

I 14/48



उत्तर प्रदेश UTTAR PRADESH

AB 580804

LEASE DEED

This Deed of Lease is made on this 13th day of May, 2009



Between

Yamuna Expressway Industrial Development Authority (YEA) (Name changed from Taj Expressway Industrial Development Authority vide GoUP Notification No. 1165/77-4-08-65 N/08 Lucknow dated 11th July 2008), a statutory body constituted under the U.P. Industrial Area Development Act, 1976 and having its principal office at A-1, First Floor Commercial Complex, Sector-Beta-II, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (India) (hereinafter referred to as "Lessor" which expression shall, unless repugnant to the context mean and include its administrators, successors and assigns) of One Part.

And

M/s JPSK Sports Pvt. Ltd. a company incorporated under the Companies Act, 1956, having its Registered Office at Sector - 128, Noida 201304, District Gautam Budh Nagar (U.P.), (hereinafter referred to as the "Lessee", which expression shall, unless repugnant to the context mean and include its successors and assigns) of Second Part.

Signature of Rajendra Kumar

राजेंद्र कुमार

उप मुख्य कार्यवाहक अधिकारी
यमुना एक्सप्रेसवे-वे आर वि० प्राधिकरण
सेक्टर-बीटा-II, ग्रेटर नोएडा



WHEREAS

1. The Lessee, in response to Notice Inviting Application by the Lessor, for development of Special Development Zone (SDZ) in the development area of Yamuna Expressway Industrial Development Authority (YEA) had applied for development of SDZ with SPORTS as Core Activity, and
2. The Lessor, allotted to the Lessee SDZ Sector No 25 with SPORTS as Core Activity for development of the SDZ vide letter No YEA/48/2009 dated 24.02.2009 (the Allotment Letter attached hereto as SCHEDULE-IA) and subsequent amendment letter No. YEA/331/2009 dated 10.11.2009 (the Amendment Letter attached hereto as SCHEDULE- IB) on the terms and conditions contained in the said Allotment Letter, which interalia, include allotment of approx 311.2641 Hectares land in Villages – Mathurapur, Mustafabad, Atta Gujran, Bela Kalan, Aurangpur and Gunpura in Tehsil Sadar, District Gautam Budh Nagar (U.P.) for a period of 90 years on lease at premium of Rs 941.59 per sq.m. excluding External Development charges plus lease rent @ 2.5% per annum of premium.
3. The Lessor in part discharge of its obligations under the said Allotment Letter, hereby agrees to provide on lease and the Lessee hereby agrees to take on lease, 8.5187 hectare of land in **Village Gunpura, Tehsil Sadar, Distt. Gautam Budh Nagar (U.P.)** (Hereinafter referred to as the Demised Land) for development of SDZ, more particularly detailed in SCHEDULE-II attached hereto, on terms and conditions contained in these presents.

1. NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER AND THE PARTIES THERETO AGREE AS FOLLOWS:

- (1) The Lessor is the lawful owner of the Demised Land and has a valid right, title and interest therein and is competent to lease the same to the Lessee. Detailed description of the Demised Land and a plan thereof (delineated and marked in the Map) is attached as SCHEDULE- III hereto.
- (2) In consideration of the payment of the rent hereunder reserved and of the covenants and conditions on the part of the Lessee hereinafter



राजेंद्र कुमार



17, 2009, attached herewith as SCHEDULE-IV read with letter No. 2922/77-3-09-50(अवस्थापना)/09टी.सी. dated 26 August, 2009, issued by the Special Secretary, IDC-3 Govt. of Uttar Pradesh attached herewith as SCHEDULE-V and accordingly, no stamp duty is payable on this Lease Deed.

IN WITNESS WHEREOF THE Lessor and the Lessee have caused these present 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 Yamuna Expressway
Industrial Development Authority by the hand of
Shri Rajendra Kumar Singh, its Dy. C.E.O.

राजेंद्र कुमार
उप मुख्य कार्यपालक अधिकारी
यमुना एक्सप्रेसवे-वे ऑफ़ डेव. प्रा. लि.
सेक्टर-बीटा-II, ग्रेटर नोएडा

SIGNED AND DELIVERED by JPSK Sports Pvt. Ltd.
By the hand of Shri Sameer Gaur, its MD & CEO

समीर गौर
उप मुख्य कार्यपालक अधिकारी
जपस्क स्पोर्ट्स प्रा. लि.
सेक्टर-बीटा-II, ग्रेटर नोएडा

For JPSK SPORTS PRIVATE LIMITED

Sameer Gaur
SAMEER GAUR
MANAGING DIRECTOR & CEO

Witness:

1. Ashu Kumar Ad

C-28 sector-A-3
Greater Noida

2.

A (ASHOK K. HERRA)
S/o S/O. P. K. HERRA
125, Sector 14
Faridabad

आज दिनांक 30/11/2009 को

वही सं 1 जिल्द सं 5247

पृष्ठ सं 227 से 300 पर क्रमांक 14148

रजिस्ट्रीकृत किया गया ।


राजेश/तिवारी

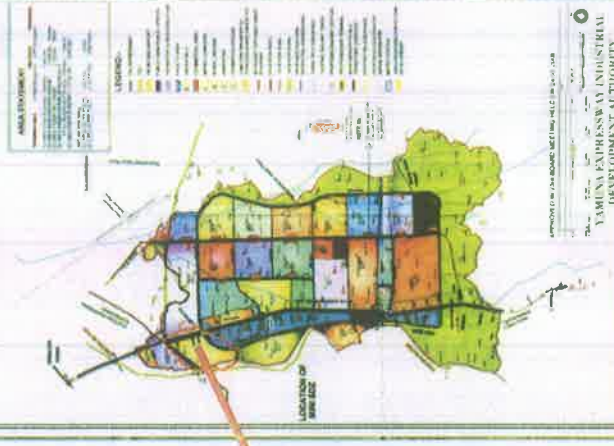
उप निबन्धक गौ0बुद्धनगर

सदर

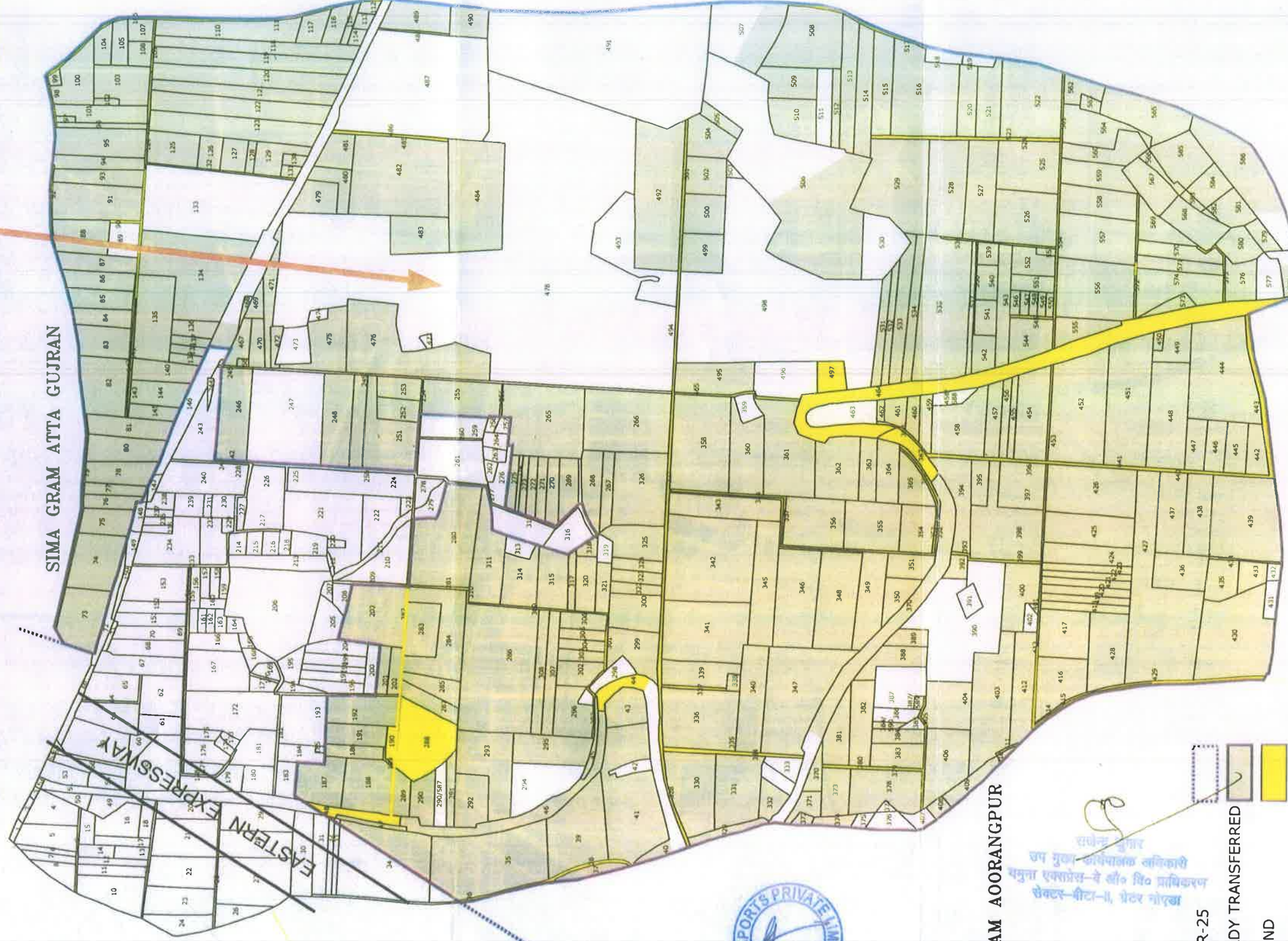
30/11/2009

SCHEDULE-III

CITY LEVEL ZONAL PLAN FOR DEVELOPMENT
ALONG YAMUNA EXPRESSWAY



ग्राम - गुनपुरा
परगना दनकौर
तहसील सदर
जिला गौतमबुद्ध नगर



KASBA DANKOR

SIMA GRAM AORANGPUR

SIMA GRAM MATHURAPUR

SDZ, SECTOR-25

LAND ALREADY TRANSFERRED

DEMISED LAND

सूची	चिह्न
आवादी	—
साधारण आवादी	—
हस्तित आवादी	—
नाली	—
रस्ता	—
नदीन पत्तो	—
बंदर	—
भारतान	—
वहिन	—
नरतरी	—
खान के गेट	—
खेल का मैदान	—
बाग	—
कविस्तान	—
गावब	—
चर्म स्थान	—
सिद्धा पत्तर	—
कुआ	—
पंचायत घर	—
खाल निकालने का स्थान	—
मकूल	—



राजेश कुमार
उप मुख्य कार्यपालक अधिकारी
यमुना एक्सप्रेस-वे सी० शि० प्राधिकरण
सेक्टर-बीटा-II, ग्रेटर नोएडा