



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

₹100 ₹100 ₹100 ₹100

Certificate No.	: IN-DL93866901496052V
Certificate Issued Date	: 08-Nov-2023 01:43 PM
Account Reference	: IMPACC (IV)/ dl783903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL78390352605387734602V
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)

सत्यमेव जयते



Please write or type below this line

IN-DL93866901496052V

LEASE AGREEMENT

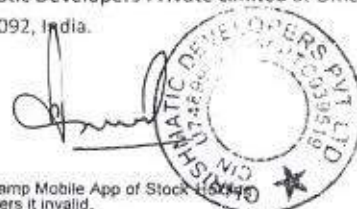
This Agreement of Lease made on this 10th day of November in the year Two Thousand and Twenty Three between the National Highways Authority of India, a statutory corporation having its office at G 5&6, Sector-10, Dwarka, New Delhi-110075 (hereinafter referred to as the "Lessor" which expression shall,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

1. This Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock
2. In the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. Looking the legitimacy is on the users of the certificate
4. In case of discrepancy please inform the Competent Authority



Annexure-E

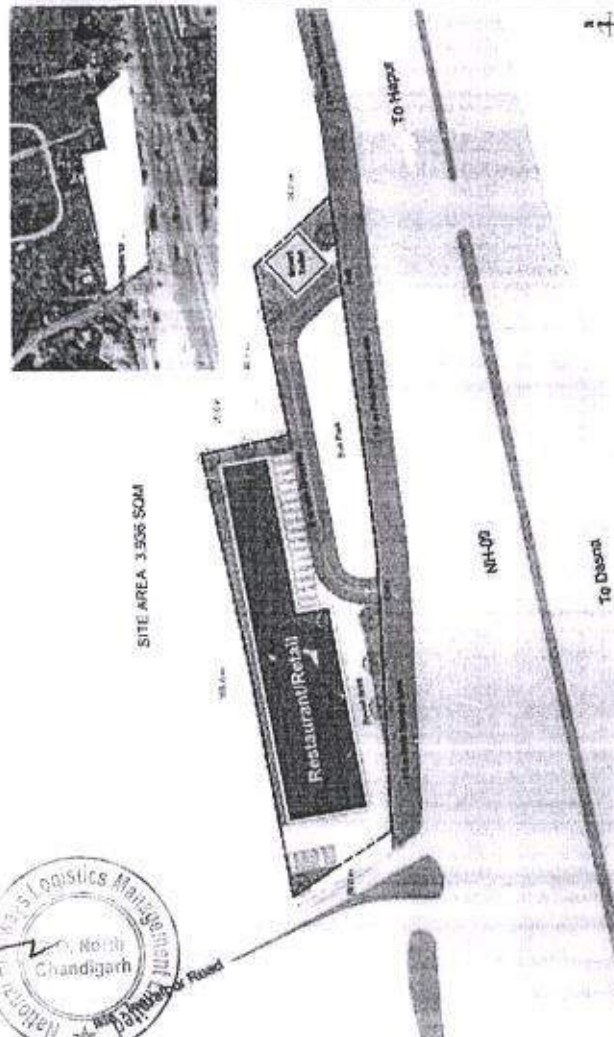
Tentative Site Layout

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

LEGEND	
	Property Line
	Retail developments / Restaurants
	Toilet Block
	Vegetation / Green Spaces
	Trees

AREA DETAILS	
Total Site Area	3,936 sqm
Retail Restaurant	1,197 sqm
Smart Toilet	100 sqm
Total Parking Area	883 sqm

PARKING DETAILS	
Bus Parking	7 Nos
Bus Parking Area	626 sq m
Car Parking	21 Nos
Car Parking Area	262 sq m



All dimensions are in meters

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

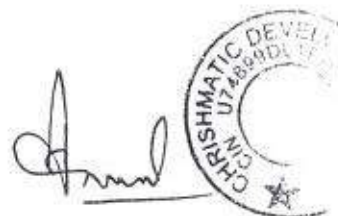
- a) Traffic Safety: Design of all circulation routes and parking areas should reflect good traffic engineering design practice to enhance the safety of users during circulation and parking.
- b) Aesthetics: Landscaping should be utilized to enhance the appearance of paths and parking areas.

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

In the presence of:

1. K. Sanyal

2. Col. Sanyal

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

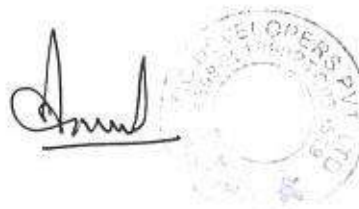
1. Rajesh K. Verma

2. Rajesh K. Verma



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





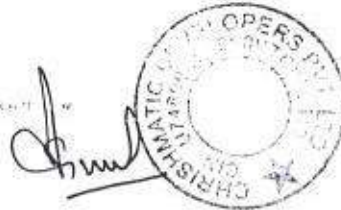
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Certificate No.	IN-DL5309D-18064299V
Certificate Issued Date	27-Jan-2023 05:56 PM
Account Reference	IMPACC (IV) 01000303/ DELHI/ DL-DLH
Unique Doc. Reference	SUBIN-DL5309D0380652467832485V
Purchased by	HDFC BANK LTD
Description of Document	Article 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)



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



REENA AGGARWAL
PB AUTHORITY
Stamp Duty 15928

REENA AGGARWAL
PB AUTHORITY
Stamp Duty 15928

822223

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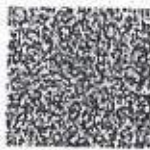
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INDIA NON JUDICIAL

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) di960303/ DELHI/ DL-DLH
Unique Doc. Reference	SUBIN-DL96030377575118211582V
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

[Signature]
Z.O. North
Chandigarh

Secretary, Arit

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[Signature]



822222

DATE SIGNATURE OF THE BANK:

SEAL OF THE BANK:

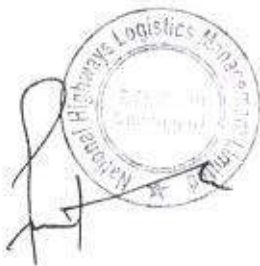
SIGNATURE OF THE WITNESS:

NAME & ADDRESS OF WITNESS:

RACHIT SRIVASTAVA
Branch Manager
FMD
Patna

REENA AGGARWAL
PR Assistant
FMD
Patna
15725
1987
B2222

[Signature]





प्राथम्य रूप

Form 1

निगमन का प्रमाण-पत्र

Certificate of Incorporation

सं. 55-39519 का. सं. 19 11
No. 55-39519 of 19 89-90

यह एतद्वारा प्रमाणित करता है कि नाम **क्रिश्मैटिक डेवलपर्स प्राइवेट लिमिटेड**

कम्पनी अधिनियम, 1956 (1956 का 1) के अन्वीन निगमन 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 आज तारीख **24 फाल्गुन, 1911** को दिया गया ।

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



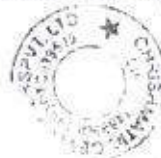
Viveka
Sharma

डी. के. गुप्ता ।
सहायक कम्पनी रजिस्ट्रार

दिल्ली एवं हरियाणा

(D. K. GUPTA)

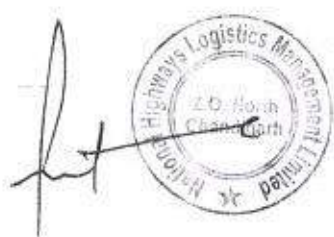
ASSTT. Registrar of Companies
DELHI & HARYANA



[Signature]

[Signature]

12	469	14.1	0.03	
13	470	14.1	0.03	
14	471	14.1	0.03	
15	472	14.1	0.03	
16	473	14.1	0.187	
17	474	14.1	0.159	
18	475	14.1	0.114	

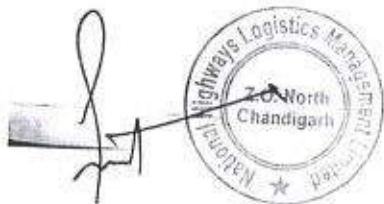


Handwritten signature

22	48%	मिमा	0.011-39	0.8227	मिमा / बाजपुर / सी० महामार्ग
23	49%	मिमा	0.0036	0.0036	मिमा / बाजपुर / सी० महामार्ग
24	492M	मिमा	0.785	0.785	मिमा / बाजपुर / सी० महामार्ग
25	493	मिमा	0.1971	0.1971	मिमा / बाजपुर / सी० महामार्ग
कुल				4.3769	

[प्र. न. NHA/PIU-GZ/DME-III/12027/2017/30]

राजेश गुप्ता, डी. सचिव



खाता दिखरण (अप्रमाणित प्रति)

एकल पत्राचार : अन्तर्जाली कुलीचक्र
आगत क्रमांक : ०१४३०

संस्कृत : आचार्य

monitor - observe

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

1998

6-1431 (D) पृष्ठान्त, 2018 में 30 अप्रैल 2024

Figure 1

आरोग्य का मार्ग / शिक्षा यंत्रि संवर्धन का मार्ग / निवास स्थान

[illegible]

Abstract

11/2/04

Abstract

शेखरी ६ : ८ / अक्षयित पुजि सभ, बजले, देस भवन और देस छुट्टी पुजिअ जेकराकरा अखरीले के सभ से अछी बजरी छे.

रिजर्व पुलिस ब्राईन ; ; डिपार्ट्मी कुलीचकार

412

1242

[illegible]

सुपना रात कागज़ की छविधिति (सुपना रात) के नाम रात, विज्ञापन, भू-संस्था/नामांकन नहीं। हेतु कागज़ संस्था पर विज्ञापन को
Disclaimer: इस अतिरिक्त यह सुपना रात है। यह विज्ञापन कागज़ है।

Disclaimer: उक्त संकेतक मात्र सूचनात्मक है। उपर्युक्त कम्प्यूटर पर दृश्य की रूपरेखा को प्रदर्शित करने हेतु उपकरण की क्षमताओं पर निर्भर करता है।
Above diagram is for information. The information provided herein is updated and no physical visit is required. For Coloured copy, apply through
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भूमि संचयन अधिनियमों में सुधार अधिनियम की जमा
 क्रमांक/27.11.2020/ विभागीयारी हाफुदा हाफुदा
 05.12.2020

[illegible]

Disclaimor: इस अधिनियम द्वारा प्रस्तावित है कि यह विधायक द्वारा प्रस्तावित है।

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