

11624/7

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED



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JUDI



उत्तर प्रदेश U

AB 580799

LEASE DEED

This Deed of Lease is made on this 25th day of Sept. 2009

[Handwritten signature]



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.

[Handwritten signature]



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/82/2009 dated 20.03.2009 (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 646.7530 Hectares land in Villages – Salarpur, Munjkheda, Fatehpur Atta, Gunpura, Jaganpur Afjalpur, Dankaur and Aurangpur in Tehsil Sadar, District Gautam Budh Nagar (U.P.) for a period of 90 years on lease at premium of Rs 941.86 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, 13.8193 hectares of land in **Village Aurangpur, 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.
- (2) In consideration of the payment of the rent hereunder reserved and of the covenants and conditions on the part of the Lessee hereinafter

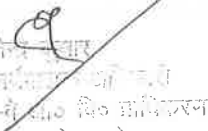
राजेश कुमार
अधिकारी



(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.



संकेतित द्वारा
उप मुख्य कार्यकारी अधिकारी
यमुना एक्सप्रेसवे-के विकास वि० प्राधिकरण
सेक्टर-बीटी-iii, 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:

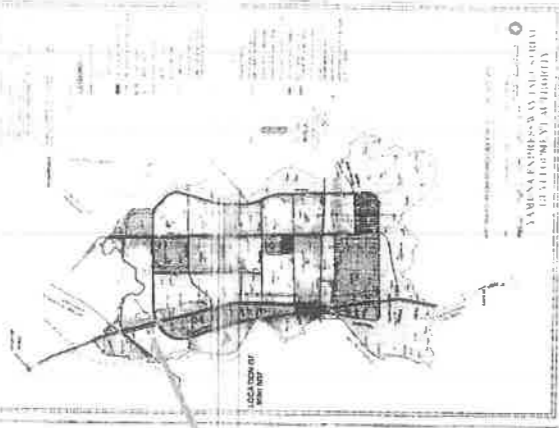
1. 
(ASHOK KHERA)
S/o Sh. O.P. Kherra
125, Sector 14 Faridabad

2. Atul Kumar
(ATUL KUMAR)
S/o Latesh Ji Jagdish Prasad
H/C-28 sector-13
Greater Noida

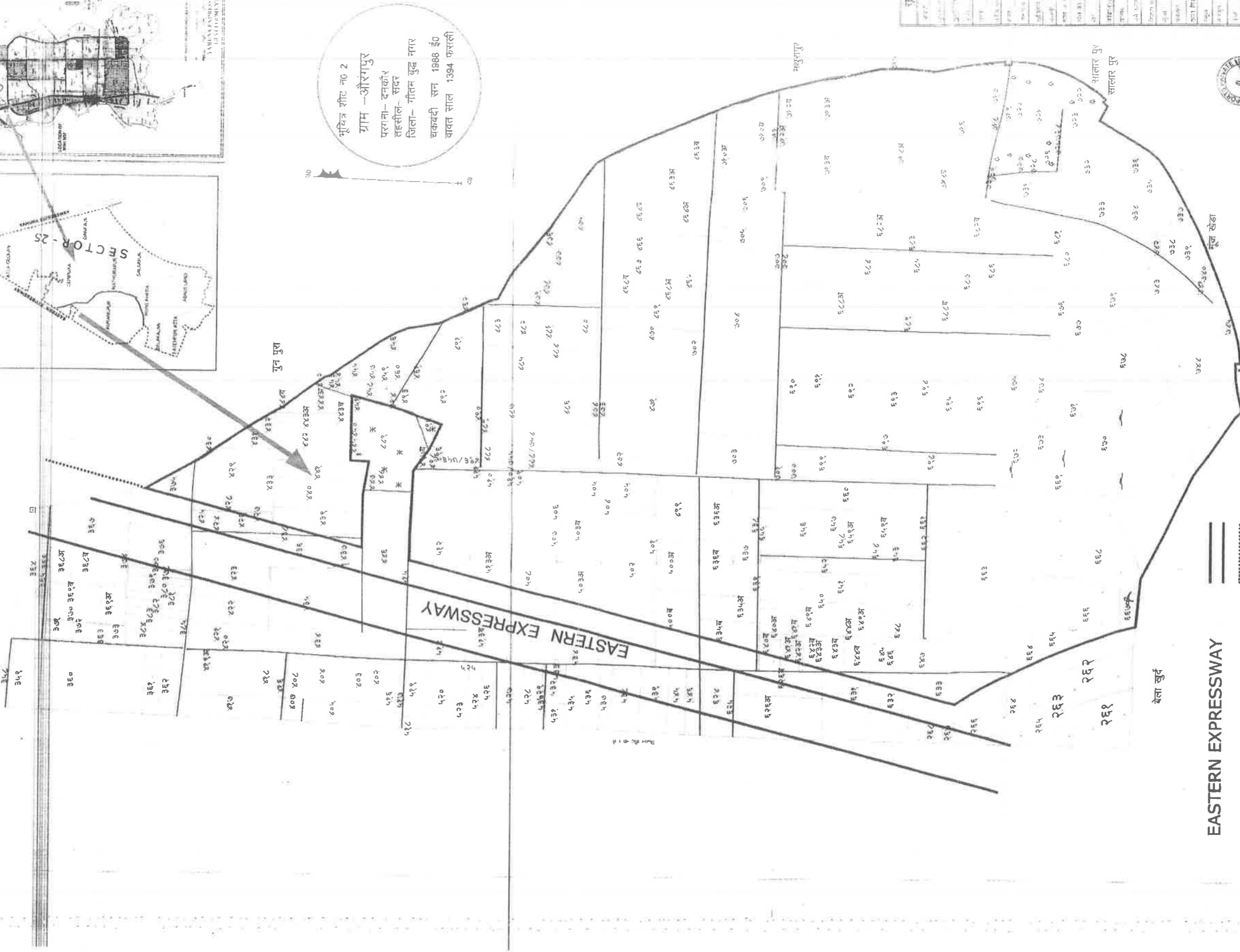
SCHEDULE-III

CITY LEVEL ZONAL PLAN FOR DEVELOPMENT ALONG YAMUNA EXPRESSWAY

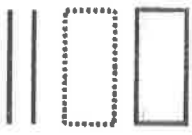
SPECIAL DEVELOPMENT ZONE (SDZ) SECTOR-25



अटवा गुजरात



मूक शीट नं 2
ग्राम - औरंगपुर
परगना - टनकोंर
तहसील - सदर
जिला - गौतम बुद्ध नगर
चकबंदी सन 1988 ई0
बाबत साल 1394 फसली



EASTERN EXPRESSWAY
SDZ, SECTOR-25
DEMISED LAND



शुद्धी	दिनांक
1	10/01/2018
2	15/02/2018
3	20/03/2018
4	25/04/2018
5	30/05/2018
6	05/06/2018
7	10/07/2018
8	15/08/2018
9	20/09/2018
10	25/10/2018
11	30/11/2018
12	05/12/2018
13	10/01/2019
14	15/02/2019
15	20/03/2019
16	25/04/2019
17	30/05/2019
18	05/06/2019
19	10/07/2019
20	15/08/2019
21	20/09/2019
22	25/10/2019
23	30/11/2019
24	05/12/2019
25	10/01/2020
26	15/02/2020
27	20/03/2020
28	25/04/2020
29	30/05/2020
30	05/06/2020
31	10/07/2020
32	15/08/2020
33	20/09/2020
34	25/10/2020
35	30/11/2020
36	05/12/2020
37	10/01/2021
38	15/02/2021
39	20/03/2021
40	25/04/2021
41	30/05/2021
42	05/06/2021
43	10/07/2021
44	15/08/2021
45	20/09/2021
46	25/10/2021
47	30/11/2021
48	05/12/2021
49	10/01/2022
50	15/02/2022
51	20/03/2022
52	25/04/2022
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89	30/05/2025
90	05/06/2025
91	10/07/2025
92	15/08/2025
93	20/09/2025
94	25/10/2025
95	30/11/2025
96	05/12/2025
97	10/01/2026
98	15/02/2026
99	20/03/2026
100	25/04/2026

शेरा बुर्द

सातार पुर

सातार पुर

मधुगापुर

गुल पुरा

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