

14/05/2009



उत्तर प्रदेश UTTAR PRADESH

AB 580809

LEASE DEED

This Deed of Lease is made on this 19th day of Nov. 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.


राजेंद्र कुमार
उप मुख्य कार्यकारी अधिकारी
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण



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/206/2009 dated 10.08.2009 (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 58.4182 Hectares land in Villages – Jaganpur Afjalpur, Fatehpur Atta, Mustafabad, Gunpura and Mathurapur in Tehsil Sadar, District Gautam Budh Nagar (U.P.) for a period of 90 years on lease at premium of Rs 946.00 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, 3.7960 hectares 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.

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 contained, the Lessor doth hereby demise unto the Lessee all that piece and parcel of


राजेंद्र कुमार
उप मुख्य कार्यकारी अधिकारी



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.





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. Atul Kumar
C-28 sector - P-3
Greater Noida

2. 
(ASHOK KHERA)
S/o Sh. O. P. Khera
125, Sector 14
Faridabad

आज दिनांक 30/11/2009 को

वही सं 1 जिल्द सं 5248

पृष्ठ सं 131 से 194 पर क्रमांक 14153

रजिस्ट्रीकृत किया गया ।



राजेश तिवारी

उप निबन्धक गौ० बुद्धनगर

सदर

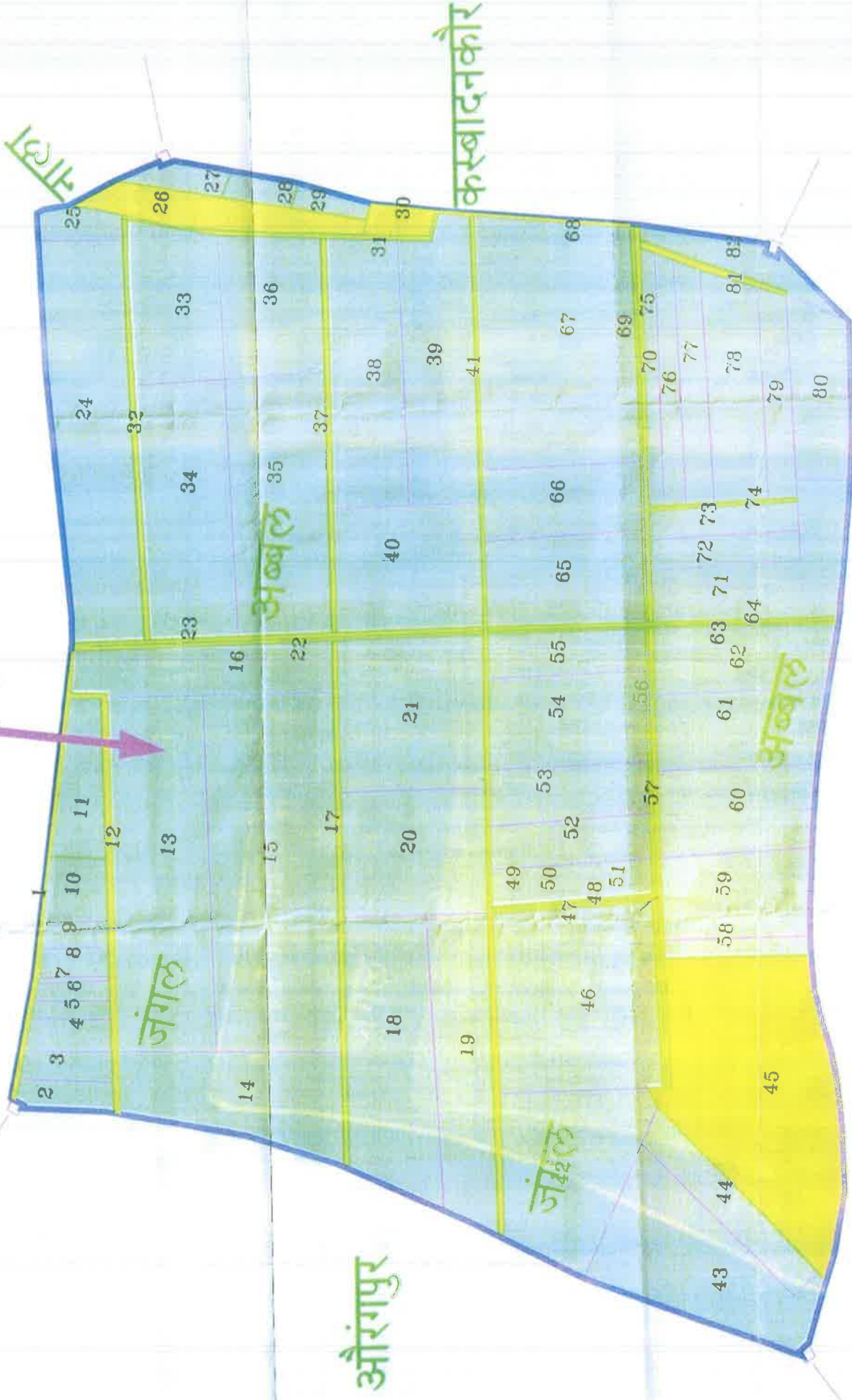
30/11/2009

SCHEDULE-III

CITY LEVEL ZONAL PLAN FOR DEVELOPMENT
ALONG YAMUNA EXPRESSWAY



भूचित्र
ग्राम-मथुरापुर
परगना टाकौर तहसील मथुरा
जिला - गौतम बुद्ध नगर
नक्काशी नम् १९८३ -८८ ईसवी
तदनुसार १९९० फसली

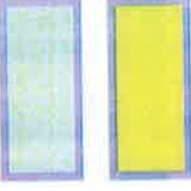


सालारपुर

SDZ,SECTOR-25

LAND ALREADY TRANSFERRED

DEMISED LAND



क्र.सं.	विवरण	मिति
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80