bank Ltd. | 08.08.2013 | 3,000,000.00 |
| 21. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 22. | By RTGS from The Nainital Bank Limited. | 12.08.2013 | 9,900,000.00 |
| 23. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 24. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 25. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 26. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 27. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 99,00,000.00 |
| 28. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 9,900,000.00 |
| 29. | By RTGS from The Nainital Bank Ltd. | 12.08.2013 | 8,00,000.00 |
| 30. | By RTGS from The Nainital Bank Ltd. | 13.08.2013 | 30,000,000.00 |
| 31. | By RTGS from The Nainital Bank Ltd. | 13.08.2013 | 100,000,000.00 |
| 32. | By Cheque No. 511552 drawn on The Nainital Bank Ltd. | 13.08.2013 | 30,000,000.00 |
| 33. | By RTGS from The Nainital Bank Ltd. | 30.08.2013 | 22,500,000.00 |

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| 34. | By RTGS from The Nainital Bank Ltd. | 31.08.2013 | 9,000,000.00 |
| 35. | By RTGS from The Nainital Bank Ltd. | 31.08.2013 | 10,700,925.00 |
| 36. | By Cheque No. 263052 drawn on IDBI Bank. # | 18.09.2013 | 574,491,500.00 |
| 37. | Tax Deduction at Source by the **Sub-Lessee** | TDS | 17,300,000.00 |
| | | **Total** | **1,730,666,500.00** |
| | **Less** Excess amount Refunded to Sub- L essee vid e Cheque No. 019653 drawn on Axis Bank Ltd. | 28.09.2013 | **666,500.00** |
| | | **GRAND TOTAL** | **1,730,000,000.00** |

**# Cheque handed over by Sub- Lessee on 30th September, 2013, subject to realisation.**

The **Second Party** and the **Sub-Lessor** admit and acknowledge the receipt of the aforesaid amount from the **Sub-Lessee** towards payment of the entire full and final consideration for the **Demised Plot**. Neither the **Second Party** nor the **Sub-Lessor** shall, hereinafter, make any claim from the **Sub-Lessee** towards the consideration of the **Demised Plot**.

2. The **Sub-Lessor** and the **Second Party** have delivered the actual physical vacant possession of the **Demised Plot** to the **Sub-Lessee** and the **Sub-Lessee** has taken possession of the **Demised Plot**, subject to the covenants and conditions on the part of the **Parties** stated hereinafter, the **Sub-Lessor** doth hereby **Sub-leases** to the **Sub-Lessee**, the **Demised Plot** together with privileges, rights, easements and appurtenances up to the period expiring on 27.02.2093.

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3. Upon execution of this **Sub- Lease Deed**, the **Sub-Lessor** shall furnish a copy of the **Sub-Lease Deed** each to **NOIDA** and **YEA**.

4. The **Sub-Lessee** has inspected and satisfied itself regarding the site, the layout plans and the said **Lease Deed** as provided by the **Second Party** and the **Sub-Lessor**.

5. The **Demised Plot** is being leased to the **Sub-Lessee** on the terms and conditions stated herein subject to the provisions of the said **Lease Deed**.

6. The **Sub-Lessee** shall have right to **Sub-lease** the whole of the **Demised Plot** whether developed or undeveloped; by way of constructed properties; on leave and license; or otherwise dispose off its interest in the **Demised Plot** , to any person as per rules, regulations and directions of **NOIDA/YEA**.

7. The **Sub-Lessee** shall be entitled to transfer the **Demised Plot** or the buildings constructed on the **Demised Plot** on further **Sub-lease(s)** within the terms of this **Sub-Lease Deed** and on payment of transfer charges, if any, to **NOIDA/ YEA** and/or the **Sub-Lessor** and/or the **Second Party**, as may be applicable. The **Sub-Lessee** shall not be entitled to sub-divide the **Demised Plot** except with the prior permission of the **NOIDA** and/or **YEA,** as applicable for grant of such permissions, and **Sub-Lessee** bearing all charges in relation to the sub-division of the **Demised Plot**, if any. The **Sub-Lessee** or its **subsequent Sub-lessees** for all such transfers shall follow the procedure, as may be specified by **NOIDA/YEA** and/or the **Sub-Lessor** and/or the **Second Party** before

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executing any subsequent **Sub lease deeds** and such transfers shall always be subject to the applicable laws, byelaws, regulations etc. including payment of applicable charges, duties, taxes, levies etc payable to any authority /body/agency as the case may be. The **Sub-Lessee** or the **subsequent Sub-lessees** as the case may be shall notify to the **NOIDA/YEA** and the **Sub-Lessor** and/or the **Second Party** the details of such **Sub-leases** and provide copies of such transfer/sub-lease deeds to the **NOIDA/YEA** and the **Sub-Lessor** or any other authority as may be specified by **NOIDA/YEA** and/ or the **Sub-Lessor** and/or the **Second Party**.

8. It shall be permissible for the **Sub-Lessee** to provide for multiple renting of the buildings constructed on the **Demised Plot** which will include but not be limited to sub-lease / rent/ license, etc thereof.

9. The **Sub-Lessee** shall have the right to mortgage, pledge, hypothecate the **Demised Plot** or otherwise alienate in any manner the **Demised Plot** in favour of banks/financial institutions on such terms and conditions as may be specified by **YEA** and/or **NOIDA**.

10. The **Sub-Lessee** shall have a right of way to the roads adjoining the **Demised Plot** and shall be entitled to enter upon such roads for the purpose of accessing the **Demised Plot.**

11. The land use of the **Demised Plot** shall be Master Plan commercial development as per the **Development Plans** as revised from time to time and the **Sub-Lessee** shall adhere to the same. Further, the **Sub-Lessee** shall carry out the commercial development including units and common facilities for the purchasers/users of commercial space/units

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on the **Demised Plot** as permitted by the **NOIDA/YEA** and applicable laws , Rules, Building Regulations thereby, adhering to:-

(i) Standards and Specifications laid down in the Building and other Regulations of **NOIDA**/relevant Indian Standards/National Code etc.

(ii) Applicable Master Plans and Rules & Regulations of **NOIDA** and other relevant authorities.

(iii) Government policies and relevant Codes of BIS/IS relating to disaster management in land use planning and construction work.

(iv) All other applicable and relevant laws, including but not limited to labour and environmental laws.

12. The ground coverage, height and setbacks etc. in respect of the **Demised Plot** shall be governed by the applicable **NOIDA** Rules and Building Regulations. As regards Floor Area Ratio (FAR), the **Sub-Lessee** shall be entitled to FAR in respect of the **Demised Plot** for Master Plan commercial development as per the applicable Rules and Building Regulations of **NOIDA**.

13. The Building drawings and relevant details for construction on the **Demised Plot** shall be subject to the approval of **NOIDA** for which the **Sub-Lessee** shall follow the procedure as may be prescribed by **NOIDA** from time to time. However, if necessary, the **Sub-Lessor** and/or the **Second Party** shall, at request of the **Sub-Lessee**, endeavor to help the **Sub-Lessee** in obtaining applicable permits, sanctions, approvals, clearances, etc., from **NOIDA** for effective enjoyment and

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construction on the **Demised Plot**, without being responsible and/or liable for the same in any manner.

14. The **Sub-Lessee** shall accept variations, deletions, additions, alterations, modifications in the **Development Plans** made either by the **Sub-Lessor** and/or the **Second Party** as it deems fit and proper or by or pursuant to requirement of **NOIDA** which alterations may involve changes, including change in the surroundings of the **Demised Plot**, change in the number and height of the surrounding buildings, change in the nature of usage of the surrounding buildings etc. on the **Subject Land** and the **Sub-Lessee** shall be bound by such variations, deletions, additions, alterations and modifications etc. provided it do not result in any change in the (i) location, adjacent roads, entry and exit to the **Demised Plot,** (ii) usage & area of the **Demised Plot** and (iii) permissible FAR on the **Demised Plot**.

15. The **Sub-Lessee** shall be required to obtain all necessary sanctions / permits / approvals etc. from relevant authorities with regard to the **Demised Plot** and all activities thereon in its own name in accordance with the applicable laws and regulations of **NOIDA/YEA** and / or other relevant authorities.

16. The **Sub-Lessee** shall, at its own cost, keep the **Demised Plot**, the construction raised thereon, partitions, pipes and appurtenances thereto or belonging thereto, in good state and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the constructed property on or pertaining to the **Demised Plot** are not damaged or jeopardized in any manner whatsoever.

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17. (a). The **Sub-Lessee** shall pay its share of all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **NOIDA/YEA** or any local or other authority of Central or State Government in respect of the **Demised Plot** from the date of execution of this **Sub-Lease Deed** as computed by the **Sub-Lessor.** The share of such taxes, duties and other charges for the **Demised Plot** will be computed by the **Sub-Lessor** by first determining the same for the **Subject Land,** and then apportioning it to the area of the **Demised Plot** proportionately on the basis of the area of the **Demised Plot** and total saleable area of the **Subject Land.** Such payment shall be made by the **Sub-Lessee** to the **Sub-Lessor** or the relevant authority, as the case may be, on demand within the period as may be specified therein, failing which it will be treated as default on the part of the **Sub-Lessee.** In case any demand is received by the **Sub-Lessee** towards taxes, duties and other charges in respect of the **Demised Plot** for the period up to the date of execution of this **Sub-Lease Deed**, the same shall be liability of the **Sub Lessor** and/or the **Second Party.**

b) The **Sub-Lessee** shall pay all taxes (including municipal taxes), duties and other charges levied or to be levied in future by **NOIDA/YEA** or any local or other authority of Central or State Govt. in respect of the buildings/apartments/facilities or any other development on the **Demised Plot.**

18. a) The **Sub-Lessor** and/or the **Second Party** shall provide external services namely sewage, and water supply lines, generally as may be made available by the **Sub-Lessor** to other commercial plots in

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the neighborhood of the **Demised Plot** within the **Subject Land** at a single point on the edge of the **Demised Plot** (hereinafter referred to as the **"Shared Areas & Facilities"**), within a reasonable time period, expected to be 4 years from the date of execution hereof. , subject to receipt of requisite approval from Government and/or other authority, if any, for these services". The **Sub-Lessee** shall make its own arrangements for taking drainage, electrical connections and other facilities from the relevant authority at its own cost.

b) The **Sub-Lessee** and/or **subsequent Sub-lessees** shall pay the maintenance charges including replacement charges, if any, in respect of **Shared Areas & Facilities** (hereinafter referred to as the **"Shared Areas & Facilities Charges"**), on pro-rata basis as may be decided by the **Sub-Lessor** or the **maintenance agency** (hereinafter referred to as the **"Designated Maintenance Agency"**) from time to time. The **Shared Areas & Facilities Charges** shall commence from 01.04.2014 in respect of such **Shared Areas & Facilities** as may be available for use on the said date and for additional **Shared Areas & Facilities** from the date these are available for use, as may be decided by the **Sub-Lessor** or **Designated Maintenance Agency.**

The **Sub-Lessor** and/or the **Second Party** or the **Designated Maintenance Agency** shall be entitled to collect the taxes, dues, demands, charges, duties etc. as may be levied by concerned Municipal/ Governmental authorities including but not limited to **NOIDA/YEA** or any other statutory body on pro rata basis from the

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**Sub-Lessee** so long as each unit within the **Leased Land** is not separately assessed for such purposes and the taxes, dues, demands, charges, duties etc are collectively levied for the **Jaypee Greens Wishtown Noida** or part thereof by concerned Municipal/ Governmental authorities including but not limited to **NOIDA** or any other statutory body.

19. a) The **Sub-Lessee** shall make its own arrangements at its own cost for all civil amenities such as electric supply, water supply, sewerage, drainage, internal roads, etc. within the **Demised Plot** (hereinafter referred to as the **"Common Areas & Facilities within the Demised Plot"**) and maintain the same at its own cost and connect the same with the main system of the **Sub-Lessor** in respect of services provided by the **Sub-Lessor** as per para **18 (a)** above and with the main system of the relevant authorities at its own cost.

b) The **Sub-Lessee** and/or **subsequent sub-lessees** shall be charged for receiving supply of services like sewerage and water etc. to the **Demised Plot** at the rate corresponding to the charges levied by relevant authorities or as applicable for other inhabitants on the basis adopted by the **Sub-Lessor** and/or the **Second Party / Designated Maintenance Agency.** However, the **Sub-Lessor** and/or the **Second Party** or **Designated Maintenance Agency** shall not be responsible for any interruption in water supply and/or its quality. **Sub-Lessee** may make its own arrangements for alternative source in case of any break down/interruption in water supply or other services as may be provided by the **Sub-Lessor** and/or the **Second Party**, at its own cost.

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20. The **Sub-Lessee** hereby assures the **Sub-Lessor** and/or the **Second Party** that during the lease period, it shall promptly pay all the dues including the **Shared Areas & Facilities Charges** and charges towards sewerage & water supply etc. as per Invoices raised by the **Sub-Lessor or Designated Maintenance Agency**. Further, at the time of transfer of rights and obligations pertaining to maintenance of **Common Areas & Facilities** within the **Demised Plot** to an Association/Society of **subsequent Sub-lessees** of the commercial space/units or of the occupants/allottees etc. or to the **Sub-Lessee's** Maintenance Agency , the **Sub-Lessee** shall ensure:

a) That the said Association/Society/the **Sub-Lessee's** Maintenance Agency enters into an Agreement with the **Sub Lessor** and/or the **Second Party** or **Designated Maintenance Agency** in a form and manner as may be decided by the **Sub Lessor** and/or the **Second Party** or **Designated Maintenance Agency** for taking over the responsibility to promptly pay all the dues including the **Shared Areas & Facilities Charges** and the charges towards sewerage and water supply etc. as per Invoices raised by the **Sub-Lessor** and/ or the **Second Party** or **Designa ted Maintenance Agency** from time to time.

**b)** That bye laws of the said Association/Society/ **Sub-Lessee's Maintenance Agency** have provisions to ensure timely payment of the dues to the **Sub-Lessor** and/or the **Second Party** or **Designated Maintenance Agency** for availing the **Shared Areas & Facilities** and other services and that payment of the dues shall be the sole responsibility of such Association/Society/ **Sub-Lessee's Maintenance Agency** and such dues shall have first charge on all

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inflows of the said Association/Society/ **Sub-Lessee's Maintenance Agency.**

c) That in case, the **Sub-Lessee**/Association/Society/ **Sub-Lessee's Maintenance Agency** as the case may be defaults in payment of such dues on the due dates at any stage, the **Sub-Lessee**/Association/Society/**Sub-Lessee's** Maintenance Agency agrees to pay fine for such default as may be fixed by the **Sub Lessor** and/or the **Second Party** or the **Designated Management Agency**. In the event the default continues for more than two months, the **Sub-Lessor** or **Designated Maintenance Agency** may thereafter, at its sole discretion, stop the use of **Shared Areas & Facilities** by and the supply of services to the **Sub-Lessee** or the residents /occupants/allottees etc. within the **Demised Plot**.

21. The **Sub-Lessee** covenants and warrants that:

(i) The **Sub-Lessee** shall follow all laws and bye-laws, rules, building regulations and directions of **NOIDA/YEA** and the local municipal or other authority now existing or hereinafter to exist in relation to the **Demised Plot** and construction thereon and so far as they affect the health, safety and convenience of inhabitants of the **Demised Plot** and the adjoining area.

(ii) The **Sub-Lessee** shall bear the stamp duty charges and legal expenses of execution of this **Sub-Lease Deed** including the registration charges as may be applicable.

(iii) The **Sub-Lessee** shall permit the members, officers and representatives of **NOIDA/YEA** and workmen and other persons employed by **NOIDA/YEA** at all reasonable time of the day with

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prior notice to enter into and upon the **Demised Plot** and buildings to be erected thereupon in order to inspect the **Demised Plot** and buildings erected thereon.

22. The contents of the recitals of this **Sub-lease Deed** are true and correct and form an integral part of this deed and shall continue to remain binding on the **Sub-Lessor** and/or the **Second Party.**

23. **YEA** and / or the relevant authority shall have full right and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the **Demised Plot** 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 **Sub-Lessee's** right to peaceful possession and enjoyment.

24. The **Sub-Lessee** shall not display or exhibit on the **Demised Plot** any picture posters, statues, other articles which are indecent or immoral. The **Sub-Lessee** shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the buildings which shall be constructed over the **Demised Plot** except at places as may be specified for the purpose by the **Sub-Lessor,** if so directed by **YEA** and/or **NOIDA** or any other Government authority.

25. The **Sub-Lessor** shall have no objection to the **Sub-Lessee** using the word **'Jaypee Wish Town'** in its address for indicating the specific location of the **Demised Plot** in its brochure, promotional and marketing material. However this will not give the **Sub-Lessee** the right to use the word **'Jaypee Wish Town'** in any manner, either expressly or impliedly, intentionally or otherwise, so as to convey an impression that the project

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developed by the **Sub-Lessee** in the **Demised Plot** is part of the project of the **Sub-Lessor** or has been / is being developed, constructed or carried out by the **Sub-Lessor**.

26. Nothing herein shall be construed to provide the **Sub-Lessee** with the right to prevent the **Sub-Lessor** from:

    i. Constructing or continuing with the construction of the other buildings, independent houses, apartments or other structures and services in the areas adjoining the **Demised Plot**;

    ii. Putting up additional constructions, residential, commercial or of any other kind on the **Subject Land,** except on the **Demised Plot**; without affecting the common roads in the immediate periphery of the **Demised Plot**.

    iii. Amending / altering the **Development Plans** without affecting the entry to and exit from the **Demised Plot** and the permissible FAR on the **Demised Plot**.

    Provided always that the rights and interests of the **Sub-Lessee** in the **Demised Plot** are not affected in any manner whatsoever.

27. In case **Sub-Lessee** allows the use, occupation and construction on the **Demised Plot** to any person other than the **Sub-Lessee** itself, the **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the user, occupier and the construction agency of the **Demised Plot** or buildings thereon and shall bring all obligations, liabilities and responsibilities to the notice of such user, occupier or the construction agency of the **Demised Plot** or buildings thereon, wherein, insofar as the **Sub-Lessor** is concerned, it would be understood that any

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default in carrying out the obligations, liabilities and responsibilities by the **Sub-Lessee's** user, occupier and/or the construction agency, shall be deemed to be the default of the **Sub-Lessee**.

28. The **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the **subsequent sub-lessees** in respect of the **Demised Plot** or buildings thereon and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such **subsequent Sub-lessees** of the **Demised Plot** or buildings thereon who will subsequently be bound by the terms of this **Sub-Lease Deed.**

29. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against all actions, suits, claims, demands and proceedings, third party claims and cost or expense that may be suffered by the **Sub-Lessor** in respect thereof on account of anything done or omitted to be done by the **Sub-Lessee** in connection with or arising out of the **Demised Plot**, at all times.

30. The **Sub-Lessee** shall keep the **Sub-Lessor** or the **Designated Maintenance Agency** indemnified against all costs, damages, claims, losses etc. on account of non-payment and / or delay in payment of dues including **Shared Areas & Facilities Charges** and charges towards electricity & water supply etc. for any reason whatsoever.

31. The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against damages which may be caused to any property belonging to the **Sub-Lessor**/ its workmen / representative resulting from the execution of the works on the **Demised Plot** and also against claims for damages arising

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from the actions of the **Sub-Lessee** or his workmen or representatives, which;

a) Injure or destroy any building or part thereof or other structure contiguous or adjacent to the **Demised Plot.**

b) Keeps the foundation, tunnels or other pits on the **Demised Plot** open or exposed to weather causing any injury to contiguous or adjacent plot and/or building.

c) Causes any injury or damage to any building contiguous or adjacent to the **Demised Plot** by digging any pit near the foundation of such building.

The damages shall be assessed by the **Sub-Lessor** and/or the **Second Party**. However, the **Sub-Lessee** shall always have the right to challenge the damages assessed by the **Sub-Lessor/Second Party** in appropriate proceedings.

32. The **Sub-Lessee** undertakes that it shall comply with all the covenants, representations, warranties and undertakings contained herein, and keep the **Sub-Lessor,** its employees, representatives, agents harmless and indemnified of all claims, actions, as may be brought by the co-inhabitants of the **Sub-Lessee**, its guests or any person claiming through it, and all losses, damages, penalties, attorney fee, etc., as may be suffered by the **Sub-Lessor** on account of any act or omission by the **Sub-Lessee**.

33. The **Sub-Lessor** and/or the **Second Party** undertake that they shall comply with all the covenants, representations, warranties and undertakings contained herein. Be that as it may, the **Sub-Lessor**, shall

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keep the **Sub-Lessee**, its employees, representatives, agents harmless and indemnified on account of any act or omission by the **Sub-Lessor**.

34. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessee**, **NOIDA/YEA** and/or the **Sub-Lessor** may, at their sole discretion, issue a written notice calling upon the **Sub-Lessee** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessee**, immediately upon receipt of such notice of the breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessor** and / or **NOIDA/YEA**, as the case may be, of such rectification or removal of breach or default in writing failing which **NOIDA/YEA** and / or the **Sub-Lessor** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

35. In case of any breach or default of the terms and conditions of this **Sub- Lease Deed** by the **Sub-Lessor**, the **Sub-Lessee** may, at its sole discretion, issue a written notice calling upon the **Sub-Lessor** to rectify the breach or default within such period as may be specified under the said notice. The **Sub-Lessor**, immediately upon receipt of such notice of such breach or default, shall be under obligation to rectify, remove the breach or default within the period specified under the notice and inform the **Sub-Lessee** of such rectification or removal of breach or default, by a written notice failing which the **Sub-Lessee** shall have the right, at its sole discretion, to take such action as may be considered appropriate.

36. The **Sub-Lessee** shall not in any manner encroach upon the common land areas and facilities not handed over to the **Sub-Lessee**. Any

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encroachment, in any manner whatsoever, made by the **Sub-Lessee** shall be treated as default under this **Sub-Lease Deed**.

37. The **Sub-Lessee** or the **Subsequent Sub-Lessees,** as the case may be, may alienate, transfer or in any manner dispose of interest, rights in the **Demised Plot** or the construction raised thereon in accordance with the terms of this **Sub-Lease Deed** and in such forms as may be required under any applicable laws, rules regulation etc. of **NOIDA** and/or **YEA**. In such an event, the **NOIDA** and/or **YEA** and/or the **Sub-Lessor,** as the case may be may give consent on such terms and conditions including those relating to payment of transfer charges, administrative charges (or any other applicable charges), for permitting such transfer on payment of all dues payable by the **Sub-Lessee** to **NOIDA** and/or **YEA** and/or **Sub Lessor** and/or **Designated Maintenance Agency.**

38. In the event, any clause of this **Sub-Lease Deed** or the **Lease Deeds** or any **NOIDA/YEA** rules, regulations or building bye-laws are violated or breached by the **Sub-Lessee** or any **subsequent sub-lessee/s,** leading to the **NOIDA/YEA** levying penalty on **Sub-Lessee** or **subsequent sub-lessee** and/or re-entering the **Demised Plot**, then the **Sub-Lessor** shall not be liable to pay any penalty, charges, damages, compensation or return any monies to the **Sub-Lessee**.

39. Any notice, letter, communication, request, demand, statement to be made, served or communicated unto either of the **Parties** under these presents, shall be in writing and shall be deemed to be duly made, served or communicated only if the notice, letter, communication, request, demand, statement is addressed to that **Party** at the address mentioned below or such other addresses as may be intimated by the

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**Party** in this behalf to the other **Party** and delivered by hand against receipt or sent by registered post.

(a) Notices to the **Sub-Lessor/First Party** :

Jaypee Infratech Limited
Sector – 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)

Attention: Shri Sameer Gaur (Jt. Managing Director),
Telephone No.: 0120-4609000
Email: sameer.gaur@jalindia.co.in

(b) Notices to the **JAL/Second Party**:

Jaiprakash Associates Limited
Sector – 128, Noida
NOIDA - 201304, District Gautam Budh Nagar (U.P.)

Attention: Shri Rahul Kumar, ( Director & CFO),
Telephone No.: 0120-4609000
Email: rahul.kumar@jalindia.co.in

(c) Notices to the **Sub-Lessee/Third Party**:

Alisa Infratech Private Limited
119, B-7, LGF, World Trade Centre,
Babar Road, Connaught Place, New Delhi- 110001,

Attention: Shri. Yogesh Malik, (Director),
Telephone No.: 8800399627
Email: ym@mybop.in

JAYPEE INFRATECH LIMITED

JAYPEE GREENS NOIDA

PVT. LTD.


सहायक रजिस्ट्रार गोरखा द्वितीय जिला-गौतम बुद्ध नगर
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40. The **Sub-Lessee** and / or the **subsequent sub-lessees,** as the case may be, shall be responsible to inform **NOIDA/YEA** and also the **Sub-Lessor** by Registered Post of all subsequent changes in their address, failing which all notices and other communications sent at their last address as available with **NOIDA/YEA** or the **Sub-Lessor** shall be deemed to have been served to the **Sub-Lessee** or the **subsequent sub-lessees,** as the case may be.

41. It shall be the responsibility of the **Sub-Lessor** to notify any change in its registered office address to the **Sub-Lessee** failing which, all notices and other communications sent to the **Sub-Lessor** at its registered office specified hereinabove shall be deemed to have been served on the **Sub-Lessor**.

42. This **Sub-Lease Deed** constitutes the entire understanding of the terms and conditions between the **Parties** with respect to the **Sub-lease** of the **Demised Plot** to the **Sub-Lessee** and supersedes and cancels any or all prior oral or written discussions, representation, understanding, arrangement, communication or expression of intent, if any, between the **Parties** relating to the **Demised Plot** and / or subject matter of this **Sub-Lease Deed**.

43. If any provision or part of any provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISHA INFRATECH PVT. LTD.


उप रजिस्ट्रार नोएडा द्वितीय जिला–गौतम बुद्ध नगर
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44. The **Parties** shall perform their obligations contained herein with due diligence and mutual cooperation keeping in view the interest of each other and execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this **Sub-Lease Deed**.

45. The **Parties** shall try to resolve any dispute between them amicably by mutual discussions/ negotiations. In case, the **Parties** ar e unable to resolve the disputes amicably within 30 (thirty) days from the date of the notification of the dispute by one **Party** to the other, the dispute shall be referred to arbitration of a sole arbitrator. The sole arbitrator shall be appointed by the Chairman of the **Sub-Lessor** and shall be an independent person not having any pecuniary interest in the **Sub-Lessor** or **Second Party**. The arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996 or any re-enactment or modification thereof for the time being in force and its decision shall be final and binding. The venue of arbitration shall be at Gautam Budh Nagar. The proceedings of arbitration shall be in English.

46. This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India.

47. The local Court of Gautam Budh Nagar, Uttar Pradesh and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this **Sub-Lease Deed**.

JAYPEE INFRATECH LIMITED

JAYPEE GREEN ASSOCIATE LTD. NOIDA

ALISA INFRATECH PVT. LTD.


उप रजिस्ट्रार नोएडा द्वितीय जिला-गौतम बुद्ध नगर
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Annexure-I:

## DETAILS OF LAND LEASED TO JAYPEE INFRATECH LTD.

## AT NOIDA

| Sl. No. | Name of Village | Date of Execution | Area (Hect.) | Area (Acres) | Details of Lease Deed Registration |
|---|---|---|---|---|---|
| 1 | Sultanpur | 28.02.2003 | 55.2727 | 136.40 | Book No. 1, Volume No. 373 Page No. 39/72, Sl. No. 1656/1657 dt. 28.02.2003 with Sub-Registrar-III, NOIDA. |
| | Sultanpur (Surrender Deed) | 19.12.2007 | -9.5014 | -23.48 | Book No. 1, Volume No. 1165 Page No. 395/414, Sl. No. 3718 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 2 | Sadarpur Majra Baktawarpur | 28.02.2003 | 13.2088 | 32.59 | Book No. 1, Volume No. 1126 Page No. 787/818, Sl. No. 1790/1791 dt. 28.02.2003 with Sub-Registrar-III, NOIDA. |
| | Sadarpur Majra Baktawarpur (Surrender Deed) | 19.12.2007 | -3.4537 | -8.53 | Book No. 1, Volume No. 1795 Page No. 211/230, Sl. No. 5490 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 3 | Sultanpur | 17.04.2003 | 47.6740 | 117.66 | Book No. 1, Volume No. 414 Page No. 1/40, Sl. No. 5766/5767 dt. 17.04.2003 with Sub-Registrar-III, NOIDA. |
| | Sultanpur (Surrender Deed) | 04.03.2010 | -0.4572 | -1.13 | Book No. 1, Volume No. 1974 Page No. 177/206, Sl. No. 2712 dt. 03.07.2010 with Sub-Registrar, Noida-III |
| 4 | Asgarpur | 17.04.2003 | 23.4360 | 57.91 | Book No. 1, Volume No. 414 Page No. 41/70, Sl. No. 5768/5769 dt. 17.04.2003 with Sub-Registrar-III, NOIDA |
| | Asgarpur (Surrender Deed) | 19.12.2007 | -3.1876 | -7.88 | Book No. 1, Volume No. 1165 Page No. 377/394, Sl. No. 3716 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar). |
| | | 22.06.2009 | -0.4992 | -1.23 | Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 5 | Sultanpur | 07.06.2003 | 22.5769 | 55.77 | Book No. 1, Volume No. 430 Page No. 1069/1098, Sl. No. 7473/7472 dt. 07.06.2003 with Sub-Registrar-III, NOIDA. |

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|---|---|---|---|---|---|
| 6 | Sultanpur | 03.07.2003 | 18.3000 | 45.21 | Book No. 1, Volume No. 453 Page No. 391/420, Sl. No. 9726/9725 dt. 03.07.2003 with Sub-Registrar-III, NOIDA |
| | Sultanpur (Surrender Deed) | 04.03.2010 | -0.0800 | -0.20 | Book No. 1, Volume No. 1974 Page No. 119/146, Sl. No. 2710 dt. 03.07.2010 with Sub-Registrar, Noida-III |
| 7 | Asgarpur | 03.07.2003 | 17.4400 | 43.08 | Book No. 1, Volume No. 453 Page No. 421/450, Sl. No. 9728/9729 dt. 03.07.2003 with Sub-Registrar-III, NOIDA. |
| | Asgarpur (Surrender Deed) | 19.12.2007 | -1.1984 | -2.96 | Book No. 1, Volume No. 1165 Page No. 377/396, Sl. No. 3717 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar). |
| | | 22.06.2009 | -0.6992 | -1.73 | Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 8 | Shahpur Goverdhanpur Bangar | 03.07.2003 | 35.2680 | 87.12 | Book No. 1, Volume No. 668 Page No. 923/956, Sl. No. 5635/5634 dt. 03.07.2003 with Sub-Registrar, (G.B. Nagar). |
| | Shahpur Goverdhanpur Bangar (Surrender Deed) | 12.11.2010 | -0.0312 | -0.08 | Book No. 1, Volume No. 7868 Page No. 205/236, Sl. No. 1256 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 9 | Sultanpur | 26.07.2003 | 8.8130 | 21.77 | Book No. 1, Volume No. 458 Page No. 49/74, Sl. No. 10197/10196 dt. 26.07.2003 with Sub-Registrar-III, NOIDA. |
| | Sultanpur (Surrender Deed) | 04.03.2010 | -0.1714 | -0.42 | Book No. 1, Volume No. 1974 Page No. 147/176, Sl. No. 2711 dt. 03.07.2010 with Sub-Registrar, Noida-III |
| 10 | Shahpur Goverdhanpur Bangar (Alternate Land) | 20.12.2007 | 17.3421 | 42.85 | Book No. 1, Volume No. 2763 Page No. 205/248, Sl. No. 14281 dt. 20.12.2007 with Sub-Registrar, (G.B. Nagar). |
| 11 | Shahpur Goverdhanpur Bangar | 21.02.2007 | 6.6800 | 16.50 | Book No. 1, Volume No. 1817 Page No. 266, Sl. No. 2555 dt. 21.02.2007 with Sub-Registrar, (G.B. Nagar). |
| | Shahpur Goverdhanpur Bangar (Surrender Deed) | 12.11.2010 | -1.5008 | -3.71 | Book No. 1, Volume No. 7868 Page No. 97/128, Sl. No. 1252 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |

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JAYPEE GREENS ASSOCIATES LTD. NOIDA

JAYPEE INFRATECH LTD.


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|---|---|---|---|---|---|
| 12 | Wazidpur | 15.02.2008 | 28.5860 | 70.64 | Book No. 1, Volume No. 2974 Page No. 273/308, Sl. No. 1964 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar). |
| 13 | Gejha Tilpatabad | 15.02.2008 | 26.0630 | 64.40 | Book No. 1, Volume No. 1848 Page No. 435/470, Sl. No. 806 dt. 16.02.2008 with Sub-Registrar-II, NOIDA (G.B. Nagar). |
| 14 | Shahpur Goverdhanpur Bangar | 15.02.2008 | 6.6600 | 16.46 | Book No. 1, Volume No. 2974 Page No. 357/394, Sl. No. 1966 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar). |
| | Shahpur Goverdhanpur Bangar (Surrender Deed) | 12.11.2010 | -0.0702 | -0.17 | Book No. 1, Volume No. 7868 Page No. 129/160, Sl. No. 1253 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 15 | Rohillapur | 15.02.2008 | 60.2860 | 148.97 | Book No. 1, Volume No. 2974 Page No. 309/356, Sl. No. 1965 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar). |
| | Rohillapur (Surrender Deed) | 12.11.2010 | -1.1997 | -2.96 | Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| | | 04.03.2010 | -0.3530 | -0.87 | Book No. 1, Volume No. 6991 Page No. 359/388, Sl. No. 17105 dt. 01.07.2010 with Sub-Registrar, Sadar |
| 16 | Shahpur Goverdhanpur Khadar | 15.05.2008 | 66.5270 | 164.39 | Book No. 1, Volume No. 3320 Page No. 275/330, Sl. No. 5851 dt. 15.05.2008 with Sub-Registrar, Gautam Budh Nagar. |
| | Shahpur Goverdhanpur Khadar (Surrender Deed) | 12.11.2010 | -1.5862 | -3.91 | Book No. 1, Volume No. 7868 Page No. 55/82, Sl. No. 1250 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 17 | Shahpur Goverdhanpur Khadar | 15.10.2008 | 3.3320 | 8.23 | Volume No. 4195 Page No. 399/440, Sl. No. 521 dt. 09.01.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| | Shahpur Goverdhanpur Khadar (Surrender Deed) | 04.03.2010 | -0.0680 | -0.17 | Book No. 1, Volume No. 6991 Page No. 329/358, Sl. No. 17104 dt. 01.07.2010 with Sub-Registrar, (G.B. Nagar). Sadar |
| 18 | Rohillapur | 04.03.2009 | 1.0100 | 2.50 | Book No. 1, Volume No. 4806 Page No. 319/348, Sl. No. 8199 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |

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JAIPRAKASH ASSOCIATES JAYPEE GREENS NOIDA

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|---|---|---|---|---|---|
| | Rohillapur (Surrender Deed) | 04.03.2010 | -0.3790 | -0.94 | Book No. 1, Volume No. 6991 Page No. 389/420, Sl. No. 17106 dt. 01.07.2010 with Sub-Registrar, Sadar |
| 19 | Shahpur Goverdhanpur Khadar | 04.03.2009 | 2.1950 | 5.42 | Book No. 1, Volume No. 4806 Page No. 349/376, Sl. No. 8200 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 20 | Sultanpur | 04.03.2009 | 6.4760 | 16.00 | Book No. 1, Volume No. 1618 Page No. 51/100, Sl. No. 1670 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 21 | Shahpur Goverdhanpur Bangar | 05.03.2009 | 2.0680 | 5.11 | Book No. 1, Volume No. 4806 Page No. 289/228, Sl. No. 8198 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 22 | Wazidpur | 25.05.2009 | 0.1010 | 0.25 | Book No. 1, Volume No. 4806 Page No. 169/198, Sl. No. 8194 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 23 | Shahpur Goverdhanpur Khadar | 25.05.2009 | 0.2020 | 0.50 | Book No. 1, Volume No. 4806 Page No. 199/228, Sl. No. 8195 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 24 | Shahpur Goverdhanpur Bangar | 25.05.2009 | 0.4300 | 1.06 | Book No. 1, Volume No. 4806 Page No. 299/258, Sl. No. 8196 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 25 | Asgarpur | 25.05.2009 | 0.1780 | 0.44 | Book No. 1, Volume No. 1618 Page No. 101/150, Sl. No. 1671 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 26 | Rohillapur | 25.05.2009 | 2.0260 | 5.01 | Book No. 1, Volume No. 4806 Page No. 259/288, Sl. No. 8197 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| | Rohillapur (Surrender Deed) | 12.11.2010 | -0.1453 | -0.36 | Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 27 | Rohillapur | 29.06.2009 | 7.2602 | 17.94 | Book No. 1, Volume No. 4806 Page No. 377/404, Sl. No. 8201 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar). |
| 28 | Asgarpur (Alternate Land) | 29.07.2009 | 1.1984 | 2.96 | Book No. 1, Volume No. 1649 Page No. 29/80, Sl. No. 2066 dt. 06.08.2009 with Sub-Registrar-III, Noida |

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AJSA INFRATECH PVT. LTD.


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सत्यमेव जयते
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| 29 | Shahpur Goverdhanpur Khadar | 26.12.2009 | 1.1890 | 2.94 | Book No. 1, Volume No. 5474 Page No. 199/246, Sl. No.931 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 30 | Sultanpur | 26.12.2009 | 0.4269 | 1.05 | Book No. 1, Volume No. 1699, Page No. 325/380, Sl. No.727, dt. 11.03.2010 Sub-Registrar, Noida-III. |
| 31 | Shahpur Goverdhanpur Bangar | 26.12.2009 | 0.0640 | 0.16 | Book No. 1, Volume No. 5474 Page No. 247/294, Sl. No. 932 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 32 | Asgarpur Jagir | 26.12.2009 | 0.6165 | 1.52 | Book No. 1, Volume No. 1699, Page No. 277/322, Sl. No.726, dt.11.03.2010 Sub-Registrar, Noida-III. |
| 33 | Sultanpur | 08.02.2010 | 0.5820 | 1.44 | Book No. 1, Volume No. 1699, Page No. 227/276, Sl. No.725, dt. 11.03.2010 |
| 34 | Rohillapur | 08.02.2010 | 0.4880 | 1.21 | Book No. 1, Volume No. 5539 Page No. 339/388, Sl. No.1818 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 35 | Wazidpur | 08.02.2010 | 0.5620 | 1.39 | Book No. 1, Volume No. 5540, Page No. 1/50, Sl. No.1820 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 36 | Gejha Tilptabad | 08.02.2010 | 0.8220 | 2.03 | Book No. 1, Volume No. 2681, Page No. 91/140, Sl. No. 1298 dt. 11.03.2010 |
| 37 | Sultanpur (Alternate Land) | 01.05.2010 | 0.7086 | 1.75 | Book No. 1, Volume No. 1974 Page No. 209/260, Sl. No.2713 dt. 03.07.2010 with Sub-Registrar Noida-III |
| 38 | Rohillapur (Alternate Land) | 01.05.2010 | 0.8000 | 1.98 | Book No. 1, Volume No. 6992 Page No. 261/318, Sl. No.17114 dt. 01.07.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 39 | Sultanpur | 16.06.2010 | 1.4755 | 3.64 | Book No. 1, Volume No. 1974 Page No. 299/348, Sl. No.2715 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 40 | Asgarpur Jagir | 16.06.2010 | 0.0130 | 0.03 | Book No. 1, Volume No. 1974 Page No. 259/308, Sl. No.2714 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 41 | Sultanpur | 18.03.2011 | 0.0296 | 0.07 | Book No. 1, Volume No. 2705 Page No. 37/86 , Sl. No. 5549 dt. 06.07.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| | | **Total** | **463.8057** | **1145.59** | |

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JAYPEE ASSOCIATES LTD. NOIDA

ALISA INFRATECH PVT. LTD.


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| **Sector - 151 (Aman)** | | | | | |
| 1 | Badoli Bangar & Badoli Khadar | 31.07.2009 | 14.0000 | 34.58 | Book No. 1, Volume No. 1648 Page No. 377/506, Sl. No. 2064 dt. 06.08.2009 with Sub-Registrar-III, (G.B. Nagar). |
| 2 | Badoli Khadar | 08.02.2010 | 10.3018 | 25.45 | Book No. 1, Volume No. 5540 Page No. 51/100, Sl. No.1821 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 3 | Badoli Bangar | 08.02.2010 | 0.5790 | 1.43 | Book No. 1, Volume No. 5539 Page No. 389/438, Sl. No.1819 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar). |
| 4 | Badauli Bangar (Alternate Land) | 29.11.2010 | 2.6965 | 6.66 | Book No. 1, Volume No. 7869 Page No. 163/224, Sl. No.1265 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 5 | Badauli Khadar (Alternate Land) | 29.11.2010 | 0.1241 | 0.31 | Book No. 1, Volume No. 7869 Page No. 251/310, Sl. No.1267 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 6 | Kondali Bangar (Alternate Land) | 29.11.2010 | 1.5412 | 3.81 | Book No. 1, Volume No. 7869 Page No. 1/62, Sl. No.1262 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar). |
| 7 | Badauli Bangar | 18.03.2011 | 4.1493 | 10.25 | Book No. 1, Volume No. 8890 Page No. 317/366 , Sl. No.12527 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar). |
| 8 | Badauli Khadar | 18.03.2011 | 0.0500 | 0.12 | Book No. 1, Volume No. 8891 Page No. 1/50 , Sl. No.12529 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar). |
| 9 | Kondali Bangar | 18.03.2011 | 1.6917 | 4.18 | Book No. 1, Volume No. 8890 Page No. 177/228 , Sl. No.12524 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar). |
| | **Total** | | **35.1336** | **86.79** | |
| | **Grand Total** | | **498.9393** | **1232.38** | |

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

JAYPEE INFRATECH PVT. LTD.


सत्यमेव जयते
उत्तर प्रदेश

**Annexure- II:**

## SCHEDULE OF PROPERTY

The **Demised Plot** of **18,898 Sq. mtr. (4.67 Acres)** falls in Khasra No. 554M, 577M, 578M, 579M (Partly), 576 (Partly) of Village Gheja Tilaftabad, Distt: GB Nagar and has area as below:-

**Plot No. C3- A= 18,898.00 Sq. mtr. (4.67 Acres approx.)**

or thereabout at Sector 129, Jaypee Greens Wish Town Noida UP and as demarcated on the Location Plan and bound as under:

| | | |
|---|---|---|
| At or towards the EAST | : | As per Location Plan attached as **Annexure – III**. |
| At or towards the WEST | : | |
| At or towards the NORTH | : | |
| At or towards the SOUTH | : | |

JAYPEE INFRATECH LIMITED

JAIPRAKASH ASSOCIATES LTD. JAYPEE GREENS NOIDA

ALISA INFRATECH PVT. LTD.


सहायक रजिस्ट्रार गौतम बुद्ध नगर द्वितीय जिला
सत्यमेव जयते
उत्तर प्रदेश

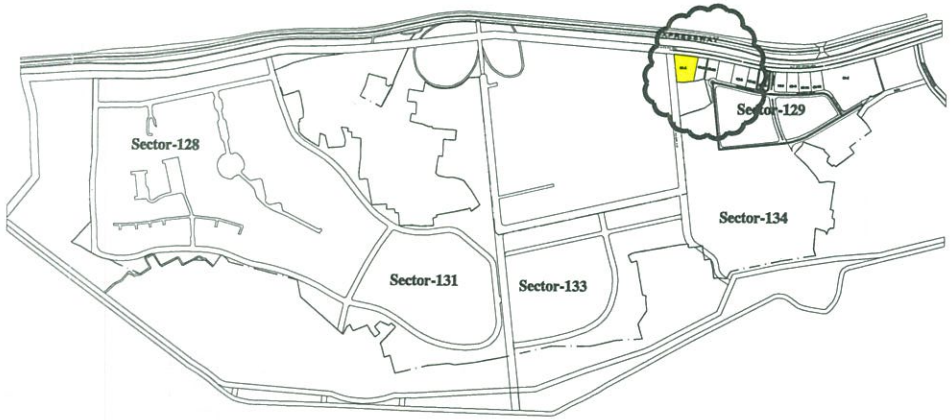
ANNEXURE -III

# JAYPEE INFRATECH LIMITED

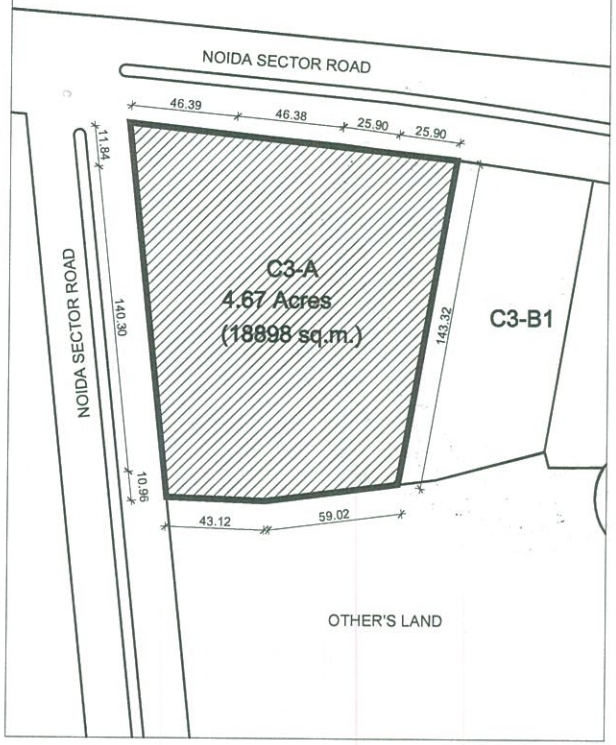
SECTOR 128, NOIDA

## LOCATION OF DEMISED PLOT

### LAYOUT PLAN OF SUBJECT LAND INCLUDING DEMISED PLOT




### DETAILS OF DEMISED PLOT




### DETAILS OF DEMISED PLOT

For Master Plan Commercial = 18898 sq.m.
**TOTAL** = 18898 sq.m.
**(4.67 Acres)**

JAYPEE INFRATECH LIMITED

JAYPEE INFRATECH LIMITED

JAYPEE GREENS NOIDA

Note:- All dimensions are in meter.

| | | | |
|---|---|---|---|
| **JAYPEE GREENS WISH TOWN, NOIDA (U.P.)** | TITLE:- **LOCATION PLAN OF DEMISED PLOT NO. C3-A AT** SECTOR - 129, JAYPEE GREENS WISH TOWN, NOIDA (U.P.) | DELT BY. RAM PUNDIR | SCALE:- N.T.S |
| | | CHEKED BY | DATE 10-09-2013 |


उप रजिस्ट्रार नोएडा द्वितीय (जी.बी. नगर)
सत्यमेव जयते
उत्तर प्रदेश

**IN WITNESS WHEREOF** the **Parties** 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**
**the within named Sub-Lessor/ First Party**
**Jaypee Infratech Ltd.**

Authorized Signatory

**SIGNED AND DELIVERED BY**
**the within named**
**Jaiprakash Associates Limited/ Second Party**

Authorized Signatory

**SIGNED AND DELIVERED BY**
**the within named**
**Alisa Infratech Pvt. Ltd./Third Party**

Authorized Signatory

**WITNESSES:**

1. Atulkumar Ad
2. Ankit Manglic S/O Atulkumar Ag R/O H-138 Gamma-1 G.N.

Enclosures:
Annexure –I : Details of Lease Deeds.
Annexure -II : Schedule of Property
Annexure-III : Location Plan

आज दिनांक **30/09/2013** को

वही सं. **1** जिल्द सं. **5531**

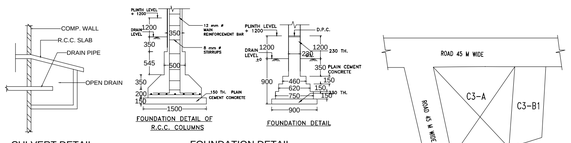
पृष्ठ सं. **109** से **188** पर कमांक **12115**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर




(प्रभारी)
उप-निबन्धक द्वितीय
नोएडा
30/9/2013



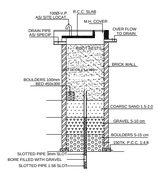

CULVERT DETAIL

FOUNDATION DETAIL

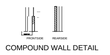



KEY PLAN

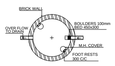
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SECTION

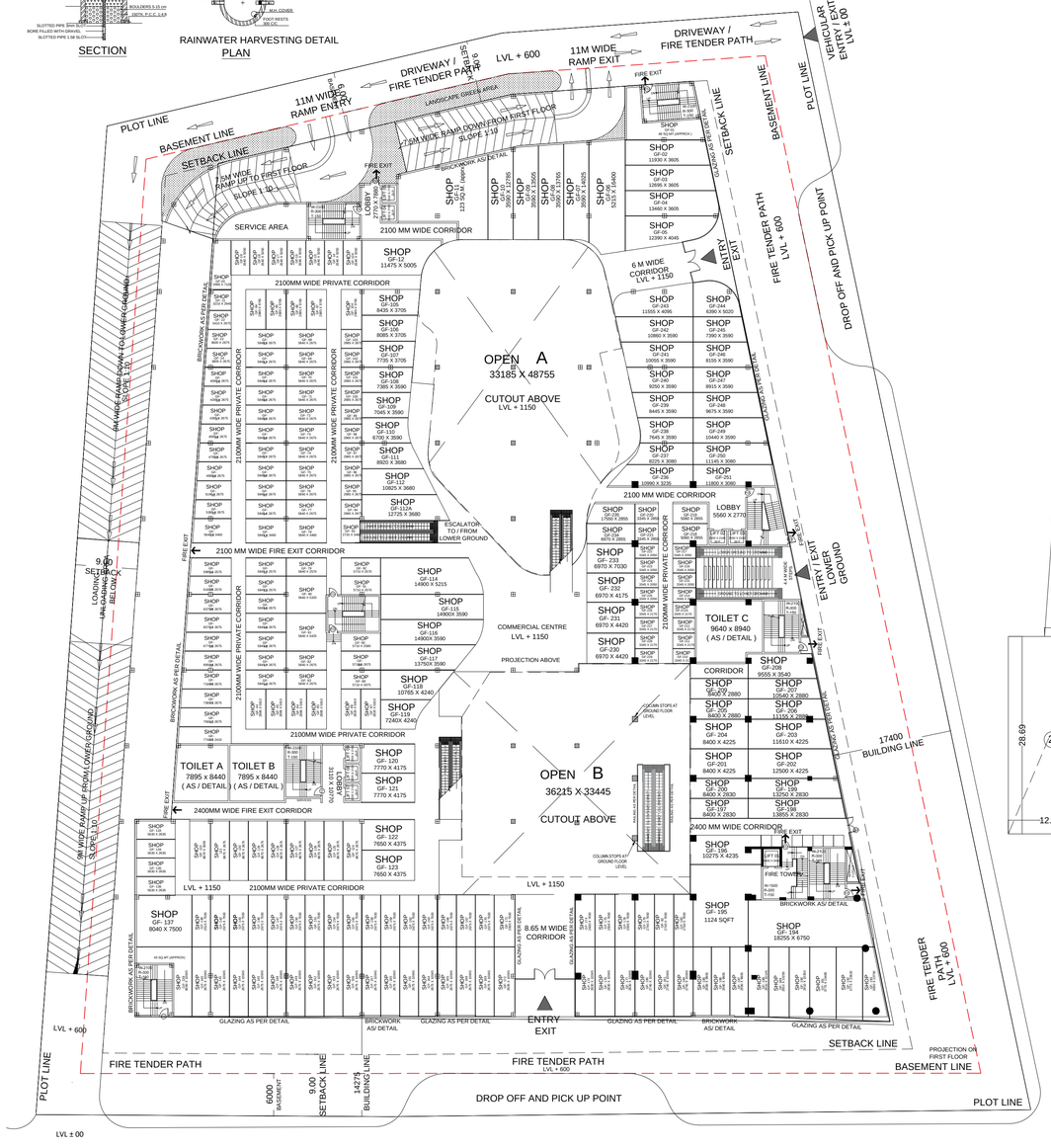


COMPOUND WALL DETAIL

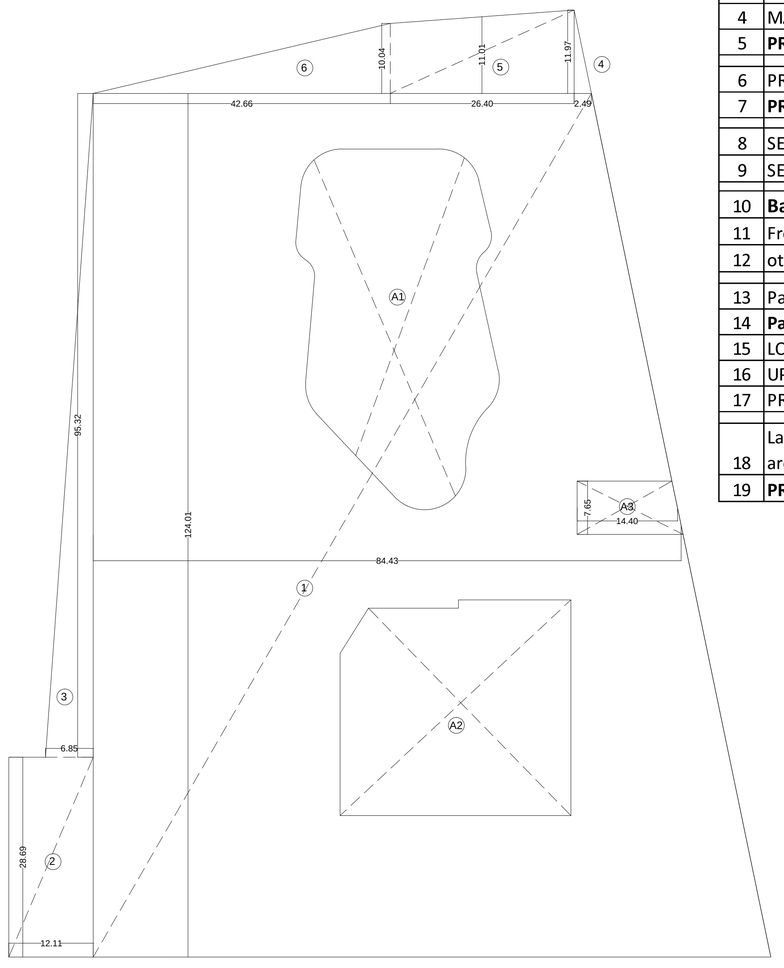



RAINWATER HARVESTING DETAIL

PLAN




PROPOSED GROUND FLOOR PLAN
SITE PLAN




| AREA CALCULATION | | | | | Parking Calculation | |
|---|---|---|---|---|---|---|
| S.no. | Details | FAR | 15%FAR | NON FAR | Parking Area | M PARKING ECS@18 |
| 1 | LOWER BASEMNET Floor | | | 17645.24 | 16229.71 | 902 |
| 2 | UPPER BASEMENT Floor | 10914.55 | 259.22 | 3378.5 | | |
| 3 | GROUND Floor | 9383 | | | | |
| 4 | FIRST Floor | 9001.62 | 292.63 | | | |
| 5 | 2nd Floor | 8811.51 | 292.63 | | | |
| 6 | 3rd Floor | 8051.3 | 292.63 | 1264.27 | | |
| 7 | 4th Floor | 5810.44 | 741.76 | 3233.78 | 1942.21 | 108 |
| 8 | 5th Floor | 4461.65 | 290.8 | 3287.16 | 2278.92 | 127 |
| 9 | 6th Floor | 5528.54 | 278.51 | 3287.16 | 2278.92 | 127 |
| 10 | 7th Floor | 5528.54 | 278.51 | 3287.16 | 2278.92 | 127 |
| 11 | 8th Floor | 5528.54 | 278.51 | 3287.16 | 2278.92 | 127 |
| 12 | 9th Floor | 5528.54 | 278.51 | 3287.16 | 2278.92 | 127 |
| 13 | METER ROOM | 15 | | | | |
| 14 | GUARD ROOM | | 15 | | | |
| 15 | MUMTY/MACHINE ROOM | | 400 | | | |
| | **NET AREA** | **78563.23** | **3698.7** | **41957.59** | | 1645 |

| TOTAL COVD. AREA (FAR+15%FAR+NONFAR) | = | **124219.53** |
|---|---|---|

**M/s Alisa Infratech Pvt. Ltd. , Plot no - C3-A , Sector-129, NOIDA., Gautam Buddha Nagar, Uttar Pradesh.**

| S.NO | AREA STATEMENT | | | |
|---|---|---|---|---|
| 1 | PLOT AREA | = | 18898.00 | sq.mt |
| 2 | MAXIMUM PERMISSIBLE F.A.R @ 400 | = | 75592.00 | sq.mt |
| 3 | GREEN BUILDING 5% FAR | = | 3779.60 | sq.mt |
| 4 | PREMISSIBLE FAR AREA | = | **79371.60** | sq.mt |
| 3 | **PROPOSED FAR** | = | **78563.36** | sq.mt |
| | | | | |
| 4 | MAX. PERMISSIBLE GROUND COVERAGE @ 50% | = | **9449.00** | sq.mt |
| 5 | **PROPOSED GROUND COVERAGE** | = | **9398.12** | sq.mt |
| | | | | |
| 6 | PREMISSIBLE 15% FAR | = | 11338.80 | sq.mt |
| 7 | **PROPOSED 15% FAR** | = | **3698.71** | sq.mt |
| | | | | |
| 8 | SETBACKS (FRONT) | = | 12 | mt |
| 9 | SETBACKS (OTHER SIDE ) | = | 7.5 | mt |
| | | | | |
| 10 | **Basement line** | | | |
| 11 | Front side | = | 6.0 | mt |
| 12 | other side | = | 6.0 | mt |
| | | | | |
| 13 | Parking Required @50ECS | = | 1571 | ECS |
| 14 | **Parking Proposed** | = | **1643** | ECS |
| 15 | LOWER BASEMENT AREA | = | 3378.50 | sq.mt |
| 16 | UPPER BASEMENT AREA | = | 17645.24 | sq.mt |
| 17 | PROPPOSED NET BASEMENT AREA | = | **21023.74** | sq.mt |
| | | | | |
| 18 | Landscape Green Area required 50% of open area | = | 4724.50 | sqmt |
| 19 | **PROPOSED Landscape Green Area** | = | **4800.00** | sq.mt |

**GROUND FLOOR**

| GROUND FLOOR | AREA | | | | 15% FAR |
|---|---|---|---|---|---|
| | A | B | C | = AxBxC | |
| 1 | 84.43 | 124.01 | 1 | 10470.16 | |
| 2 | 12.11 | 28.69 | 1 | 347.44 | |
| 3 | 6.85 | 95.32 | 0.5 | 326.47 | |
| 4 | 2.49 | 11.97 | 0.5 | 14.90 | |
| 5 | 26.40 | 11.01 | 1 | 290.66 | |
| 6 | 42.66 | 10.04 | 0.5 | 214.15 | |
| | | | | | |
| NET Area | | | | 11663.79 | |

| DEDUCTION AREA AT GROUND | | | | | |
|---|---|---|---|---|---|
| A1 | PLINE | 1177.63 | 1 | = | 1177.63 |
| A2 | PLINE | 992.89 | 1 | = | 992.89 |
| A3 | 14.40 | 7.65 | 1 | = | 110.16 |
| | | | | = | **2280.67** |
| | | | | | |
| **PROPOSED FAR AT GROUND FLOOR** | | | | = | **9383.12** |

| PROPOSED GROUND COVERAGE | | |
|---|---|---|
| GROUND FAR | | 9383.12 |
| METER ROOM | | 15 |
| **GROUND COVERAGE** | | **9398.12** |

DOOR AND WINDOW SCHEDULE

| S.NO. | TYPE | SIZE | REMARKS |
|---|---|---|---|
| 1. | D | 1500X2100 | DOOR |
| 2. | D1 | 900X2100 | DOOR |
| 3. | D2 | 750X2100 | DOOR |
| 4. | W | 1500X1800 | WINDOW |
| 5. | W1 | 2100X1200 | WINDOW |
| 6. | V | 750X750 | VENTILATOR |

Title:- APPROVAL MAP

Dwg. No.:- A/01

Scale = 1:100, 1:200

Date = 22.04.2022

Dealt = ANUJ

Mo. +91-9899161310

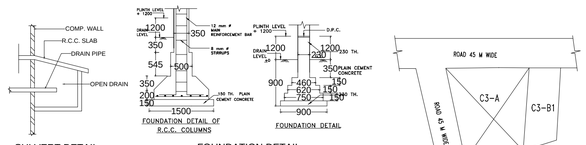
PROPOSED PLAN OF COMMERCIAL PLOT NO. C3-A, SECTOR-129, NOIDA M/s Alisa Infratech Pvt. Ltd.

Client :

Architect:
KULDEEP VERMA
Office add:- R- 97 , SECTOR -12 , ADVOCATE COLONY, PRATAP VIHAR, GHAZIABAD
Architectkuldeepverma@gmail.com
Contact - 9899161310

Owner's Signature

Architect's Signature

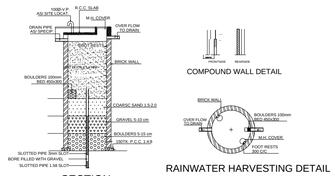






KEY PLAN

NOT TO SCALE)



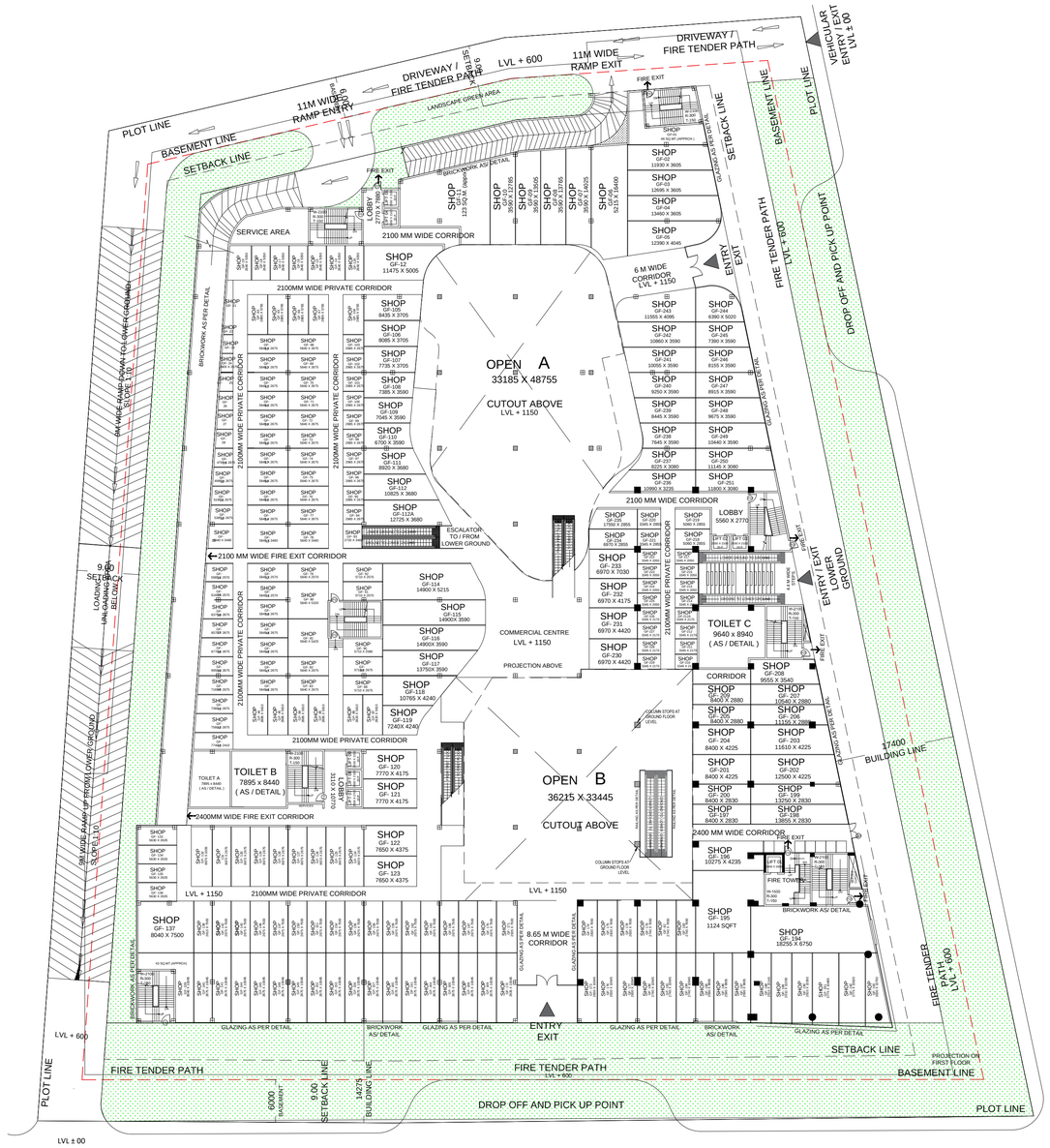

SECTION




RAINWATER HARVESTING DETAIL

PLAN

COMPOUND WALL DETAIL




PROPOSED GROUND FLOOR PLAN
SITE PLAN

| M/s Alisa Infratech Pvt. Ltd. , Plot no - C3-A , Sector-129, NOIDA., Gautam Buddha Nagar, Uttar Pradesh. | | | | |
|---|---|---|---|---|
| **S.NO** | **AREA STATEMENT** | | | |
| 1 | PLOT AREA | = | 18898.00 | sq.mt |
| 2 | MAXIMUM PERMISSIBLE F.A.R @ 400 | = | 75592.00 | sq.mt |
| 3 | GREEN BUILDING 5% FAR | = | 3779.60 | sq.mt |
| 4 | PREMISSIBLE FAR AREA | = | **79371.60** | sq.mt |
| 3 | **PROPOSED FAR** | **=** | **78605.84** | sq.mt |
| | | | | |
| 4 | MAX. PERMISSIBLE GROUND COVERAGE @ 50% | = | **9449.00** | sq.mt |
| 5 | **PROPOSED GROUND COVERAGE** | **=** | **9440.60** | sq.mt |
| | | | | |
| 6 | PREMISSIBLE 15% FAR | = | 11338.80 | sq.mt |
| 7 | **PROPOSED 15% FAR** | **=** | **3698.71** | sq.mt |
| | | | | |
| 8 | SETBACKS (FRONT) | = | 12 | mt |
| 9 | SETBACKS (OTHER SIDE ) | = | 7.5 | mt |
| | | | | |
| 10 | **Basement line** | | | |
| 11 | Front side | = | 6.0 | mt |
| 12 | other side | = | 6.0 | mt |
| | | | | |
| 13 | Parking Required @50ECS | = | 1572 | ECS |
| 14 | **Parking Proposed** | **=** | **1643** | ECS |
| 15 | LOWER BASEMENT AREA | = | 3378.50 | sq.mt |
| 16 | UPPER BASEMENT AREA | = | 17645.24 | sq.mt |
| 17 | PROPPOSED NET BASEMENT AREA | = | **21023.74** | sq.mt |
| | | | | |
| 18 | Landscape Green Area required 50% of open area | = | 4724.50 | sqmt |
| 19 | **PROPOSED Landscape Green Area** | **=** | **4745.59** | sq.mt |

| | | |
|---|---|---|
| TOTAL COVD. AREA ( FAR +15%FAR+NON FAR) | 124262.13 | **sq.mt** |

DOOR AND WINDOW SCHEDULE

| S.NO. | TYPE | SIZE | REMARKS |
|---|---|---|---|
| 1. | D | 1500X2100 | DOOR |
| 2. | D1 | 900X2100 | DOOR |
| 3. | D2 | 750X2100 | DOOR |
| 4. | W | 1500X1800 | WINDOW |
| 5. | W1 | 2100X1200 | WINDOW |
| 6. | V | 750X750 | VENTILATOR |

Title:- APPROVAL MAP

Dwg. No.:- A/01

Scale = 1:100, 1:200

Date = 22.04.2022

Dealt = ANUJ

Mo. +91-9899161310

PROPOSED PLAN OF COMMERCIAL PLOT NO. C3-A, SECTOR-129, NOIDA M/s Alisa Infratech Pvt. Ltd.

Client :


Architect:
KULDEEP VERMA
Office add:- R- 97 , SECTOR -12 , ADVOCATE COLONY, PRATAP VIHAR, GHAZIABAD
Architectkuldeepverma@gmail.com
Contact - 9899161310


Owner's Signature

Architect's Signature