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उत्तर प्रदेश UTTAR PRADESH

AB 580802

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 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, 61.1913 hectare of land in **Village Munjkheda, 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

राजेन्द्र कुमार
रूप मुखा सर्वजनिक 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. 

राजेंद्र कुमार
उप मुख्य कार्यपालक अधिकारी
यमुना एक्सप्रेस-वे जॉइंट वि. प्रा. नि. संस्था
सेक्टर-बीटा-III, ग्रेटर नोएडा

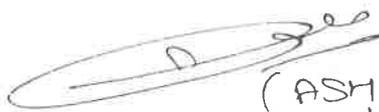
SIGNED AND DELIVERED by JPSK Sports Pvt. Ltd.
By the hand of Shri Sameer Gaur, its MD & CEO

For JPSK SPORTS PRIVATE LIMITED


SAMEER GAUR
MANAGING DIRECTOR & CEO

Witness:

1.



(ASHOK KHERA)
S/O Sh. O.P. Khanna
125, Sector 14 Faridkot Rd.

2.

Ajay Kumar
(ATUL KUMAR) Shalatesh
Jagdish Prasad
MOC-28 Sector-P-3
Greater Noida

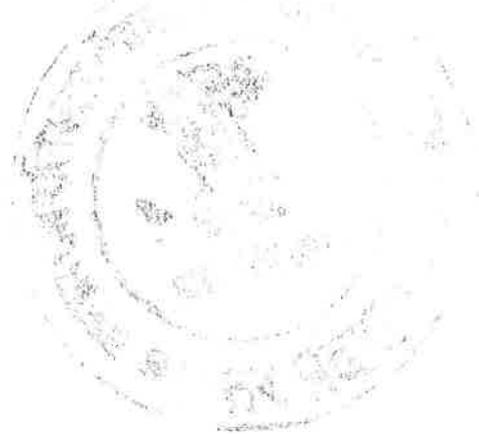
आज दिनांक 25/09/2009 को
वही सं 1 जिल्द सं 5062
पृष्ठ सं 349 से 406 पर क्रमांक 11622
रजिस्ट्रीकृत किया गया ।


राजेश तिवारी

उप निबन्धक गौ०बुद्धनगर

सदर

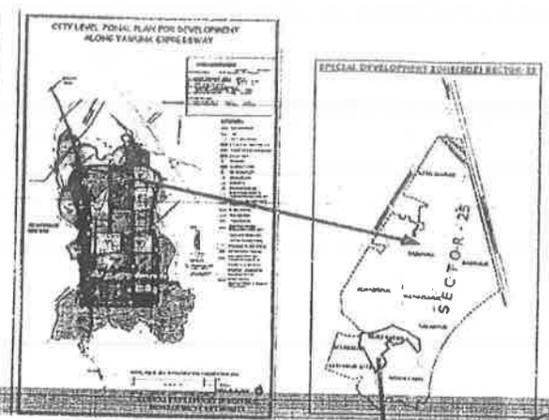
25/9/2009



✓
JPSK
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गाँव का नाम
 भूमि
ग्राम - मुजखेडा
 परगना - दनकौर
 तहसील सदर
 जिला - गौतमबुद्धनगर
 प्लान नं० १८१५, फरवरी
 सन् १९९१/९२ ई०



SDZ, SECTOR-25
 DEMISED LAND
 ABADI

क्र.सं.	प्लान नं.	प्लॉट नं.	क्षेत्रफल (वर्ग मी.)	मालिक
1	1815	1	...	...
2	1815	2	...	...
3	1815	3	...	...
4	1815	4	...	...
5	1815	5	...	...
6	1815	6	...	...
7	1815	7	...	...
8	1815	8	...	...
9	1815	9	...	...
10	1815	10	...	...

