



सत्यमंघ जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

## e-Stamp

**Certificate No.**  
**Certificate Issued Date**  
**Account Reference**  
**Unique Doc. Reference**  
**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

- IN-DL93866571009750V
- 08-Nov-2023 01:43 PM
- IMPACC (IV)/dl783903/ DELHI/ DL-DLH
- SUBIN-DLDL78390352604747691548V
- CHRISHMATIC DEVELOPERS PVT LTD
- Article 35(v) Lease with security upto 30 years
- Not Applicable
- 0  
(Zero)
- NATIONAL HIGHWAY LOGISTICS MANAGEMENT LIMITED
- CHRISHMATIC DEVELOPERS PVT LTD
- CHRISHMATIC DEVELOPERS PVT LTD
- 100  
(One Hundred only)

सत्त्वादेव उद्यते



Please write or type below this line

IN. D. 92866571009750V

## LEASE AGREEMENT

This Agreement of Lease made on this 10<sup>th</sup> day of November in the year Two Thousand and Twenty Three between the National Highways Authority of India, a statutory corporation having its office at G 5&6, Sector-10, Dwarka, New Delhi-110075 (hereinafter referred to as the "Lessor" which expression shall, unless excluded by or is repugnant to the context, include its Member, General Manager, Director or any of its officers duly authorized by the Chairman in this behalf of its administrator, successor and assigns) of the one part

AND

Mr. Sudhir Kumar Agarwal, S/o Late. Om Prakash Agarwal, R/o D-6, Arya Nagar Society, I.P. Extension, Patparganj, East Delhi, Delhi – 110092 carrying on business in the name and style of M/s Chrishmatic Developers Private Limited at Office D-6, Plot No. 91, Arya Nagar CGHS, Indraprastha Extension, East Delhi, Delhi – 110092, India.



### Statutes

Z.O. North  
Chandigarh

10. This Certificate should be verified at [www.certifid.com](http://www.certifid.com) by the date on this Certificate and as available on the website. The responsibility is on the users of the certificate for any discrepancy please inform the Competent Authority.



100

**NATIONAL HIGHWAYS AUTHORITY OF INDIA**  
(Ministry of Road Transport & Highways)  
Government of India



For

**DEVELOPMENT, OPERATION AND MAINTENANCE OF LARGE &  
SMALL WAYSIDE AMENITIES ON DIFFERENT SECTIONS OF  
NATIONAL HIGHWAY ON LEASE BASIS**

(At NH09 / Chajjarsi / Pilkhuwa / RHS / Ghaziabad in the State of  
Uttar Pradesh)

Between

**NATIONAL HIGHWAYS AUTHORITY OF INDIA**  
(G-5 & 6, Sector 10, Dwarka, New Delhi – 110075)

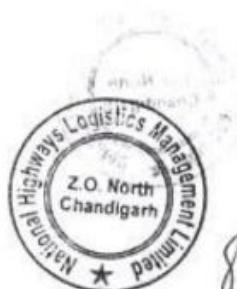
And

M/s CHRISHMATIC DEVELOPERS PRIVATE LIMITED

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**LEASE AGREEMENT**

10<sup>th</sup> Nov. 2023

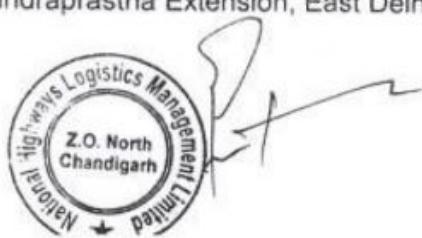


## LEASE AGREEMENT

This Agreement of Lease made on this TENTH day of NOVEMBER in the year two thousand and twenty three between the National Highways Authority of India, a statutory corporation having its office at G 5&6, Sector-10, Dwarka, New Delhi – 110 075 (hereinafter referred to as the "Lessor" which expression shall, unless excluded by or is repugnant to the context, include its Member, General Manager, Director or any of its officers duly authorized by the Chairman in this behalf or its administrator, successor and assigns) of the one part;

AND

M/s **Chrishmatic Developers Private Limited**, a company registered under the Companies Act, 1956 having its registered office at D-6, Plot No. 91, Arya Nagar CGHS, Indraprastha Extension, East Delhi, Delhi – 110092, India.



**Annexure-C**  
**List of mandatory facilities**

1. NH9\_Chajjarsi\_Pilkhuwa\_RHS\_Ghaziabad

<b>Facility</b>
<i>Food Court/ Restaurant</i>
<i>Convenience Store/ Shops</i>
<i>Toilet facility (separate for ladies, gents &amp; Divyang with appropriate ramp and railing), dustbin and baby care room</i>
<i>Car/Bus Parking</i> <i>(Provision for wheelchair &amp; other facilities for Divyang) and Electric Vehicle charging station</i>
<i>Drinking Water</i>
<i>Vehicle Service Area</i>
<i>First Aid Box &amp; Medical clinic</i>
<i>High Mast Lights &amp; Signages</i>
<i>Landscaping</i>
<i>Children's play area &amp; open gym</i>
<i>Dedicated area for promoting local artisans in the form of Kiosk/ stall, dedicated covered zone with a minimum of 1000 sqft or 1% of the area of the wayside amenity whichever is more.</i>
<i>Truck Parking</i>
<i>Dhabas for Trucker</i>
<i>Safety awareness corner</i>
<i>Drone Landing Facility</i>



Annexure-D

List of permissible facilities

S. No.	Permissible Facilities in WSA
1	Food court/restaurants
2	Dhabhas for truckers
3	Retail Arcade (Convenience Store, shops)
4	Tourist information kiosk
5	Village Haat through KVIC
6	Motel/Rooms for short stay
7	Dormitory for drivers
8	Open air rest area with benches and tables
9	Toilets facilities^* and Baby care room
10	Drinking water*
11	Children's play area
12	Self-laundry and cooking facility for truckers
14	Car/Bus Parking*
15	Truck parking*
16	Vehicle repair shop
17	Car washing
18	Spare parts shop
19	First aid box
20	Doctor on call
21	Medical Clinic with Ambulance Facility - The medical clinic must have Emergency Response Plan, 24X7 nursing staff, first aid kit, over the counter (OTC) medicine, oxygen cylinders, stretchers, ambulance and tie-up with nearest hospital in case of emergency
22	Internet Facility
23	ATM/ Bank
24	Emergency telephone connection*
25	Smoking zone
26	Helipad#
27	Conference room/meeting room
28	Convention centre
29	Telephone Tower
30	Warehouse
31	Hotel
32	Wedding Halls
33	Automobile Showrooms

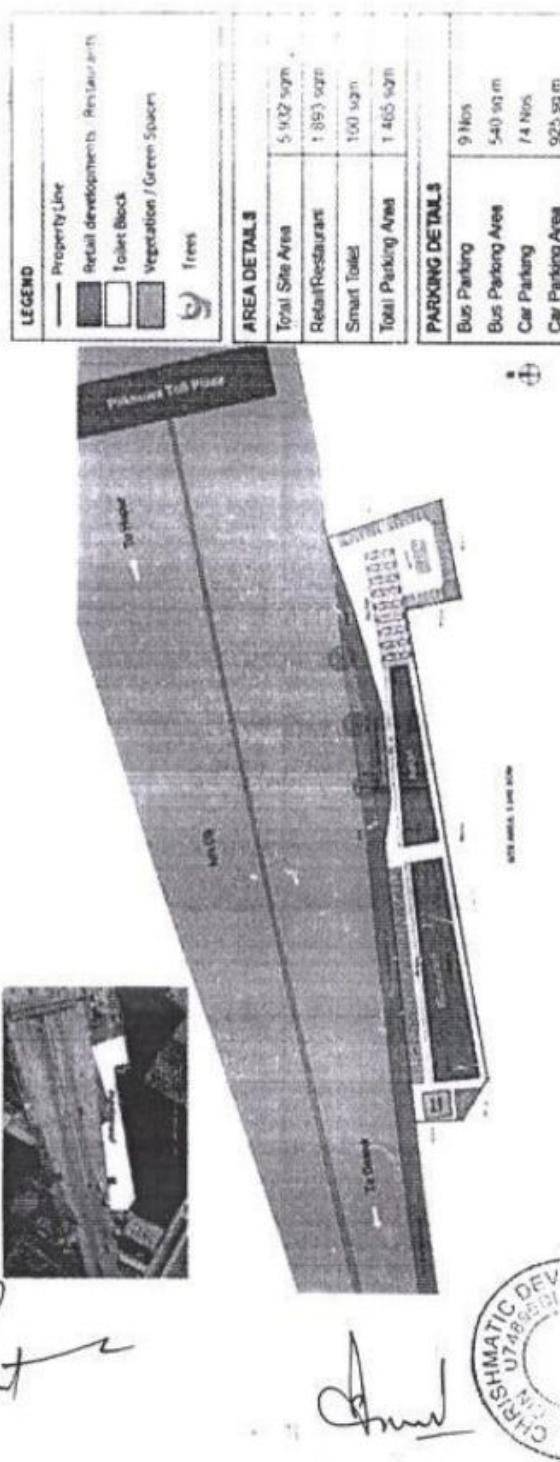
# As per DGCA guidelines

\* Separate for men, women and physically challenged

\* Lessee will not be allowed to charge rents from the customers for drinking water, toilets, parking, emergency telephone services, first aid facility




**Site NH9 Delhi-Hapur / Pilkhuwa Toll/ RHS/ UP: Site Layout Plan**



*[Handwritten signature]*



Dimensions are in meters