

INFORMATION MEMORANDUM

E-AUCTION FOR TRANSFER / ASSIGNMENT OF LEASEHOLD RIGHTS OF IDENTIFIED LAND PARCEL LOCATED AT SECTOR 22-B, YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (YEIDA), DIST. GAUTAM BUDDHA NAGAR, UTTAR PRADESH



This Information Memorandum (IM) document aims to provide, the Bidders, an overview and broad understanding of the Subject Property which is being taken up by AMC of Jaypee Infratech Limited through Process Advisor for transfer of leasehold rights.

The details given in this IM are indicative, to help the Bidders acquaint themselves with nature and scale of Subject Property. Anything contained in this IM shall not be basis for any commercial decision and/or basis of agreement between Jaypee Infratech Limited and Interested Bidders.

Important Dates

S. No.	Event Description	Date(s) & Particular(s)
1	Interested Bidders to express Interest for EOI documents	December 10, 2025
2	Setting up of Virtual Data Room (VDR)	October 29, 2025
3	Due Diligence stage start (including access to Virtual Data Room, Site visit and receiving query)	October 29, 2025
4	Due Diligence Stage end (including Site visit and receiving query)	December 12, 2025
5	Reply to Bid queries	December 14, 2025
6	Virtual Data Room access end	December 12, 2025
7	Last date of Bid submission by Selected Bidders (including deposit of EMD)	December 15, 2025
8	E- auction date	December 16, 2025
9	Declaration of Highest Bidder	December 17, 2025
10	Declaration of Successful bidder	December 17, 2025
11	Letter of Acceptance is issued to the Successful Bidder	December 19, 2025
12	Email ID of Process Advisor for Bidder's communication	Rahul.kapil@anarock.com

Note : Jaypee Infratech Limited through Process Advisor reserve the right to modify the time schedule and/or not to go ahead with the proposed sale or cancel the entire sale process at any stage without assigning any reason at their sole discretion. The decision of Jaypee Infratech Limited in this regard shall be final & binding on all the Bidders.

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PROJECT PREAMBLE

Project Preamble

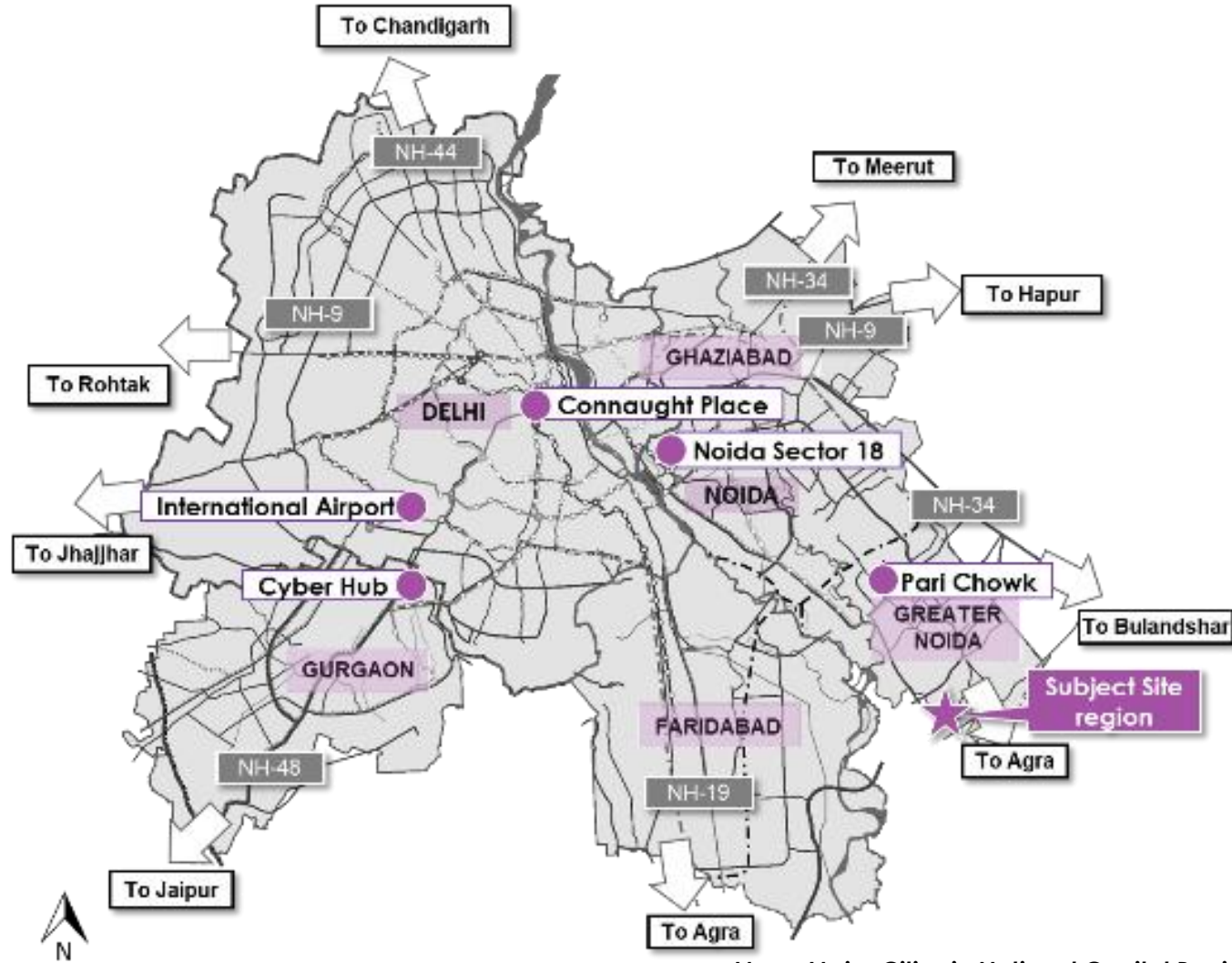
ANAROCK Property Consultants Private Limited (herein referred to as “**Consultant**”) has been appointed by AMC of Jaypee Infratech Limited (herein referred to as “**JIL**”) as an exclusive Transaction Advisor for disposition of the following property located at Sector 22-B, YEIDA, Gautam Buddha Nagar, Uttar Pradesh (herein individually referred to as “**Subject Site** or **Subject Property**”).

S. No.	PLOT / POCKET	Area (Sq. meter)	Acre (Acre)	Land Use
A	Group Housing			
1	F-2	11,059	2.73	Group Housing
	Total (A)	11,059	2.73	
B	Master Plan Commercial			
1	C-1A	60,400	14.93	Master Plan Commercial
2	C-1B	72,100	17.82	Master Plan Commercial
3	C-1B(i)	2,000	0.49	Master Plan Commercial
	Total (B)	134,500	33.24	
C	Health Facilities			
1	H-1	27,500	6.80	Hospital
2	H-2	1,000	0.25	Nursing Home Cum Dispensary
3	H-3	1,100	0.27	Nursing Home Cum Dispensary
	Total (C)	29,600	7.31	
D	Education Facilities			
1	D-1	3,200	0.79	Primary + Nursery School
2	D-2	3,000	0.74	Primary + Nursery School
3	D-4	2,000	0.49	Primary School
4	D-5	11,000	2.72	Integrated Sr. Sec. School
	Total (D)	19,200	4.74	
E	Roads	8,337	2.06	
	Total (A+B+C+D+E)	202,696	50.09	
	Unleased Land	405	0.1	
	Total Land	202,291	49.99	

The document contains the information about the Subject Site i.e. Location, Area, Connectivity & Accessibility and Transaction Process to be followed.

OPPORTUNITY OVERVIEW

Location Appraisal



Map : Major Cities in National Capital Region

- Subject Site Region lies in the South-East quadrant of National Capital Region (NCR).
- Following table provides the distance and travel time to major locations from Subject Site Region (Jaypee Sports City).

Location	Approx. Distance (Kms)	Approx. Travel Time (Mins)*
Buddha Circuit	5	10
Pari Chowk, Greater Noida	15	20
Jewar Airport	17	20
Sector 18, Noida	40	40
Connaught Place, New Delhi	50	60
IGI Airport, New Delhi	65	90
Cyber Hub, Gurgaon	70	100

*Travel Time for Non-peak hours

Site - Context



Location

Sector 22-B, YEIDA, Gautam Buddha Nagar

Site Area

49+ contiguous
Acres land parcel

Accessibility

165 m Through
Wide Yamuna Expressway

“Gateway to Future Aeropolis”



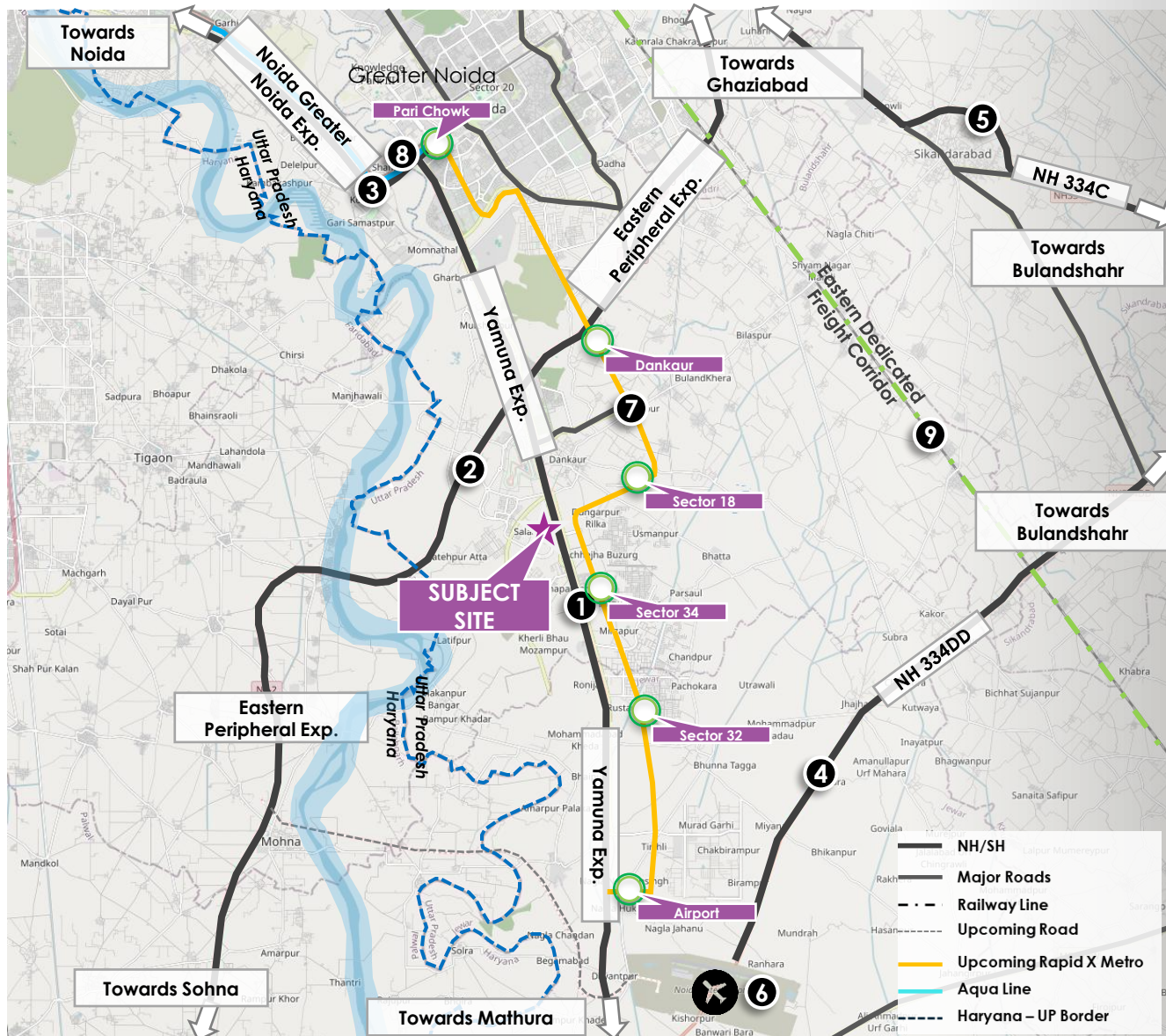
Surrounded by Major Expressways of Delhi NCR

Proximity to major expressways- **Yamuna Expressway** & **Eastern Peripheral Expressway**, ensuring seamless access to Delhi NCR and surrounding states.

Connectivity

ANAROCK

"Well connected by multiple modes of transportation"



BY ROAD

Yamuna Expressway

Eastern Peripheral Expressway

Noida Greater Noida Expressway

NH 334DD (Palwal to Bulandshahr)

NH 334C (Ghaziabad to Bulandshahr)

OTHERS

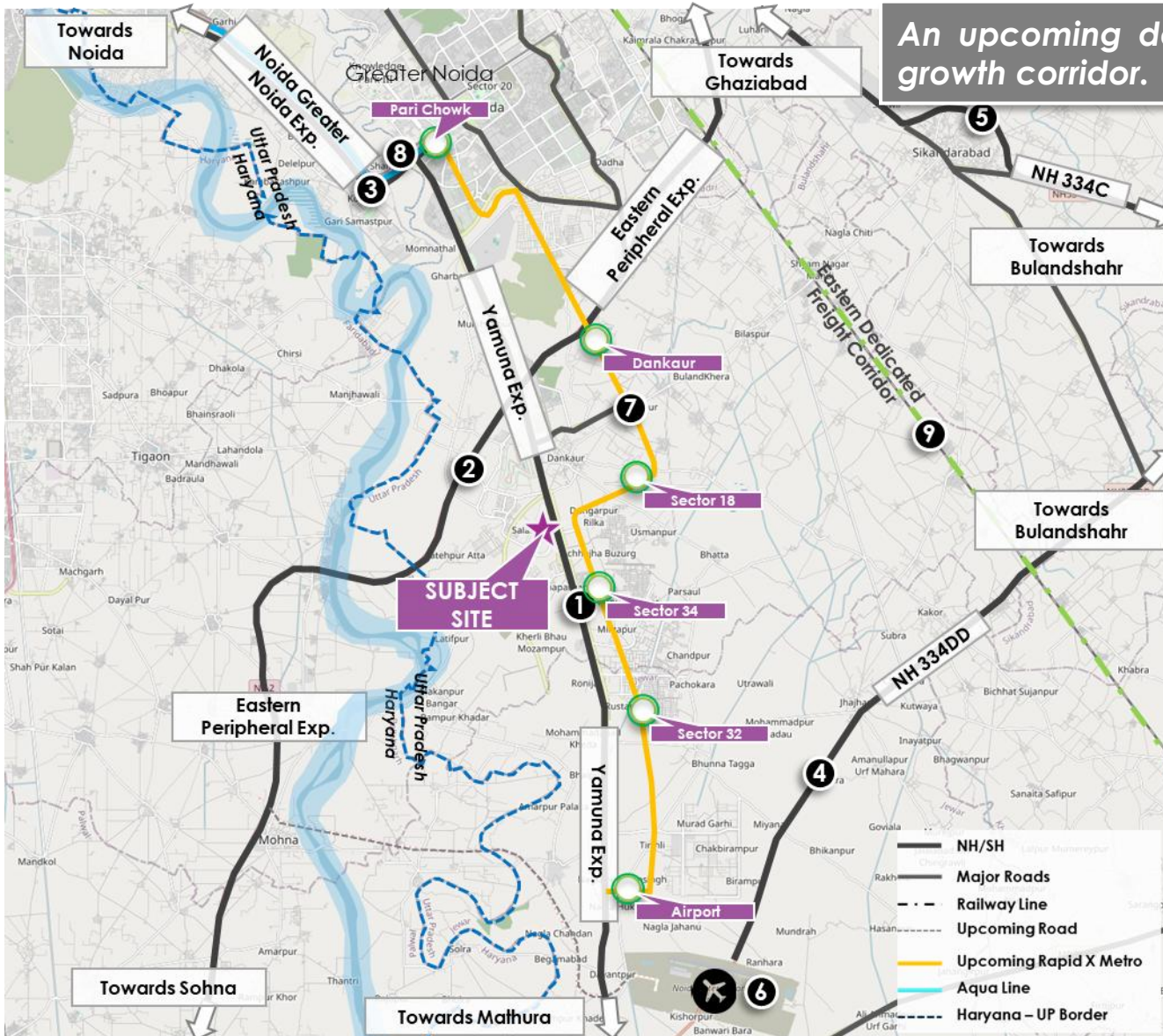
Jewar International Airport

Rapid X Metro (Upcoming)

DMRC Aqua Line (Noida and Greater Noida)

Dedicated Freight Corridor (DFC)

Situation Appreciation



An upcoming destination strategically positioned in proximity of Jewar Airport growth corridor.

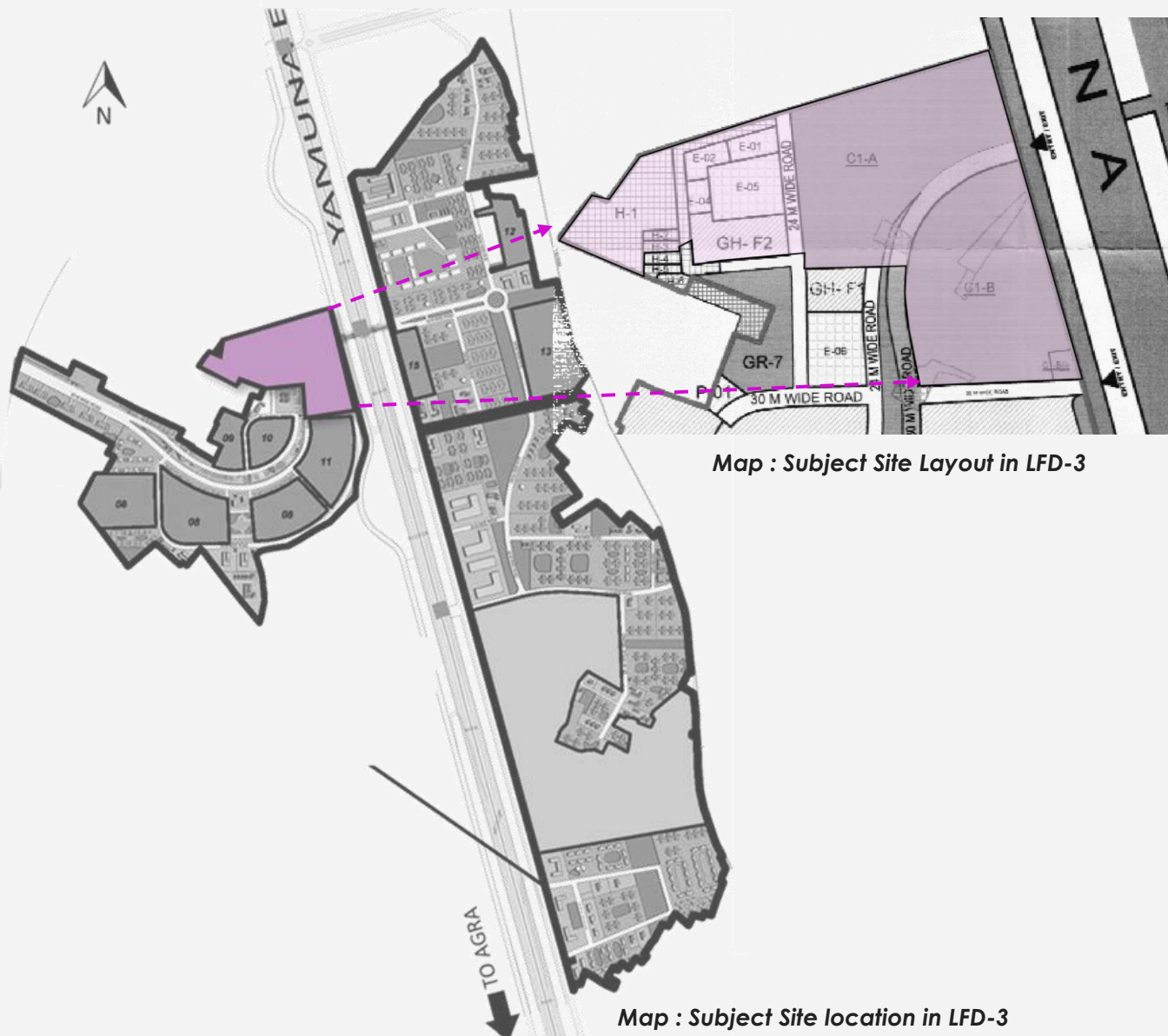
MEGA INFRASTRUCTURE DEVELOPMENTS

- **Noida/ Jewar International Airport-** (Phase 1) to be operational by Q1 2026, anchor for regional growth.
- **Film City & American City-** Large-scale mixed-use and media hub development within YEIDA region.
- **Multimodal Logistics Park (Tappal-Bajna)-** Planned warehousing and logistics hub.

URBAN EXPANSION DRIVERS

- Planned developments by **YEIDA**, which is leading to the balanced growth of residential, commercial, institutional and industrial sectors.
- Region hosts a **strong social, educational**, and recreational ecosystem anchored by **Jaypee Sports City, major universities**, leading tech firms, and landmarks like **Buddh International Circuit and Noida Biodiversity Park**.
- **Upward real estate traction** driven primarily by connectivity and demand spillover from Noida-Greater Noida.

Subject Site Snapshot



Located within the **growth corridor**, the region is rapidly transforming into a **key residential, commercial, industrial and infrastructure hub** of NCR.



Leading developers : ATS, Gaur, Godrej Eldeco etc. shaping the skyline along the **Yamuna Expressway corridor**.



A new Inter-State Bus Terminal (ISBT) is **proposed within the YEIDA** will further improve the connectivity of the region.



Upcoming **48-acre HCL-Foxconn** in YEIDA Sector 28 will boost the employment opportunities.



Proximity to upcoming State-of-the-art **35,000-seat International Cricket Stadium**.

Subject Site Snapshot

Map : Subject Site Layout in LFD-3



- **Maximum FAR** of 150 on the Subject Site

Following are the details of the site(s) that will be taken up for disposition :

S.No	PLOT / POCKET	Area (Sq. meter)	Acre (Acre)
A	Group Housing		
1	F-2	11,059	2.73
	Total (A)	11,059	2.73
B	Master Plan Commercial		
1	C-1A	60,400	14.93
2	C-1B	72,100	17.82
3	C-1B(i)	2,000	0.49
	Total (B)	1,34,500	33.24
C	Health Facilities		
1	H-1	27,500	6.80
2	H-2	1,000	0.25
3	H-3	1,100	0.27
	Total (C)	29,600	7.31
D	Education Facilities		
1	D-1	3,200	0.79
2	D-2	3,000	0.74
3	D-4	2,000	0.49
4	D-5	11,000	2.72
	Total (D)	19,200	4.74
E	Roads	8,337	2.06
	Total (A+B+C+D+E)	2,02,696	50.09
	Unleased Land	404.686	0.1
	Total Land	2,02,291	49.99

- Transaction Type : Transfer of leasehold rights via E-Auction
- Benchmark Price : INR 510 Crores
- Interested bidders may please contact the below-mentioned for Site-inspection & access to data-room.
- Access to Bid Process Document (BPD) will be through Virtual data Room (VDR)
- Access to VDR with Interested bidders will be shared post submission of Tender Fee of INR 5.00 Lakhs (refundable and / or adjustable)
- All the Interested Bidders shall deposit Tender Fee by way of demand draft / RTGS/ NEFT/ IMPS to account bearing no. 0127103000021517 with IDBI Bank Limited (IFSC code: IBKL0000127), Trade Finance Department, 8th Floor Plate-B, Block-2, NBCC Office Complex, Delhi held in the name of Jaypee Infratech Limited, payable at NOIDA
- Contact Information of Key personnel: **Rahul Kapil**
Rahul.Kapil@anarock.com | +91 9810433398

THANK YOU
