



सत्यमेव जयते

INDIA NON JUDICIAL

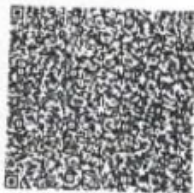
Government of National Capital Territory of Delhi

₹100

e-Stamp

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Certificate No.	: IN-DL93866571009750V
Certificate Issued Date	: 08-Nov-2023 01:43 PM
Account Reference	: IMPACC (IV)/dl783903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL78390352604747691548V
Purchased by	: CHRISHMATIC DEVELOPERS PVT LTD
Description of Document	: Article 35(v) Lease with security upto 30 years
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NATIONAL HIGHWAY LOGISTICS MANAGEMENT LIMITED
Second Party	: CHRISHMATIC DEVELOPERS PVT LTD
Stamp Duty Paid By	: CHRISHMATIC DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



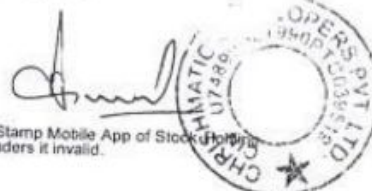
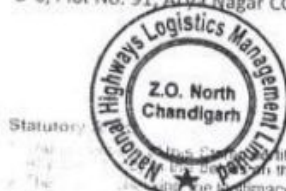
Please write or type below this line IN D 93866571009750V

LEASE AGREEMENT

This Agreement of Lease made on this 10th 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.



Statutory

This Certificate should be verified at 'www.shodastamp.com' or using e-Stamp Mobile App of Stock Exchange of India. The legitimacy is on the users of the certificate. In case of discrepancy please inform the Competent Authority.

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

LEASE AGREEMENT

10th NOV. 2023



LEASE AGREEMENT

This Agreement of Lease made on this TEN 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_Pilkhua_RHS_Ghaziabad

Facility
Food Court/ Restaurant
Convenience Store/ Shops
Toilet facility (separate for ladies, gents & Divyang with appropriate ramp and railing), dustbin and baby care room
Car/Bus Parking (Provision for wheelchair & other facilities for Divyang) and Electric Vehicle charging station
Drinking Water
Vehicle Service Area
First Aid Box & Medical clinic
High Mast Lights & Signages
Landscaping
Children's play area & open gym
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.
Truck Parking
Dhabas for Trucker
Safety awareness corner
Drone Landing Facility



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

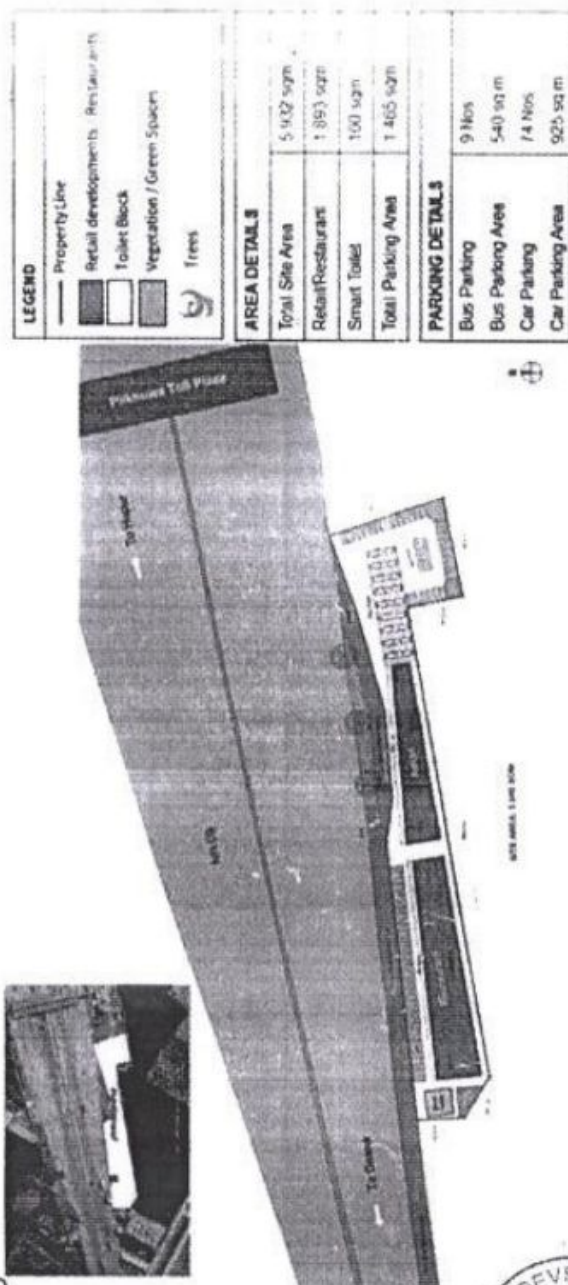
* Lessee will not be allowed to charge rents from the customers for drinking water, toilets, parking, emergency telephone services, first aid facility



Annexure-E

Tentative Site Layout

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



[Signature]

[Signature]



Dimensions are in meters