

116/817



AB 580797

LEASE DEED

This Deed of Lease is made on this 25<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.




राजेंद्र कुमार  
उप मुख्य कार्यालय अधिकारी  
यमुना एक्सप्रेसवे औद्योगिक विकास 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/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 inter alia, 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, 175.3639 hectares 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.

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


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



(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.

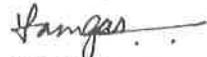
IN WITNESS WHEREOF THE Lessor and the Lessee have caused these present to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing.

SIGNED AND DELIVERED by Yamuna Expressway  
Industrial Development Authority by the hand of  
Shri Rajendra Kumar Singh, its Dy. C.E.O.

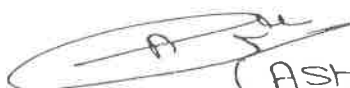

  
रजेंद्र कुमार  
उप मुख्य कार्यकारी अधिकारी  
यमुना एक्सप्रेस-वे औ० वि० प्राधिकरण  
सेक्टर-बीटा-II, ग्रेटर नोएडा

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)  
Sl. O.P. Khera  
125, Sector 14 Faridabad,
2.   
(ATUL KUMAR)  
Sl. Late Shri Jagdish Prasad  
A/C-28 sector-1-3  
Greater Noida

आज दिनांक 25/09/2009 को

वही सं 1 जिल्द सं 5062

पृष्ठ सं 77 से 152 पर क्रमांक 11618

रजिस्ट्रीकृत किया गया ।

  
राजेश सिवारी

उप निबन्धक गौ0बुद्धनगर

सदर

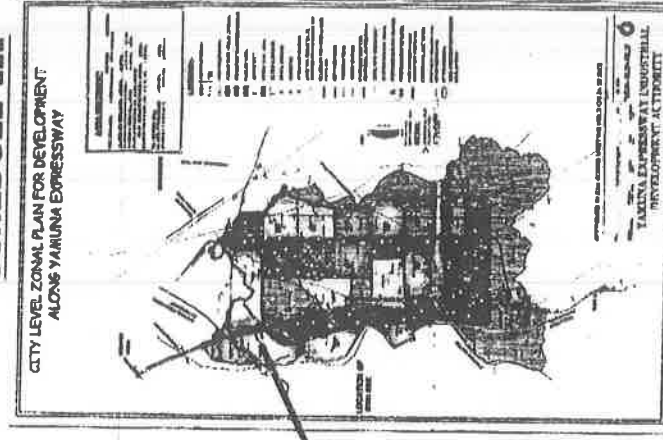
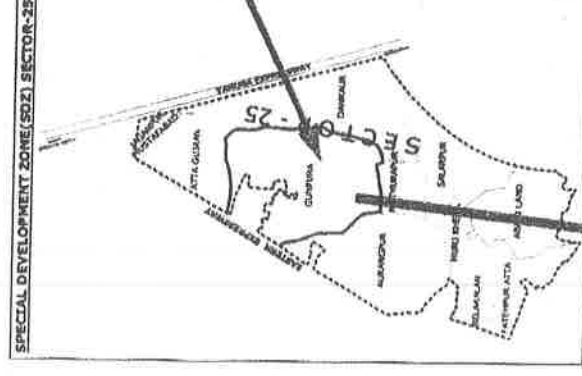
25/9/2009



✓  
JPSK  
58/

### **SCHEDULE-III**

CITY LEVEL ZONAL PLAN FOR DEVELOPMENT  
ALONG YAMUNA EXPRESSWAY



ग्राम - गुनपुरा  
परगना दनकौर  
तहसील सटर  
जिला गाँतमबुद्ध नगर

50

SIMA GRAM ATTA GUJRAN

KASBA DANKOR

STIA GRAM AOURANGPUR

SIMA GRAM MATHURAPUR

CDZ, SECTOR-25

# IMISED LAND

सूची	चिह्न
आवादी	U U U
समाप्य आवादी	U U U
हरित आवादी	U U U
नाली	—
गन्था	—
नवीन शली	—
इकर	—
शमशान	—
खडिखन	—
खार के सरे	□ □ □
खेल का मैदान	—
बाग	□ □ □
कविस्थान	—
शालाब	—
धर्म स्थान	—
सिद्धा पाकर	—
कुत्ता	—
परागत घर	—
खाल दिखावने का स्थान	—
स्कुल	—



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