

I-18425/10



उत्तर प्रदेश UTTAR PRADESH

P-917674

LEASE DEED



This Deed of Lease is made on this 5th day of May, 2010

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.

राजेश कुमार
एन एम डी, बिल्डिंग डिप्टी
प्लॉट नं. 1, फ्लोर प्रथम, सेक्टर-बीटा-2-ए
ग्रेटर नोयडा-201305, उत्तर प्रदेश



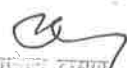


उत्तर प्रदेश UTTAR PRADESH

P 917675

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.


राजेश कुमार
जयपुर स्पोर्ट्स प्राइवेट लिमिटेड
प्लॉट नं. 128, नोडा-201304, गौतम बुद्ध नगर (उ.प्र.)
वि. नं. 917675-11, प्रेक्षक कार्यालय



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/393/2010 dated 27.01.2010 (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 20.2960 Hectares land in Villages – Aurangpur, Atta Gujran, Salarpur, Munjkhera, Fatehpur Atta and Gunpura in Tehsil Sadar, District Gautam Budh Nagar (U.P.) for a period of 90 years on lease at premium of Rs 945.17 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, 3.8139 hectare of land in **Village Salarpur, 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 contained, the Lessor doth hereby demise unto the Lessee all that piece

संलग्न नक्शा में दर्शाया गया है।
संलग्न नक्शा में दर्शाया गया है।
संलग्न नक्शा में दर्शाया गया है।



(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.

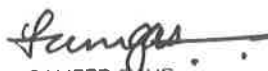
IN WITNESS WHEREOF THE Lessor and the Lessee have caused these present to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing.

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



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. A. K. Kumar Ael
S/o Jagdish Prasad
H-168/11 Gammatt area Noida
2. M. R. Badoni
S/o Shri G. R. Badoni
Sector-128 Noida

आज दिनांक 21/07/2010 को

बही सं 1 जिल्द सं 7105

पृष्ठ सं. 369 से 430 पर क्रमांक 18425

रजिस्ट्रीकृत किया गया ।

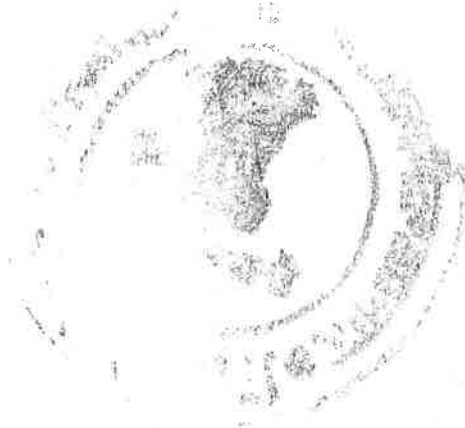


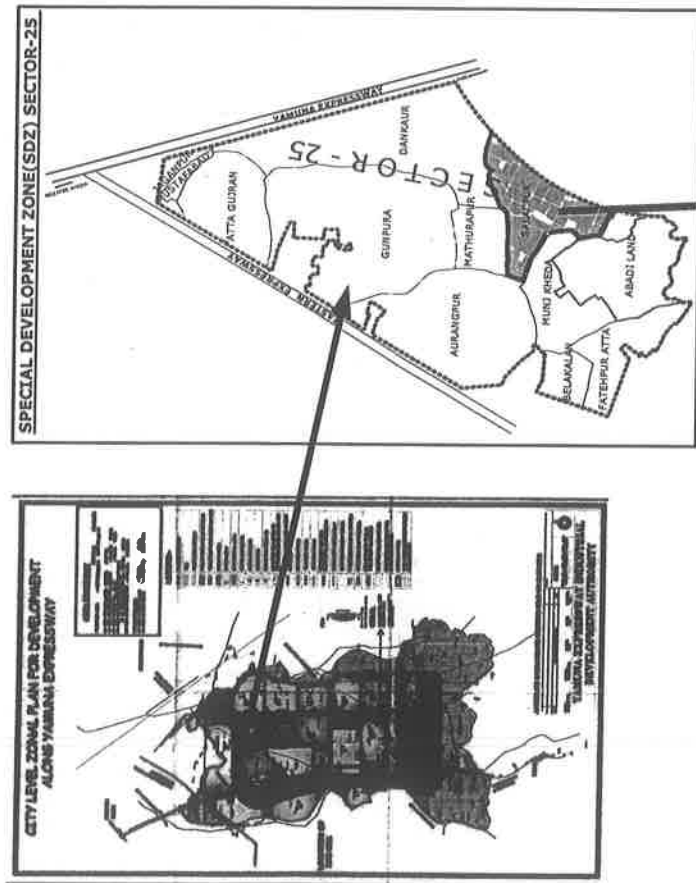
मुकेश यादव

उप निबन्धक गौ०बुद्धनगर

सदर

21/7/2010





SEMMA GRAM MATHURAPUR

SEMMA GRAM AAURANGPUR

MILAN SHEET NO 2

SDZ,SECTOR-25

LAND ALREADY TRANSFERRED

DEMISED LAND

ABADI

SEMMA GRAM MOOJKHEDA

[illegible]

राजेश कुमार
सब राज्य कार्यपालक अधिकारी
यमुना एजेंडोस-वे ४१० वि० प्रशासन
सेक्टर-बीटा-II, ग्रेटर नोएडा

