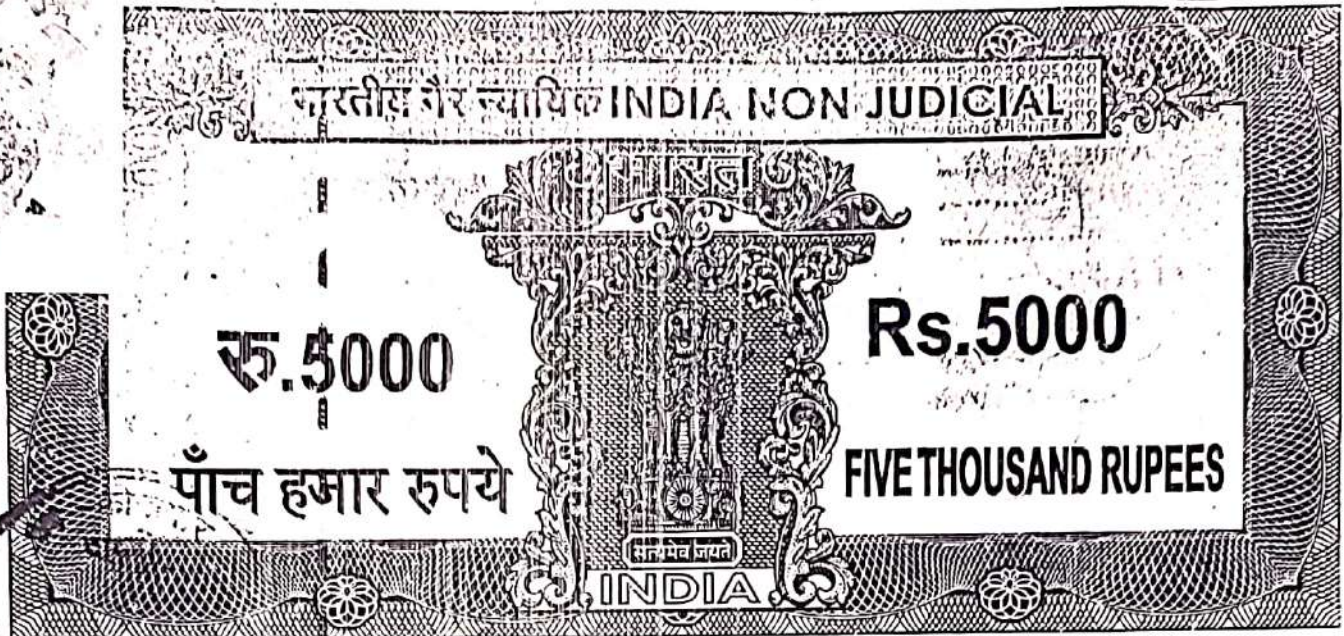


14/5/18

(3)



उत्तर प्रदेश UTTAR PRADESH

H 165319



TRIPARTITE SUB LEASE DEED



For Varun Beverages Ltd.

(Authorised Signatory)

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties  
Greater Noida Industrial Development Authority  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
For & on behalf of  
(Authorised Signatory)

For & on behalf of  
Sub Lessee

हैम स. ०१ स्टांप विक्रय की तिथि... 04/2008

स्टांप क्रय करने का प्रयोजन.....

स्टांप केना का नाम व पूरा पता.....

स्टांप का धनराशि.....

दम सिंह स्टांप विक्रेता

ग्राहक नम्बर - 48

ग. की नवीनीकरण की अवधि 31-3-2008

विस्तृत विक्रय करने का स्थान उप निम्न

गर्वावय, घेटर नोएडा

कृष्ण सोपान बाजारीदा

डा० की शीमेखा पुताद बाजारीदा

मि जी ने चौराही रेकमपलोन २००८





13/9/2020 28

(१) (कम सुख्या)

तुतकर्ता अथवा प्रार्थी द्वारा प्रेषित (जिन धाला)

या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

कर्ता या प्रार्थी का नाम

का प्रकार

ल की धारणा

रजिस्ट्रेशन शुल्क

प्रतिलिपिकरण शुल्क

निरीक्षक या तलाश के लिए शुल्क

मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

कमीशन शुल्क

विविध

पत्रिक भत्ता

तक का योग

मूल करने की दिनांक

ब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के होगा

अधिकारी के हस्ताक्षर

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प्रस्तुत  
प्रमाण  
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निष्  
लेख  
प्रति  
प्रार्थ  
दिन  
  
रजि

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

H 165320

TRIPARTITE SUB LEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties  
Greater Noida Industrial Development Authority  
Greater Noida

For & on behalf of  
Lessor

For Varun Beverages Ltd.

For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee







उत्तर प्रदेश UTTAR PRADESH

H 165321

TRIPARTITE SUB LEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties  
Greater Noida Industrial Development Authority for Varun Beverages Ltd.  
Greater Noida

For & on behalf of  
Lessor

For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee



वि.सं. ३३ स्टांप्प विक्रय की तिथि ०५/१२/०८

स्टांप्प क्रय करने का प्रयोजन.....

स्टांप्प फेंता का नाम व पूरा पता.....

स्टांप्प का धनराशि.....

दाम सिंह स्टांप्प विक्रेता

ग्राहक संख्या - 48

गो. की नवीनीकरण की अवधि 31-3-2009

विस्तृत विक्रय करने का स्थान उप निबन्धक

गर्वालय, ग्रेटर नोएडा

कृष्ण गोपाल बजौरिया

डी०डी रातोडा पुरा बजौरिया

मि० जी० न० चौधरी सुन्दर सेलमवा

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री मौ० मुस्तफा (एड०) ग्रेटर नोएडा

पुत्र श्री

पेशा वकालत

निवासी

व श्री बी०एस० भदौरिया

पुत्र श्री विवेन्द्र सिंह जी

पेशा

निवासी डी-2 पटेल मार्ग गाजियाबाद उ०प्र०

ने की।

प्रत्यक्षतः भद्र ग्राहकों के निशान अंगूठे नियमानुसार लिये गये हैं।



*(Signature)*

*(Signature)*

टी०आर० त्यागी  
उप निबन्धक गौ०बुद्धनगर  
सदर  
3/12/2008



उत्तर प्रदेश UTTAR PRADESH

H 248332

**TRIPARTITE SUB LEASE DEED**

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties  
Greater Noida Industrial Development Authority  
Greater Noida

For & on behalf of  
Lessor

For Varun Beverages Ltd.

For & on behalf of  
(Authorised Signatory)  
Lessee

For & on behalf of  
Sub Lessee



428  
 एम्प वक्रोय की विधि 1-12-08  
 एम्प कय करने का प्रयोजन  
 एम्प प्रेता का नाम पूरा पता 3000/-  
 एम्प की धर्मस्थिति  
 योगराज सिंह एम्प विधि  
 साईसन्स नं०-100 एम्प 200-9  
 एम्प निबन्धक कार्यालय मो. 99999 नगर  
 निजी सीमा

कृष्ण गोपाल शा. मो. 99999 88  
 रामेश्वर एम्प व. मो. 99999 211  
 निरु पी-7 चौकरी स. क. वा. थर  
 को. ल. क. त्ता 121500

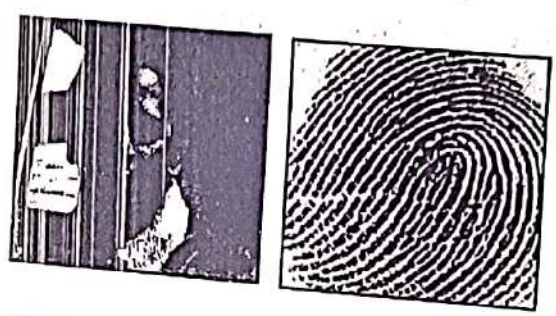
Registration No 14319

पट्टा वाता  
 Year : 2008

Book No. 1

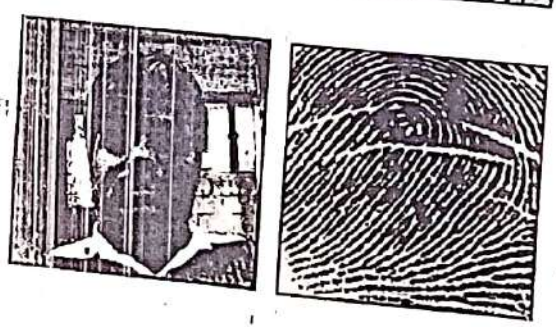
0101 प्रे०नी०ओ०वि०प्रा० द्वारा बशी खौ प्रयन्धक

नौकरी

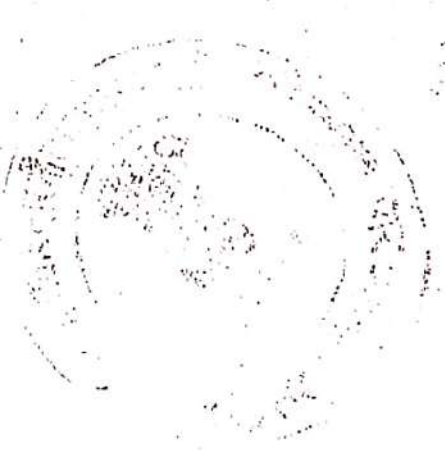


0102 प्रे० वरुण देवरेज लि० द्वारा प्रदीप गो.यल

दे०एम० गोयल  
 आर-21/12 नौएडा- जी०मी०नगर  
 नौकरी



प्रे०नी०...



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उत्तर प्रदेश UTAR PRADESH

H 248333

TRIPARTITE SUB LEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Greater Noida Ind.

Development Authority  
Greater Noida

For Varun Beverages Ltd.

For & on behalf of  
Lessor

For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee



429  
 1-12-08  
 स्टाम्प क्रयिका का प्रमाण  
 स्टाम्प क्रेता का नाम : प्रसाद पट्टा  
 स्टाम्प की धारिता : 50000-  
 योगराज सिंह स्टाम्प डिपो  
 लाईसन्स नं०-108 धारा 200-2000-9  
 उप निम्नलिखित कार्यालय मोहम्मद नगर  
 बिहारी सीमा

पट्टा गृहीता

Registration No. 14319

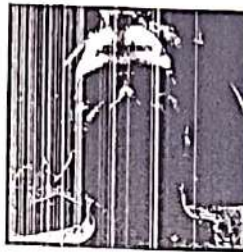
Year: 2008

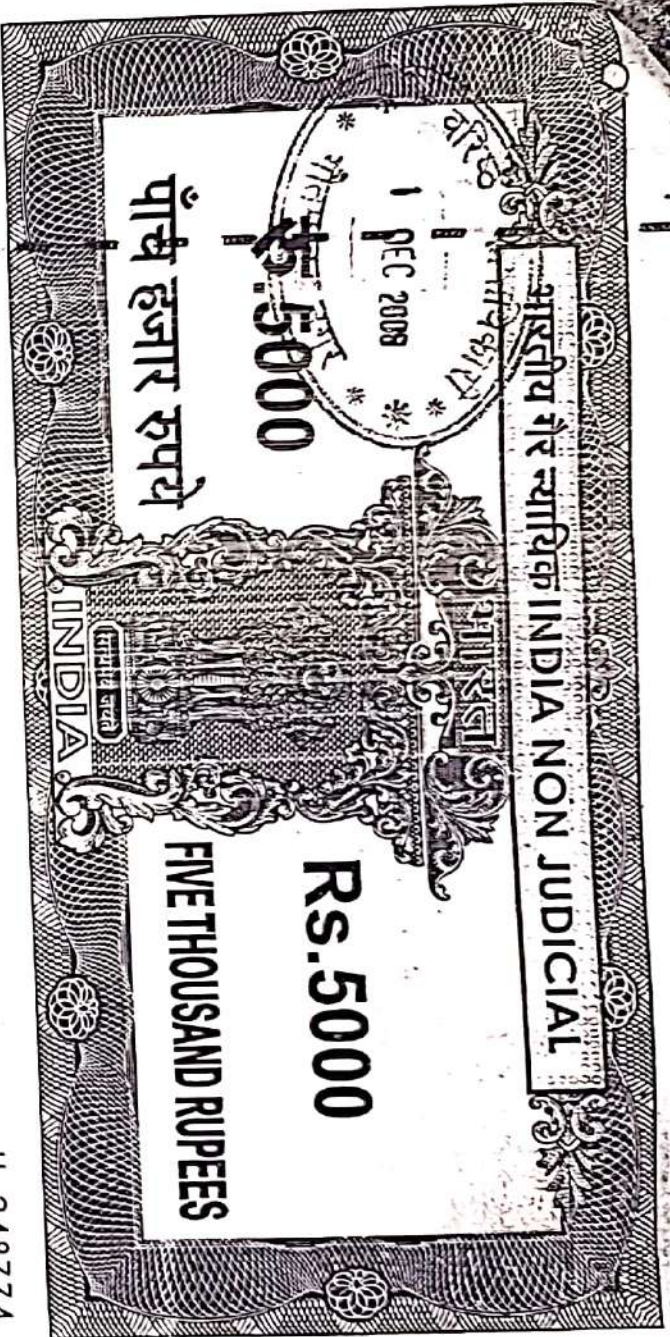
Book No. 1

0201 कृष्ण गोपाल बजोरिया

रामेश्वर प्रसाद बजोरिया

म०न०-ए-44/1 लेन न०- डब्लू-10 वेस्टन एवेन्यु सैनिक फार्म नई दिल्ली  
 नौकरी





उत्तर प्रदेश UTTAR PRADESH

H 248334

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties For Varun Beverages Ltd.  
Greater Noida  
Greater Noida  
For & on behalf of  
Lessor

(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee







उत्तर प्रदेश UTTAR PRADESH

H 248115

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh. :

*[Signature]*  
For Varun Beverages Ltd.  
Greater Noida  
For & on behalf of  
Lessor

*[Signature]*  
For & on behalf of  
(Authorised Signatory)  
Sub Lessee

*[Signature]*  
For & on behalf of  
Sub Lessee



2 DEC 2018

राम विक्रम की तारीख  
राम विक्रम करने का प्रमाण  
राम विक्रम का नाम है राम विक्रम  
राम की पत्नी है राम  
अविन्द  
सं नं १२०७  
उपस्थितिक प्रमाणिक प्रमाण

राम विक्रम की तारीख  
राम विक्रम करने का प्रमाण  
राम विक्रम का नाम है राम विक्रम  
राम की पत्नी है राम  
अविन्द  
सं नं १२०७  
उपस्थितिक प्रमाणिक प्रमाण



उत्तर प्रदेश UTTAR PRADESH

P 248116

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket-P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manager Properties.  
Greater Noida Industries Ltd.  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
(For & on behalf of  
Lessee)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

TRIPARTITE SUBLEASE DEED

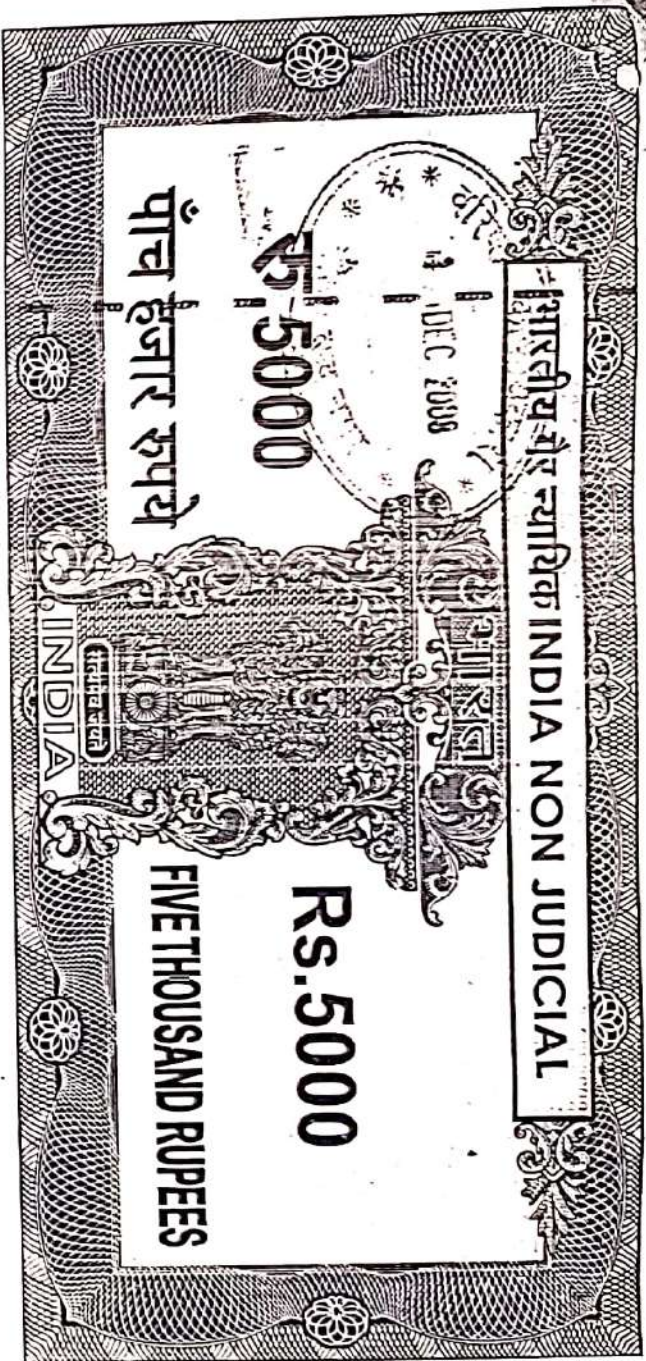
This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manish Kumar  
Greater Noida Industrial Development Authority  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
(Authorized Signatory)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

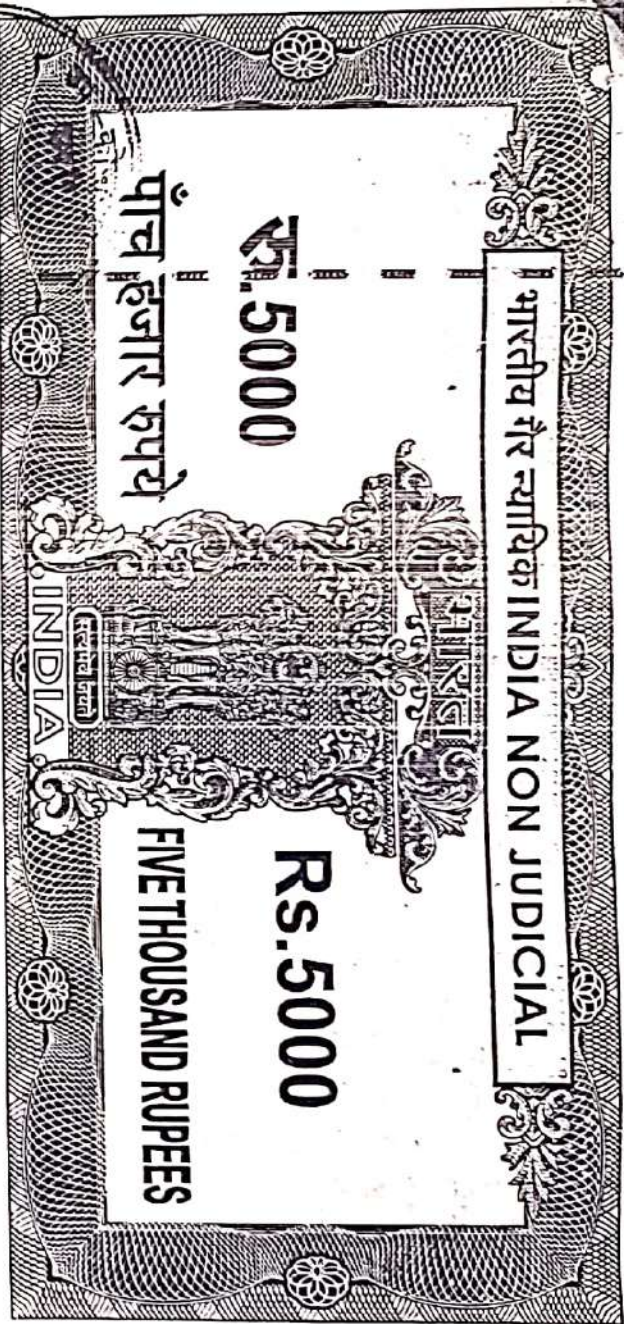
TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manendra K. Verma  
Greater Noida Industries Development Authority  
For Varun Beverages Ltd.  
For & on behalf of  
Lessor (Authorized Signatory)

For & on behalf of  
Sub Lessee





भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु. 5000

RS. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Greater Noida Industries

(Greater Noida)

For Varun Beverages Ltd.

For & on behalf of  
Lessor

For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

164481

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh

For Properties  
Greater Noida  
For & on behalf of  
Lessor  
For & on behalf of  
(Authorised Signatory)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

164482

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Greater Noida Ltd.

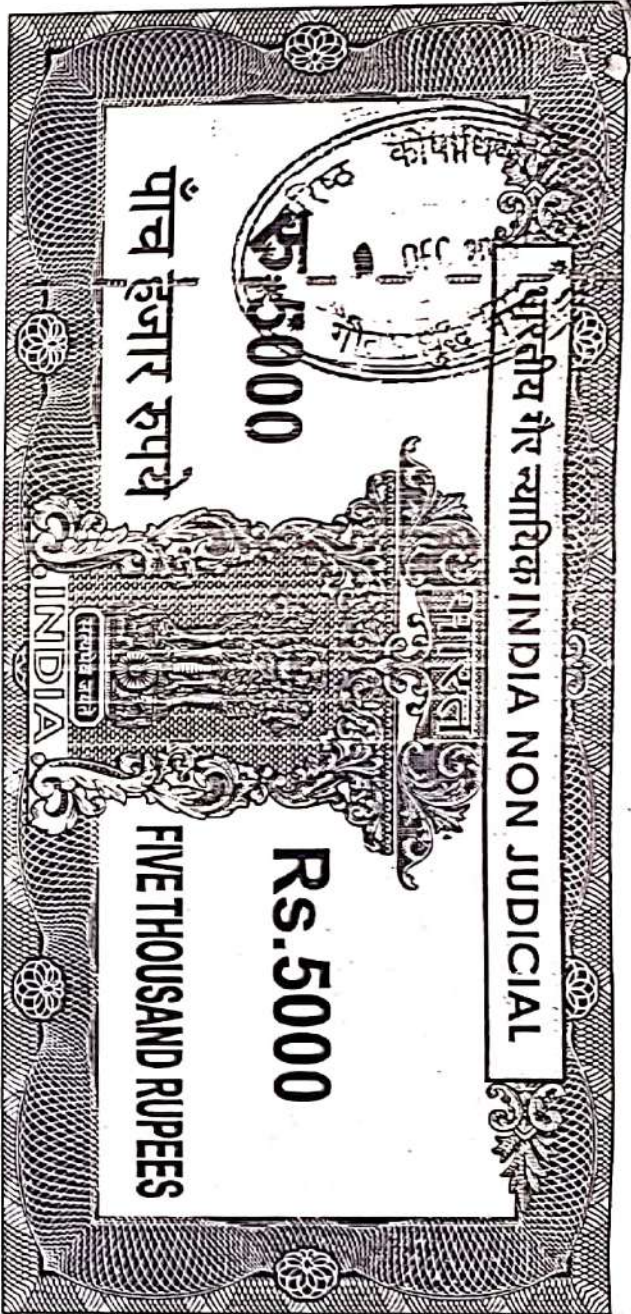
For & on behalf of  
Lessor

For Varun Beverages Ltd.

For (Sublease/Assignment)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248576

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Greater Noida

For Varun Beverages Ltd.

For & on behalf of  
Lessor

For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248577

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

For Varun Beverages Ltd.  
Greater Noida Ind. Co.  
For & on behalf of  
Lessor

For (M/s. Varun Beverages Ltd.)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248578

TRIPARTITE SUBLEASE DEED

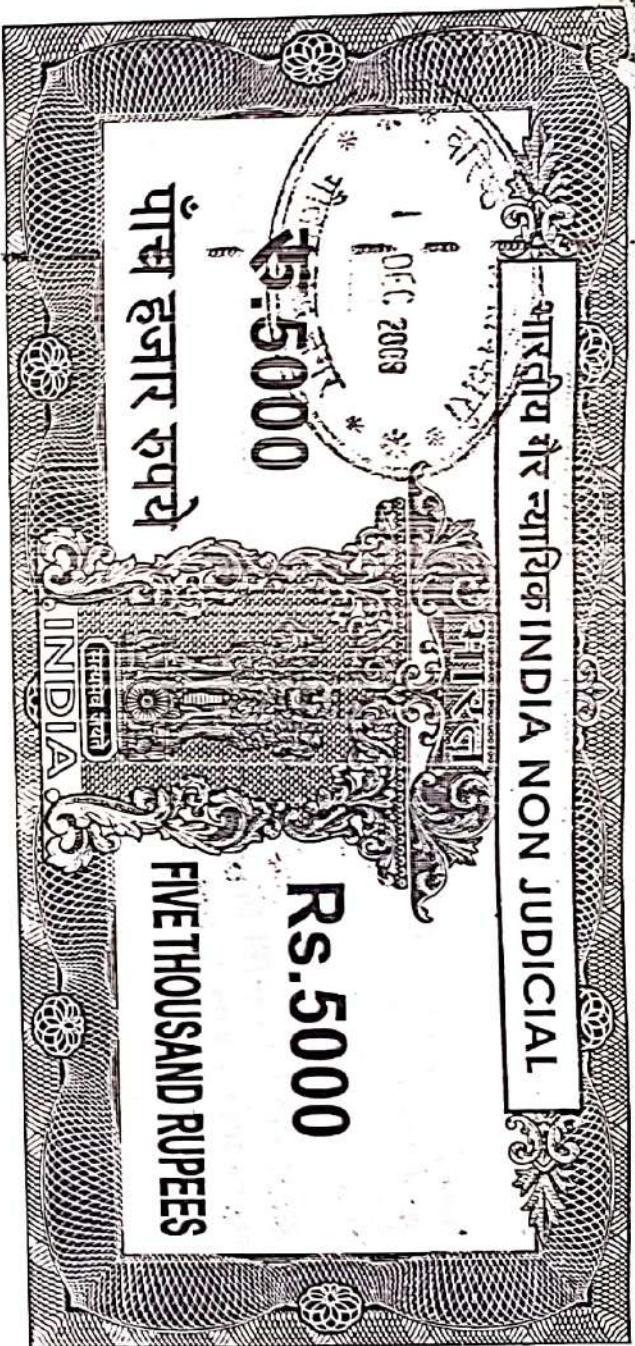
This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh.

For & on behalf of  
Greater Noida  
Lessor

For Varun Beverages Ltd.  
For & on behalf of  
(Authorized Signatory)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248712

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

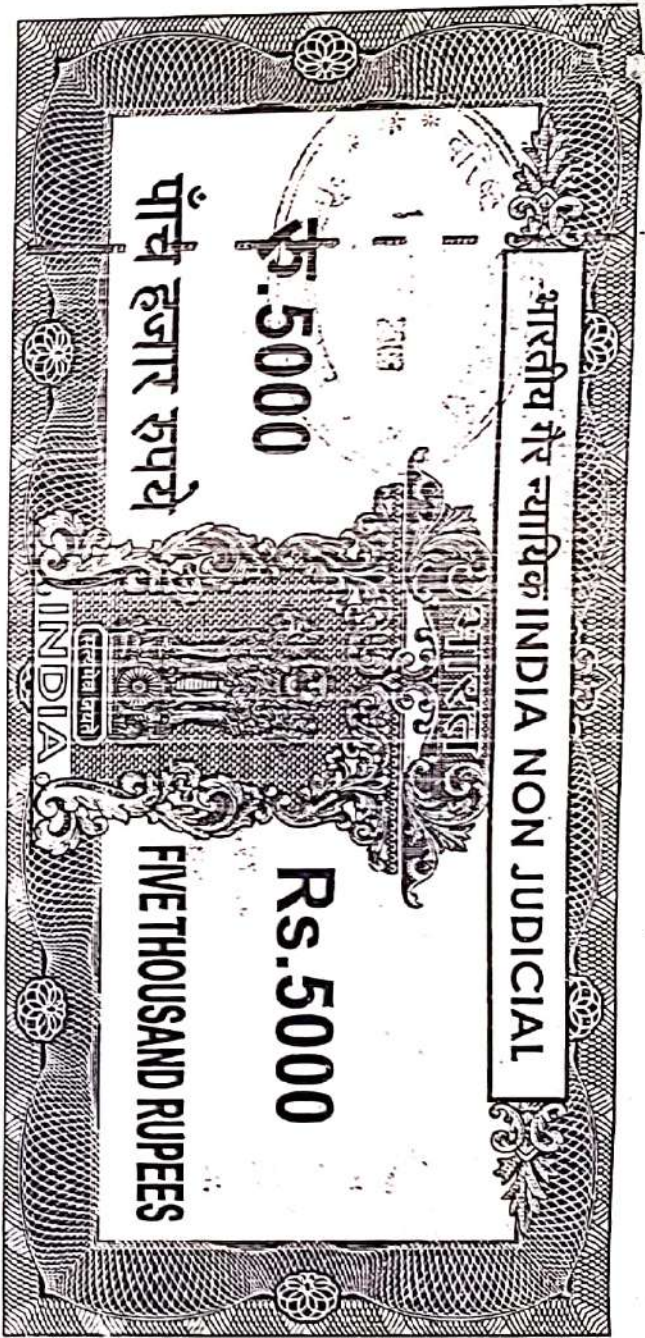
For Varun Beverages Ltd.

Greater Noida for & on behalf of  
Lessor

For & on behalf of  
(M/s. Varun Beverages Ltd.)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248777

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Stamp  
For Varun Beverages Ltd.

For & on behalf of  
Lessor

(For & on behalf of  
Lessee)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 248314

TRIPARTITE SUBLEASE DEED

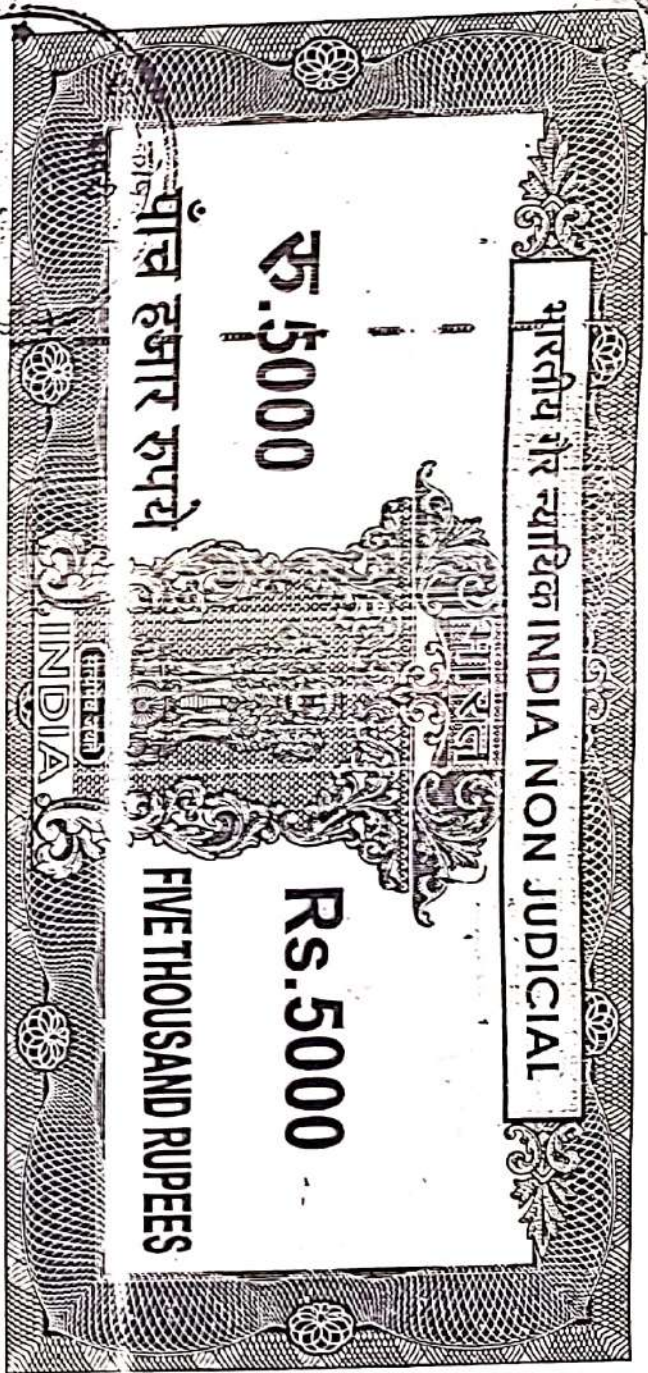
This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Manoj K. Tewari  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
For & on behalf of  
(Authorized Signatory)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

14-05-2016

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

For Lessor  
 For & on behalf of Lessor

For Varun Beverages Ltd.  
 (Authorized Signatory)  
 Lessee

For & on behalf of  
 Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

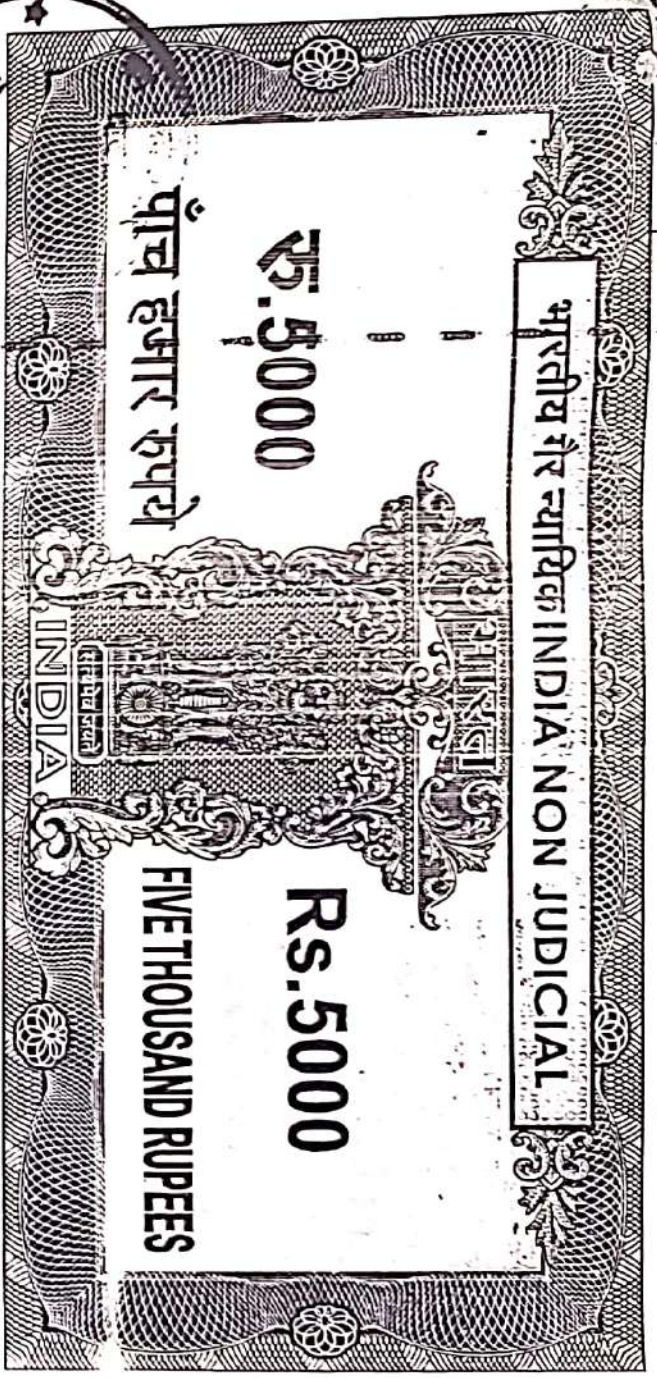
TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

Managers Representation  
Greater Noida India  
For Varun Beverages Ltd.  
For & on behalf of  
Lessor  
Rajiv Kumar Singh  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

H 165318

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida. District Gautam Budh Nagar, Uttar Pradesh.

Manager, Greater Noida Industrial Area Authority  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
For & on behalf of  
(Authorized Signatory)

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

TRIPARTITE SUBLEASE DEED

This Stamp Paper is attached with and part of Tripartite Sublease Deed for Plot No. 48 having Area of 173.54 Sq. Mtrs. of M/s. Varun Beverages Ltd. at Plot No.-6, Pocket- P-7, Builder's Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.

For & on behalf of  
Greater Noida Industries & Development Authority  
For & on behalf of  
Lessor  
For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

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For Varun Beverages Ltd.  
For & on behalf of  
Lessor

For & on behalf of  
Sub Lessee





उत्तर प्रदेश UTTAR PRADESH

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TRIPARTITE SUBLEASE DEED

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For  
Greater Noida  
Lessor & on behalf of  
Lessor

For & on behalf of  
(Authenticated Signatory)

For & on behalf of  
Sub Lessee



उत्तर प्रदेश UTTAR PRADESH

TRIPARTITE SUBLEASE DEED

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Greater Noida  
Greater Noida  
For & on behalf of  
Lessor

For Varun Beverages Ltd.  
For & on behalf of  
(Authorized Signatory)  
Lessee

For & on behalf of  
Sub Lessee



### Tripartite Sub-Lease Deed

Market Value: Rs. 24,30,000/-

Area: 173.54 Sq. Mtr.)

Sale Consideration: Rs. 5,65,000/-

Stamp Value: Rs. 1,21,500/-

This indenture on this <sup>17<sup>th</sup></sup>~~15<sup>th</sup>~~ day of December 2008 (Two Thousand and Eight) between Greater Noida Industrial Development Authority, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No.6 of 1976) hereinafter called the "LESSOR" or First Party which expression shall unless the context does not so admit include its successors and assignee on the One Part.

And

M/s Varun Beverages Ltd., a Company duly incorporated under the Indian Companies Act, 1956 and having its plant at Plot No.-2, Surajpur Bypass Road, Greater Noida, Dist. G. B. Nagar through its, G. M. (Commercial) Mr. Pradeep Goyal S/o. Sh. K. M. Goyal R/o. R-21, Sector-12, Noida, Dist. G. B. Nagar (U.P.) duly authorised and appointed vide Board's Resolution dated 10-11-2007, hereinafter referred to as the "LESSEE", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors assigns, of the Second Part.

And

MR. KRISHNA GOPAL BAJORIA S/O. MR. RAMESHWAR PRASAD BAJORIA R/O. HOUSE NO. H-44/1, LANE NO. W-10, WESTERN AVENUE, SATNIK FARMS, NEW DELHI-110062, (hereinafter called the 'Sub-Lessee' or Third Party/Allottee) which expression shall unless inconsistent with the context or meaning include his/her heirs executors, administrators, legal representatives and permitted assignees of the Third Party.

WHEREAS BY A LEASE EXECUTED ON **15-09-1999** and registered in the office of the Sub-Registrar, Greater Noida Industrial Development Authority (hereinafter called 'The Lease') a copy of which excluding the plan has been given to the Third Party the receipt of which is acknowledged by them, between the Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter called the Lessor or the First Party) and the Lessee M/s. Varun Beverages Ltd. has

For & on behalf of  
Lessor

Greater Noida Industrial Development Authority  
Greater Noida

For & on behalf of  
Lessee

For Varun Beverages Ltd.

(Authorised Signatory)

For & on behalf of  
Sub Lessee

demised on lease basis for 90 years commencing from 15-09-1999 the following plot/flat of land in GNIDA situated at Tehsil & District G. B. Nagar contained by 15378 Square metres be the same, a little more, or less and bounded

**Admeasurments (Area of Plot):- 173.54 Sqm**

**ON THE NORTH BY  
ON THE SOUTH BY  
ON THE EAST BY  
ON THE WEST BY** } **As Per Lease Plan Attached**

The Lease Deed is registered with the Sub-Registrar, Gautam Budh Nagar vide Book No. 1. Zild No.-194, Page No.-481/520, Document No. 5533, on Dated 15-09-1999.

The Lessee has developed the above plot on the terms and conditions laid down in the said Lease Deed and the Complex is called "Varnun Beverages" at Greater Noida. It has various types of flat/dwelling units in it.

AND WHEREAS under the said lease deed the lessee can allot to its registrants a plot in Greater Noida, including the undivided share of land, common area and facilities appurtenant to the plot on such premium as decided by the Lessee and one time lease rent as fixed by Greater Noida Industrial Development Authority, the Lessor.

AND WHEREAS the allottee has applied to M/s. Varnun Beverages Ltd., the second party, for allotment of a plot and on the faith of the statements and representations made by the allottee at various times, the second party has delivered possession of the plot to the Allottee on the condition that the Allottee will become a member of Varnun Beverages Resident Welfare Association to be formed by M/s. Varnun Beverages Ltd., having its plant at Plot No.-2, Surajpur Bypass Road, Greater Noida, Distt. G. B. Nagar, and that the company will maintain, manage and administer the complex, the common land, common area and facilities for one year and thereafter by Varnun Beverages Resident Welfare Association.

AND THAT M/s. Varnun Beverages Ltd. the Second Party, has paid to GNIDA one time lease money in respect of the land which GNIDA, the first party acknowledges. The Third Party, Allottee shall not be liable to pay yearly ground/lease rent. The Allottee will also observe covenants, terms and conditions as laid down hereunder.

Both the Second Party/Third Party have carried out inspection of the building plans of the said plot/plotland have satisfied themselves as to the soundness of construction thereof and the conditions and descriptions of all fixtures and fittings installed and/or provided therein and also the common amenities, facilities and passages pertaining to the said plot/dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex i.e. "Varnun Beverages".

For & on behalf of  
Lessor

Greater Noida Industrial Development Authority

Greater Noida

For & on behalf of  
Lessee

For Varnun Beverages Ltd.

*[Signature]*  
(Authorised Signatory)

For & on behalf of  
Sub Lessee

*[Signature]*



The Lessee hereby declares that the Allottee solemnly affirms:

1. That the Allottee **MR. KRISHINA GOPAL BAJORIA S/O. MR. RAMESHWAR PRASAD BAJORIA R/O. HOUSE NO. II-44/1, LANE NO. W-10, WESTERN AVENUE, SAINIK FARMS, NEW DELHI-110062**, is bonafide Staff Member of Lessee, has paid the cost of internal development and share of land to the Lessee.

**II. NOW THIS INDENTURE, WITNESSETH AS FOLLOWS:-**

That in consideration of the amount of **Rs. 5,65,000/- (Rupees Five Lac Sixty Five Thousand Only)** which includes the cost of internal development and the share of the land, paid by the third party to the second party, receipt whereof the second party, hereby acknowledge and the third party agreeing to observe and perform the terms and conditions herein mentioned. The second party doth hereby handover to the third party the Plot numbered **48 area measuring 173.54 Sq. mtrs** in the Housing Complex "**Varun Beverages**" at plot configuration being number **Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh** more particularly described in Schedule-I hereunder written and for greater clearness has been delineated and shown in the attached plan together with all rights, easements and appurtenances whatsoever to the said plot along with undivided share in common portions, passages and common facilities, subject to the covenants and conditions herein contained.

The second party do hereby also sub-lease unto the said third Party, for unexpired portion of 90 years lease granted by GNDA, which commenced 15-09-1999 on undivided title to the land proportionate to the amount paid by the third party in relation to the total cost of the land.

1. The vacant and peaceful possession with internal development of the plot has been given to the third Party.
2. The Authority reserves the right to all mine and minerals, coals, washing goods, earth, oils, quarries, in, over, or under the said Land and full right and power at the time to do acts and things which may be necessary or expedient for the enjoying the same without providing or leaving any vertical support for the surface of the said Land or for any building for the time being standing thereon provided always the Authority shall make reasonable compensation to Allottee for all damages directly ascertained by the exercise of such rights. To decide the amount of the reasonable compensation, the decision of the Authority will be final and binding on the Allottee.
3. The allottee shall be entitled to sub-let the whole or any part of the said plot, leased to him for purposes of private dwelling only on a tenancy from month to month.

For & on behalf of  
Lessor

Greater Noida Industrial Development Authority  
Greater Noida

For & on behalf of  
Lessee

Varun Beverages Ltd.

(Authorised Signatory)

For & on behalf of  
Sub Lessee

4. The third party shall pay every year in advance, unto the lessor the yearly lease rent fixed now and determined from time to time by the lessor without any rebate or deductions whatsoever and shall pay any other taxes, charges, levies and imposition payable for the time being by the second party in relation to the land share of the third party. Lessee has deposited lump sum one time lease rent.

5. The Third party shall pay annual rent, taxes, charges, levies and imposition payable for the time being by the second Party as occupier of the said plot/dwelling unit as and when the same becomes due and payable and shall, in addition, thereto also pay all other liabilities, charges, repairs, maintenance and replacement etc.

6. The Second and Third party shall, at all times duly perform and observe all the covenants and conditions which are contained in the said "The Lease Deed" executed between the Lessor and the second party and observe the same as applicable and relating to the land pertaining to the unit given to him.

7. The Third Party shall not sell, transfer, assign or otherwise part with the possession of the whole or part of the plot to anyone except with the previous consent in writing of the lessor which he shall be entitled to refuse in his absolute discretion.

Provided that in the event of the consent being given, the Lessor may impose such terms and conditions and may permit transfer on payment of prevailing transfer charges. In addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of transfer charge will be final and binding provided further that the Lessor shall have the preemptive right to purchase the property after deducting the amount payable to the Lessor on account of transfer charges less depreciation.

8. The allottee shall not mortgage the plot for the purpose of securing any loan at any stage except, with the prior permission of the lessee (second party) in writing, which shall be obtained or given by the Lessee.

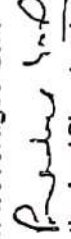
Provided that in the event of the sale or foreclosure of the mortgaged or charged property the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account of the unearned increase in the value of the land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be the first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

9. Wherever the title of the third party in the plot is transferred in any manner whatsoever, the transfer shall be bound by all covenants and conditions contained herein or contained in the said "The Lease Deed" and he be answerable in all respects hereafter in so far as the same may be applicable to effect and relate to the plot.

For & on behalf of  
Lessor  
Mentoring Properties

Greater Noida Industrial Development Authority  
Greater Noida

For & on behalf of  
Lessee  
For Varun Beverages Ltd.

  
(Authorised Signatory)

  
For & on behalf of  
Sub Lessee



10. In the event of the death of the third party the person on whom the title of the deceased devolves shall, within three months of the devolution give notice of such devolution to the Lessor.

11. The third party shall from time to time and at all times pay directly to the local Government/Central Government/Local Authorities or GNIDA existing or to exist in future all rates, taxes charge and assessment of every description which are now or may any time hereafter during the continuance of this deed be assessed, charged or imposed upon the plot hereby transferred or on the landlord or tenant in respect thereof.

12. The Second/Third Party shall in all respects comply with and be bound by the building, drainage and other bye-laws of the GNIDA or any other competent Authority for the time being in force or to exist in future.

13. The Second party at his own expense will take permission for sewerage, electricity, and water connections from the concerned department of the Authority or from any Competent Authority in this regard and provide the same of the third Party's plot. The second/third party shall keep the demised plot.

- i. at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor and
- ii. the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.

14. That the Allottee shall not be entitled to claim partition of his/her undivided share in the land as aforesaid, and the same shall always remain undivided and impartible and unidentified.

15. The Allottee undertakes to put to use plot for residential use only. In case of default, a penalty of Rs. 2,500/- per day may be imposed upon the defaulter by the Authority. Use of the plot other than residential will render Allottee liable for cancellation and the Allottee will be paid no compensation thereof.

16. The Second/Third party shall abide by all regulations, Bye-laws, directions and guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the UP Industrial Area Development Act 1976 and rules made therein.

17. In case of non-compliance of terms and conditions and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just or expedient.

18. If the maintenance work of any area is not found satisfactory as per the authority guidelines, the required maintenance work will be carried out by the Authority and the expenses incurred in carrying out such works will be borne by the second / third Party collectively or in parts. The decision of the Authority will be final as to the expenses incurred in the maintenance work.

For & on behalf of  
Lessor  
Chief Executive Officer  
Industrial Area Development Authority

For & on behalf of  
Lessee

For Varun Beverages Ltd.

(Authorised Signatory)

For & on behalf of  
Sub Lessee



19. The Second/Third party shall maintain all services in good order and good shape for a minimum period of one year or the extended period as may be necessitated after the date of completion of internal development works at its own cost and thereafter by Varun Beverages Ltd. Resident Welfare Association for the long term maintenance of the area, services and buildings shall be ensured to the satisfaction of the Authority.
20. The Third party shall not without the sanction or permission in writing of the Lessor erect any building; or make any alteration or sub-divide or amalgamate such transferred leased plot/dwelling unit.
21. The Third party (Allottee) shall abide by the terms/conditions laid down by the Second Party (Lessee) in addition to the terms/conditions laid down by the Lessor from time to time.
22. The Second /Third party shall not in any manner whatsoever encroach upon the common lands, areas and facilities and services not handed over to them. All unauthorized encroachment made by the Second /Third party shall be liable to be removed at their cost.
23. The Second/ third party shall on the determination of the sub-lease of the land, peacefully yield up the said land unto the Lessor after removing the super structure within stipulated period from the land.
24. The allottee has become a member of Varun Beverages Ltd. Resident Welfare Association. Greater Noida, formed by the Lessee for the purpose of maintaining and managing the common areas of the plot/flat/dwelling unit. In case of any conflict, the decision taken by the Lessor shall be final.
25. The Varun Beverages Ltd. Resident Welfare Association shall insure the premises against fire either singly or collectively with other Allottees and keep the insure current at all times.
26. The Varun Beverages Ltd. Resident Welfare Association and all other persons coming under it shall ensure that the premises are kept in good shape and repairs and that no substantial material damages are caused to the premises or the sanitary works therein.
27. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the Allottee, who will also pay the stamp duty of transfer of immovable property levied, or any other duty or charge that may be levied by any authority empowered in this behalf.
28. After this deed is executed, no disputes or differences relating to the registration, booking and allotment and in all such other matters as are instrumental to these and are likely to effect the mutual rights, interests, privileges and claims of the Second/third party would be entertained. In the event of any dispute, still arising with regard to the terms and conditions of the deed, the same shall be subject to the jurisdiction of District Court G. B. Nagar or the High Court of Judicature at Allahabad.

For & on behalf of  
Lessor

Varun Beverages Ltd.

Greater Noida  
Uttar Pradesh  
201308  
G. B. Nagar

For & on behalf of  
For Varun Beverages Ltd.

  
(Authorized Signatory)

For & on behalf of  
Sub Lessee





29. In case of any breach of the terms and conditions this deed by the Second/Third party, the Lessor will have the right to re-enter the demised plot after determining the sub-lease of the demised flat/dwelling unit. If it is occupied by any structure built unauthorizedly by the Second/Third party, the Lessor will remove the same at the expense and cost to Third party. At the time re-entry of the demised plot/plot the Lessor may re-allot the demised plot to any person.

30. If the third party is found to have obtained the allotment, transfer and sub-lease of the demised premises by any misrepresentation/mis-statement of fraud this deed may be cancelled and possession of the demised premises may be taken over by the Lessor and the Second/third Party in such an event will not be entitled to claim any compensation in respect thereof.

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

32. All powers exercised by the Lessor under this deed may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this deed.

33. All clauses of the "The Lease" executed by GNIDA in favour of M/s. Varun Beverages Ltd. on 15-09-1999 shall be applicable to this sub-lease deed and in case of any contradiction the decision of the Lessor shall be final.

34. The Chief Executive Officer of the Lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.

35. All arrears payable to Lessor shall be recoverable as arrears of land revenue.

36. Any relaxation, concession or indulgence granted by the Lessor to the Lessee/Allottee shall not in anyway prejudice the legal right of the Lessor.

37. IN WITNESS WHEREOF THE PARTIES have hereunto set their hands, the day and year first above written.

Greater Noida Industrial Development  
Authority  
Chief Executive Officer

For & on behalf of  
Lessor

For & on behalf of  
For Varun Beverages Ltd.  
Lessee

(Authorized Signatory)

For & on behalf of  
Sub Lessee

**SCHEDULE-I (ABOVE REFERRED TO)**

The Residential Plot No.-48 having a total Area of 173.54 Sq. Mtrs. in the Housing Complex "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh developed by M/s. Varun Beverages Ltd. and the said plot is bounded as follows:

ON THE NORTH EAST BY :- 12.00 MTR WIDE ROAD  
ON THE SOUTH EAST BY :- PLOT NO. 47  
ON THE NORTH WEST BY :- PLOT NO. 49  
ON THE SOUTH WEST BY:- PLOT NO. 5&8 OF OTHER SOCIETY

**SIGNED AND DELIVERED BY**

Witness Signature

For and on behalf of the Lessee/ ~~Second Party~~  
For Varun Beverages Ltd.

Name:

MOND MUSTAFA

Address:

Reluoch

Greater Noida

*[Signature]*  
(Authorized Signatory)

Witness Signature

For and on behalf of the Allottee / Third Party

Name:

Arvind Sharma

Address:

Greater Noida

For and on behalf of the Lessor

*[Signature]*  
Greater Noida Industries and Development Authority  
Greater Noida

For & on behalf of  
Lessor

For & on behalf of  
Lessee

For Varun Beverages Ltd.

*[Signature]*  
(Authorized Signatory)

*[Signature]*  
For & on behalf of  
Sub Lessee



आज दिनांक 03/12/2008 को

कमी सं 1 निम्न सं 3858

पट्टा सं 279 से 346 पर क्रमांक 14319

परिचय प्रदान किया गया ।

टी0 आर0 त्यागी

उप निदेशक गौ0 बुद्धनगर

सदर

3/12/2008