

11621/07



उत्तर प्रदेश UTTAR PRADESH

AB 580801

LEASE DEED

This Deed of Lease is made on this 25th 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 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.



WHEREAS _____

- (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

यमुना एकादश-वे १० दि० प्राधिकरण
सेक्टर-पाटा-१, प्रेक्ष कोठरा



(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.



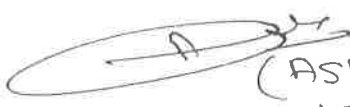
SIGNED AND DELIVERED by JPSK Sports Pvt. Ltd.
By the hand of Shri Sameer Gaur, its MD & CEO

For JPSK SPORTS PRIVATE LIMITED



SAMEER GAUR
MANAGING DIRECTOR & CEO

Witness:

1.  (ASHOK KHERRA) s/o Sh. O.P. Kherra
125, Sector 14 Faridkot.
2. Atul Kumar
(ATUL KUMAR) s/o Late Shri
Jagdish Prasad
H/o C-28 Sector-P-3
Greater Noida

आज दिनांक 25/09/2009 को

वही सं 1 जिल्ल में 5062

पृष्ठ सं 283 में 348 पर क्रमांक 11621

रजिस्ट्रीकृत किया गया ।



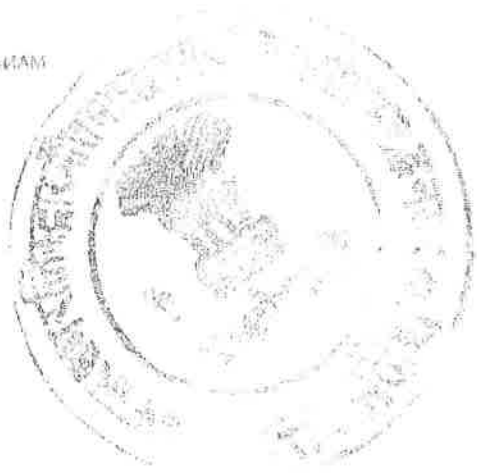
राजेश तिवारी

उप निबन्धक गौ0बुद्धनगर

सदर

25/9/2009

ज.प्र.सं. 57/1
ज.प्र.सं. 57/1



JPCK
57/1





क्र.सं.	विवरण	क्षेत्रफल (वर्ग मी.)	मालिक	प्रकार	नोट
1	प्लॉट नं. 1	100	श्री. राजेश	वाणिज्यिक	
2	प्लॉट नं. 2	100	श्री. राजेश	वाणिज्यिक	
3	प्लॉट नं. 3	100	श्री. राजेश	वाणिज्यिक	
4	प्लॉट नं. 4	100	श्री. राजेश	वाणिज्यिक	
5	प्लॉट नं. 5	100	श्री. राजेश	वाणिज्यिक	
6	प्लॉट नं. 6	100	श्री. राजेश	वाणिज्यिक	
7	प्लॉट नं. 7	100	श्री. राजेश	वाणिज्यिक	
8	प्लॉट नं. 8	100	श्री. राजेश	वाणिज्यिक	
9	प्लॉट नं. 9	100	श्री. राजेश	वाणिज्यिक	
10	प्लॉट नं. 10	100	श्री. राजेश	वाणिज्यिक	
11	प्लॉट नं. 11	100	श्री. राजेश	वाणिज्यिक	
12	प्लॉट नं. 12	100	श्री. राजेश	वाणिज्यिक	
13	प्लॉट नं. 13	100	श्री. राजेश	वाणिज्यिक	
14	प्लॉट नं. 14	100	श्री. राजेश	वाणिज्यिक	
15	प्लॉट नं. 15	100	श्री. राजेश	वाणिज्यिक	
16	प्लॉट नं. 16	100	श्री. राजेश	वाणिज्यिक	
17	प्लॉट नं. 17	100	श्री. राजेश	वाणिज्यिक	
18	प्लॉट नं. 18	100	श्री. राजेश	वाणिज्यिक	
19	प्लॉट नं. 19	100	श्री. राजेश	वाणिज्यिक	
20	प्लॉट नं. 20	100	श्री. राजेश	वाणिज्यिक	



YAMUNA EXPRESSWAY
SDZ, SECTOR-25
DEMISED LAND

श्री. राजेश
श्री. राजेश
श्री. राजेश