



INDIA NON JUDICIAL



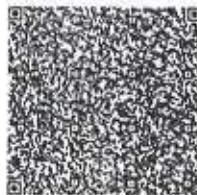
Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	: IN-DL93866901496052V
Certificate Issued Date	: 08-Nov-2023 01:43 PM
Account Reference	: IMPACC (IV)/ d1783903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLLD73390352605387734602V
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)

मांत्रगोल जयते



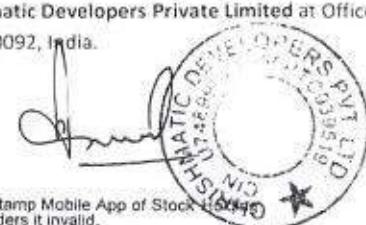
Please write or type below this line **IN-DL93866901496052W**

LEASE AGREEMENT

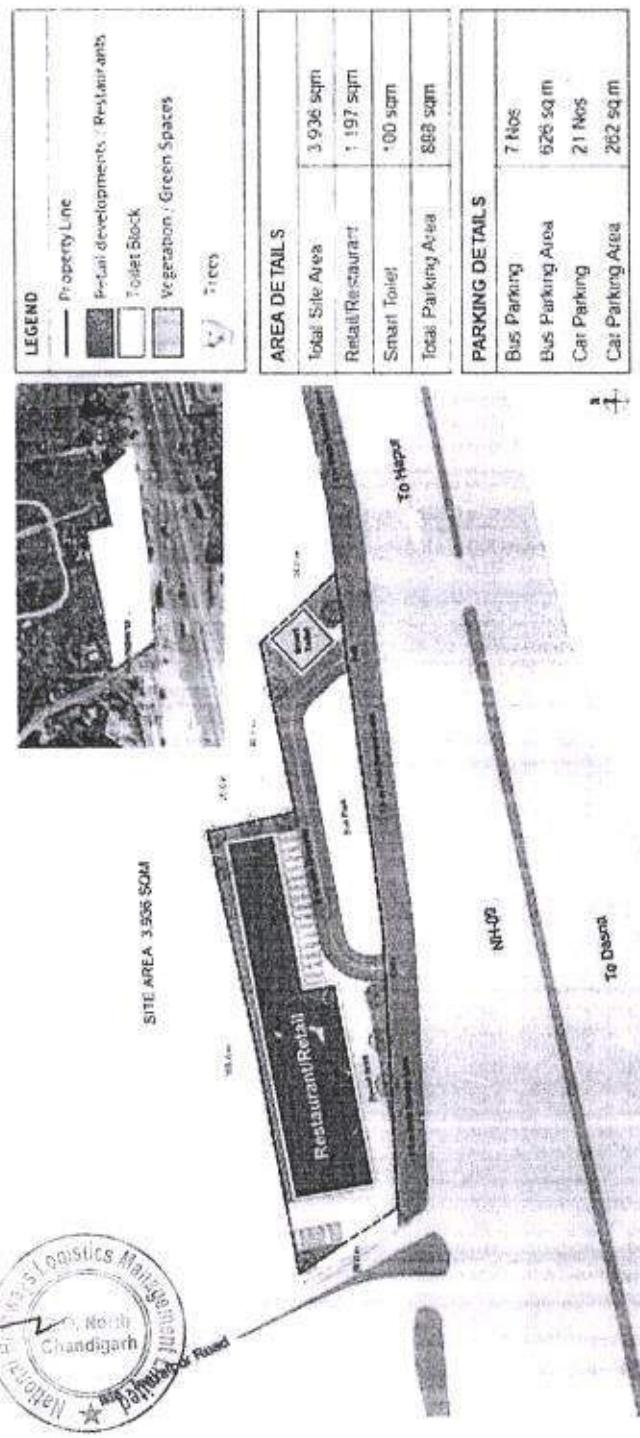
This Agreement of Lease made on this 10th day of November in the year Two Thousand and Twenty Three between the National Highways Authority of India, a statutory corporation having its office at G 5&6, Sector-10, Dwarka, New Delhi-110075 (hereinafter referred to as the "Lessor" which expression shall, 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. Suchit 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. 31, Arya Nagar CGHS, Indraprastha Extension, East Delhi, Delhi – 110092, India.

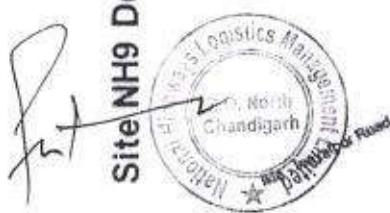


Site NH9 Delhi-Hapur / Pilkhuwa Toll/ LHS/ UP: Site Layout Plan



Annexure-E

Tentative Site Layout



Annexure-F

Details of facilities to be developed:

Facilities must have a minimum of the amenities as per Annexure-C: The facilities shall be developed as per following guidelines:

- A. Guidelines for Parking
- 1. Pedestrian and Vehicular Movement

General Design Criteria for Paths and Parking

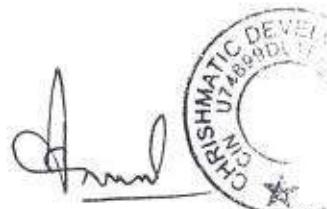
- a) Traffic Safety: Design of all circulation routes and parking areas should reflect good traffic engineering design practice to enhance the safety of users during circulation and parking.
- b) Aesthetics: Landscaping should be utilized to enhance the appearance of paths and parking areas.

Minimum road widths: Passenger vehicle movement

i.	One way drive: 3.5 m (min.)
ii.	Two-way drive: 7.0 m (min.)
Two-way car - truck/bus/trailer 7.0m (max vehicle width 2.45m)	

Trailer/ Truck access

- a) For one-way truck/trailer (access only): 4.0 m (movement into and out of parking bays as per turning radii requirement of vehicles)
- b) For two-way truck/trailer (access only): 8.0 m (movement into and out of parking bays as per turning radii requirement of vehicles)
- c) Recommended minimum radius: 22 m; turning radius should be based on vehicles to be accommodated.
- d) Vehicles should circulate in a clockwise direction, making right hand turns, permitting driver to see rear of unit when backing into parking space.



IN WITNESS WHEREOF the parties hereto set their hands on the day and year first above-mentioned

On and behalf of
National Highways Logistics Management Limited (NHLML)
(100% Owned SPV of NHAI)
1st Floor, Bays No. 35-38, Sector 4,
Panchkula – 134112, India

Sign & Seal:



Name: **Col Anil Sen (Retd.)**
Designation: Zonal Officer
(Northern Region) Chandigarh

On and behalf of
M/s Chrishmatic Developers Private Limited
D-6, Plot No. 91, Arya Nagar CGHS,
Indraprastha Extension, East Delhi,
Delhi – 110092, India

Sign & Seal:

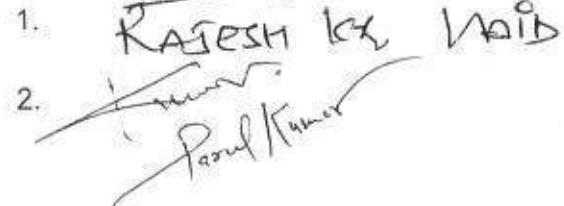


Name: **Mr. Sudhir Kumar Agarwal**
Designation: Director

In the presence of:

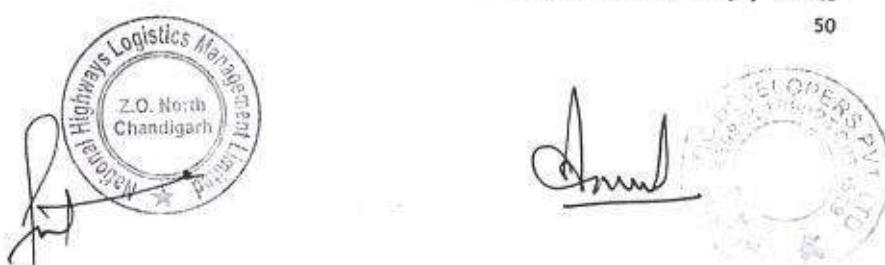
1. Rajesh Kumar

2. Rajesh Kumar
Zonal Officer



4. Deleted
5. The **Lessee** shall complete the development work on the Demised Land within a period of 10 months of the Appointed Date. In case it is delayed, an additional charge by way of penalty of 2% of the annual lease amount per calendar week will be levied for the next 8 calendar weeks or part thereof. The same shall be increased by an additional 2% for every calendar week of default thereafter.
6. Any penalty imposed for delay in the commencement or completion of the construction work, as provided herein above, shall be paid in such manner as the **Lessor** may decide.
7. The **Lessee** shall construct the building/structure/installations on the Demised Land at his own cost after obtaining prior written approval of the **Lessor** and strictly in accordance with the sanction and approval of the Local authority or of any other authority, the approval of whom has been mandated under the law for the time being in force. The **Lessee** shall follow IRC guidelines in respect of building line and control line.
8. The **Lessee** shall submit monthly, progress report of the construction work being carried on the Demised Land, in a manner acceptable to the **Lessor**.
9. The **Lessee** shall not keep any construction material/ debris outside the Demised Land during or after completion of construction. If any construction material/debris are kept outside the Demised Land, the **Lessor** shall have the right but not the obligation to have it removed at the cost/ risk of the **Lessee** after giving 2 days' notice in writing. This amount shall be paid by the **Lessee** within 7 days on a mere reference to it failing which the **Lessor** shall be entitled to recover the same from the Performance Security without prejudice to any other rights under this Lease Agreement. The **Lessee** will be solely responsible for any accident occurring due to the negligence of the **Lessee** at the Demised Land or in area adjoining the Demised Land.
10. The **Lessee** shall make no additions or alterations whatsoever to the premises erected over the Demised Land without first obtaining written permission of the **Lessor** and if permission is so granted, the additions and alterations shall be made only in accordance with such directions as may be given by the **Lessor** and after obtaining sanction of the plan by the competent local authority as may be required in law. It is also agreed and acknowledged by the **Lessee** that it shall have no right to lease/license/allotment of any extra land over and above the Demised Land

However, the **Lessor** may in its absolute discretion and having regard to the attending circumstances may consider the request of the **Lessee** for additional land on payment of



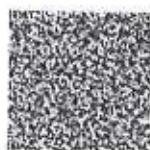


INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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Certificate No.: IN-DL53000-10064299
Certificate Issued Date: 27-Jan-2023 05:56 PM
Account Reference: IMPACC (IV) dl002303/DELHI DL-DLH
Unique Doc. Reference: SUBIN-DLDL96030380652467832485V
Purchased by: HDFC BANK LTD
Description of Document: Article Bank Guaranteed
Property Descriptor: Not Applicable
Consideration Price (Rs.): 0 (Zero)
First Party: HDFC BANK LTD
Second Party: NATIONAL HIGHWAYS AUTHORITY OF INDIA
Stamp Duty Paid By: HDFC BANK LTD
Stamp Duty Amount(Rs.): 100 (One Hundred only)



This Non Judicial Stamp Paper of Rs 100/- forms part and parcel of Bank Guarantee number 027GT02230310018 issue date 31 JAN 2023



RAJESH CHHABRA
Date: 31-01-2023
Place: New Delhi
Signature

REENA AGGARWAL

PB-Authorized
Date: 31-01-2023
Signature

022223

Important: Verify online at www.indiestamp.com or using e-Stamp Mobile App of State holding
the certificate and on website on the website / Mobile App renders it invalid.

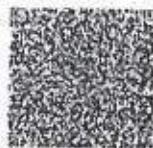


INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL52120190301921V
Certificate Issued Date	24-Jan-2023 11:48 AM
Account Reference	IMPACC (IV) d960303V DELHI/ DL-DLH
Unique Doc. Reference	SUBIN-DLDL96030377575118211562V
Purchased by	HDFC BANK LTD
Description of Document	Article Bank Guarantee
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	HDFC BANK LTD
Second Party	NATIONAL HIGHWAYS AUTHORITY OF INDIA
Stamp Duty Paid By	HDFC BANK LTD
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

This Non-Judicial Stamp Paper of Rs 100/- forms part and parcel of Bank Guarantee number 027GT02230310015 issue date 31 JAN 2023



RECEIVED
26/01/2023
Shah... 1028



Secretary Audit
The authenticity of this stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of Royal Philips
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
The user of eStamp is responsible for the genuineness of the users of the certificate.

HDFC BANK LTD, 100, NCPA, MUMBAI, Maharashtra, India, 400020



DATE SIGNATURE OF THE BANK:

SEAL OF THE BANK:

SIGNATURE OF THE WITNESS:

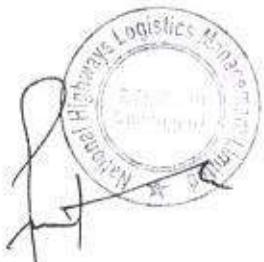
NAME & ADDRESS OF WITNESS:

RACHIT GUPTA
Branch Manager
EDO
Punjab & Sind

REENA AGARWAL
PB Authorizer
Punjab & Sind
Bank

✓ 322227





राष्ट्रपति

Form 1

विधायन का प्रभाग-पत्र

Certificate of Incorporation

No. 55-39519 रा. न. 19 11
No. 55-39519 of 19 89-90

क्रिश्मेटिक डेवलपर्स प्राइवेट लिमिटेड

ये एतद द्वारा प्रभागित करता है कि कानून

कानूनी अधिनियम, 1956 (1956 का 1) के अन्तर्गत विधायन की गई है और यह कम्पनी परिसीमित है।

I hereby certify that..... **CHRISHMATIC DEVELOPERS PRIVATE LIMITED**.....

Is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से ज्ञात है..... 24 फ़रवरी, 1991 को दिया गया।

Given under my hand at NEW DELHI this..... **FIFTEENTH**..... day of **MARCH**..... One Thousand Nine Hundred and **NINETY**.....



। डी. के. गुप्ता ।

सहायता कम्पनी रजिस्टर

दिल्ली एवं हरियाणा

(D. K. GUPTA)

ASSTT. Registrar of Companies

DELHI & HARYANA



12	474				
13	470	14.0			
14	471			0.03	
15	472	14.0	10.0	0.030	
16	473	14.0	10.0	0.167	
17	474	14.0	10.0	0.059	
18	475	14.0	10.0	0.114	

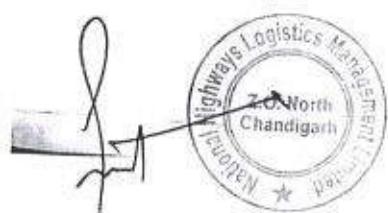


A handwritten signature in black ink, appearing to read "Aman" or a similar name.

23	482M	पिंडी	0.011-39	0.8227	पर्यावरण / वातावरण / शौच संवादियान प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / शौच संवादियान विवरक
24	482M	पिंडी	0.011-40	0.0038	पर्यावरण / वातावरण / शौच संवादियान प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / शौच संवादियान विवरक
25	482	पिंडी	0.011-40	0.785	पर्यावरण / वातावरण / शौच संवादियान प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / शौच संवादियान विवरक
				4.3789	पर्यावरणीय संस्करण / पर्याप्ति केन्द्र / अलोक नवर गत वातावरण संकेतकान / अलोक वातावरण / शुद्धीकृत संकेतकान / प्रियदृष्टि लाभ / कृष्ण नंद प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / अलोक नानी / कृष्ण नानी प्रियदृष्टि लाभ / अलोक कृष्ण नानी / एस.डी.308 शार्फीलाल प्रांतिकान्द्रां

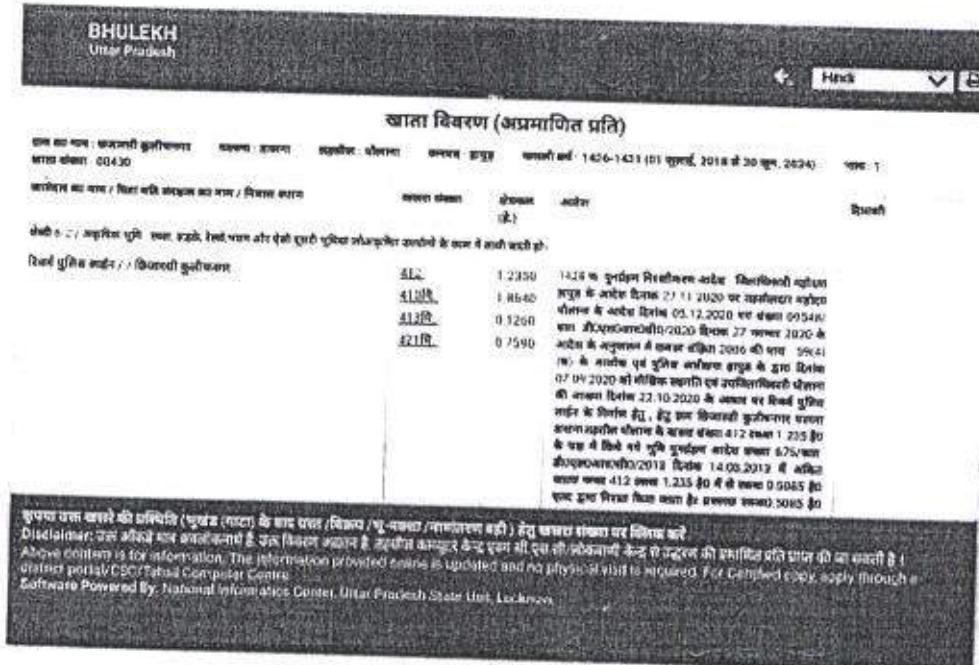
पर्यावरण / वातावरण / शौच संवादियान

प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / शौच



पर्यावरण / वातावरण / शौच संवादियान

प्रियदृष्टि पर्याप्ति / शुद्धीकृतार्थ / शौच



ਪ੍ਰਮਾਣ ਅਨੁਸਾਰ ਸੁਣਾ ਅਤੇ ਦੀ ਅਨੁਸਾਰ
ਪ੍ਰਮਾਣ/22.11.2020/ ਰਿਕਾਰਡਿੰਗ ਪ੍ਰਾਪਤ ਕਰਾਂ
05.12.2020

