

811628/17



उत्तर प्रदेश UTTAR PRADESH

LEASE DEED

This Deed of Lease is made on this 24<sup>th</sup> day of Sept. 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 11<sup>th</sup> 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.




## 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-I) 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, and Aurangpur 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, 34.2640 hectare of land in **Village Mathurapur, 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.

## I. 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.

  
राजेंद्र कुमार  
उप मुख्याधिकारी  
यमुना एक्सप्रेसवे-दे १०० ई० जमिंदार  
प्लान नंबर- १, वि० नो० १००




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(39) — The stamp duty chargeable in respect of instruments of transfer of land for the SDZ, by Lessor to Lessee has been waived vide Govt. of Uttar Pradesh Notification No. K.N. 5 – 3279/XI-2009-500 (54) – 2009 dated Lucknow August 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.

  
पुनः प्राप्त नगरपालिका क्षेत्र  
यमुना एक्सप्रेसवे-वे ओ.पी. प्राधिकरण  
सेक्टर-बीटा-II, ग्रेटर नोएडा

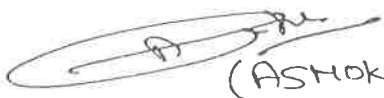
SIGNED AND DELIVERED by JPSK Sports Pvt. Ltd.  
By the hand of Shri Sameer Gaur, its MD & CEO

For JPSK SPORTS PRIVATE LIMITED

  
SAMEER GAUR  
MANAGING DIRECTOR & CEO

Witness:

1.

  
(ASHOK KHERA)  
S/O S.P. Khera  
125 Sector 14, Faridabad

2.

Atul Kumar  
(ATUL KUMAR) S/O Latesh  
Jagdish Prasad  
H.O.C-28 sector-P-3  
Greater Noida

आज दिनांक 25/09/2009 को

वही सं 1 जिल्द सं 5063

पृष्ठ सं 309 से 370 पर कमांक 11628

रजिस्ट्रीकृत किया गया ।

  
राजेश तिवारी

उप निबन्धक गौ०बुद्धनगर

सदर

25/9/2009

REGISTRAR

REGISTRAR  
G.O. BUDHANAGAR



# SCHEDULE-III

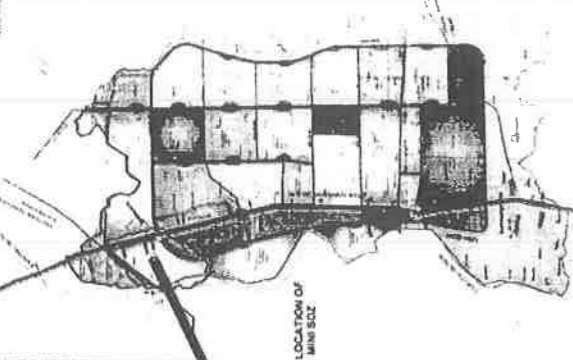
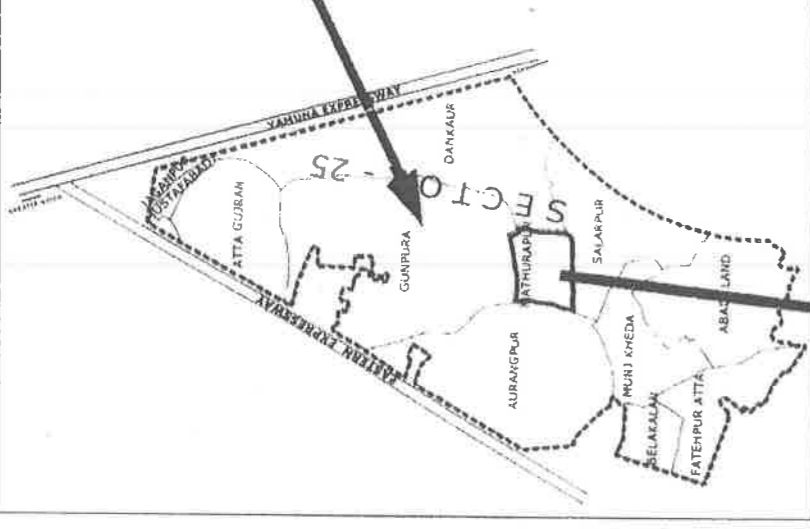
CITY LEVEL ZONAL PLAN FOR DEVELOPMENT  
ALONG YAMUNA EXPRESSWAY

SPECIAL DEVELOPMENT ZONE(SDZ) SECTOR-25

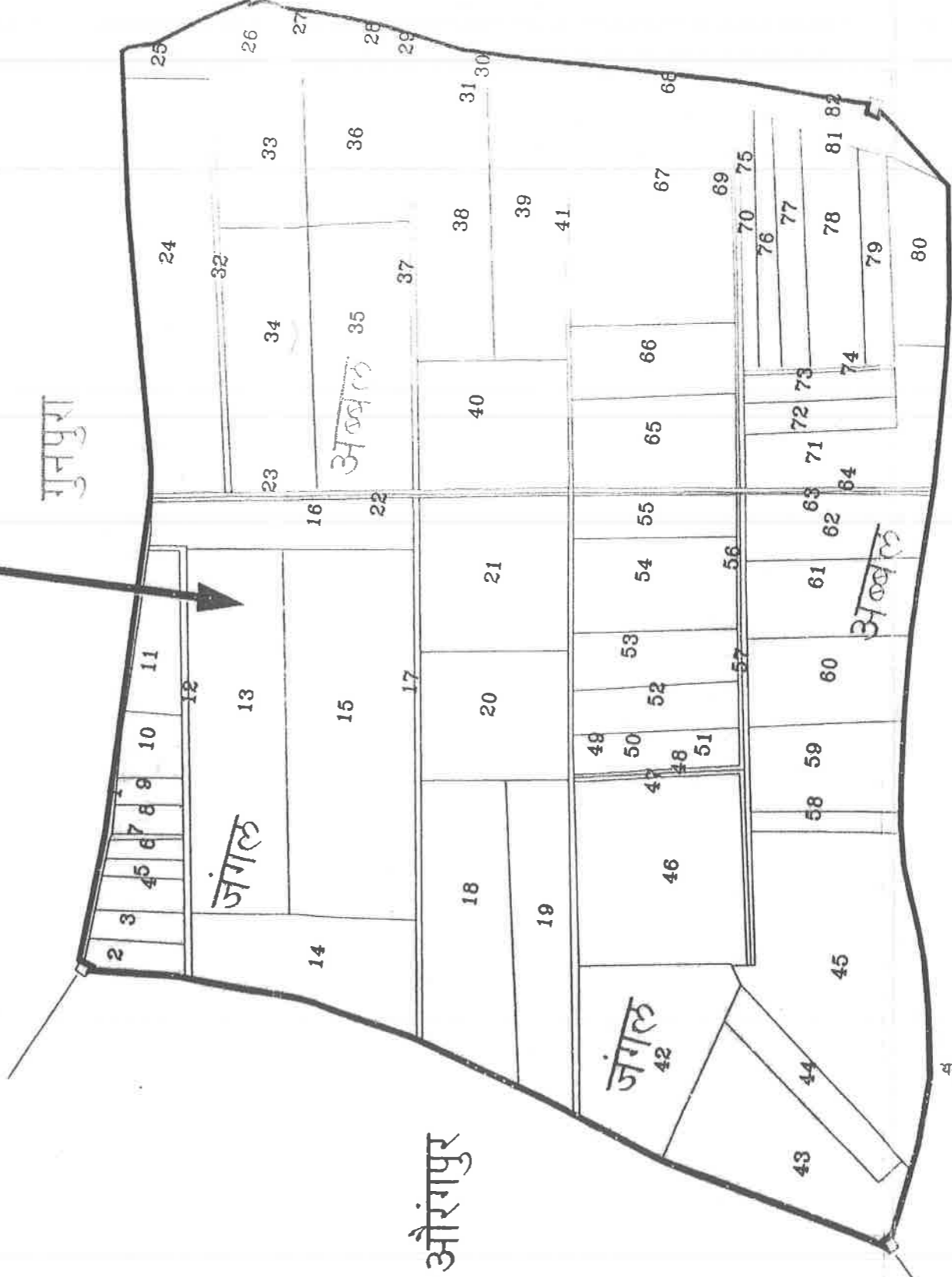
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भूचित्र  
ग्राम-मथुरापुर  
परगना दनकोत तहसील सदा  
जिला - गौतम बुद्ध नगर  
चक्रवर्ती सन् १९८३ -८४ ईसवीं  
तदनुसार १३९० फसाली

द०



YAMUNA EXPRESSWAY  
DEVELOPMENT



सालारपुर

राजेश्वर कुमार  
उप मुख्य कार्यपालक अधिकारी  
यमुना एक्सप्रेस-वे औ० वि० प्राधिकरण  
रोक्टर-बीटा-II, ग्रेटर नोएडा



SDZ, SECTOR-25  
DEMISED LAND