

J. 4340

(11) (3)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

FEB 2013

ONE



उत्तर प्रदेश UTTAR PRADESH

BM 200183

THIS STAMP PAPER FORMS AN INTERGRAL PART OF  
SUB LEASE DEED SC-01/A-3, SECTOR-150, NOIDA

*[Handwritten signature]*

For Logix Heights Pvt. Ltd.  
*[Signature]*  
Director



*[Signature]*  
LESSOR  
L. P. SINGH  
Assistant General Manager  
NOIDA

For Logix Builders & Promoters Pvt. Ltd.

Logix Heights Pvt. Ltd.  
*[Signature]*  
SUB LEASE

*[Signature]*  
A LESSEE  
*[Fingerprint]*

9 JUL 2013



नं- २०१ 137 गुण विद्युत की तिथि 15/2/13  
 मतांग 15 FEB 2013  
 मतांग १५०० का प्रयाजन  
 मतांग १५०० का नाम व फूल फूल  
 मतांग १५०० का नाम व फूल फूल  
 शिखा गुप्ता मतांग विक्रम  
 लाने नं० ४०५ ए' मतांग प्रगटे मतांग  
 विक्रम का स्थान-३३ नवयुग मार्केट गांधीचौक

Login Hights P-Ltd  
 SC-01/H3, Fedsco Noida

190013



**SUB LEASE DEED**

This Sub Lease Deed made on the 15<sup>th</sup> day of April, 2013 (Fifteenth day of April Two Thousand and Thirteen)

**BETWEEN**

The New Okhla Industrial Development Authority, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (UP Act No 6 of 1976) hereinafter called the "Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the First Part.

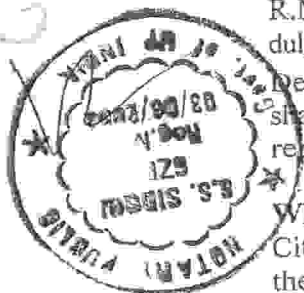
**AND**

Logix Builders and Promoters Pvt. Ltd. (SPC) having its registered office at 85, (Ground Floor), World Trade Center, Barakhamba Lane, New Delhi -110001 through its authorized signatory Shri Vikram Nath S/o Shri Shakti Nath R/o 34, Friends Colony (East), New Delhi - 65 duly authorized by the Board of Directors vide Resolution dated 24<sup>th</sup> December, 2012, hereinafter called the "Lessee" (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the Second Part.


**AND**


Logix Heights Pvt. Ltd.(100% owned subsidiary of Logix Builders and Promoters Pvt. Ltd.) a Company within the meaning of Companies Act 1956, having its registered office at 85, (Ground Floor), World Trade Center, Barakhamba Lane, New Delhi -110001, through its authorized signatory Shri Davender Saxena S/o Late Shri R.M.Rai Saxena R/o 47, Pushpanjali Enclave, Pitampura, New Delhi - 34, duly authorized by the Board of Directors vide resolution dated 21<sup>st</sup> December, 2012, hereinafter called the "Sub-Lessee" (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the Third Part.

WHEREAS the Lessor has through a sealed two bid tender system Sport City Plot No.SC-01 Sector-150 admeasuring 800000 Sq. mts. awarded to the Logix Infradevelopers Private Limited (Consortium) vide allotment-cum-reservation letter No.NOIDA/Commercial/2011/479dated 4<sup>th</sup> May, 2011.



For Logix Builders & Promoters Pvt. Ltd.

  
Lessor

  
Authorized Signatory  
Lessee

Logix Heights Pvt. Ltd.

  
Sub-Lessee 1



9 JUL 2013

341,331,915.00

उप पट्टा विलेख

(90 वर्ष )

10,000.00

60

10,060.00

3,000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री भकल व प्रति शुल्क योग शब्द लयमग  
श्री देवेन्द्र सकसैना  
पुत्र श्री स्व0 आर एम राय सकसैना

व्यवसाय व्यापार

निवासी स्यायी सी-47 पुष्पांजली एन्कलेव पीतमपुरा दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 16/4/2013 समय 5:08PM

बले निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0एन0 सिंह ( प्रभारी )

उप-निबन्धक द्वितीय

नोएडा

16/4/2013

निष्पादन लेखपत्र वाद मुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता

श्री नोएडा विकास प्रा0 द्वारा एल पी सिंह

पेशा नौकरी  
निवासी सेक्टर 6, नोएडा

पट्टा गृहीता

श्री देवेन्द्र सकसैना  
पुत्र श्री स्व0 आर एम राय सकसैना  
पेशा व्यापार  
निवासी सी-47 पुष्पांजली एन्कलेव पीतमपुरा दिल्ली

श्री मे0 लाजिक्त बिल्डर्स एन्ड प्रमो0 द्वारा विक्रम नाथ

पुत्र श्री शक्ति नाथ  
पेशा व्यापार  
निवासी 34 फ्रेन्ड्स कालोनी ईस्ट दिल्ली

AND WHEREAS an area measuring 5,48,191.8431 sqm. out of the above said allotted area was sub divided into 2 parts, numbering as SC-1/A measuring 269430 Sqmtr., Sector-150 and SC-1/B admeasuring 278761.8431 Sq.m., Sector-150 vide letter NOIDA/ Commercial/ 2012/40dated 17<sup>th</sup> January, 2012.

AND WHEREAS in compliance of the approval granted vide letter dated 17<sup>th</sup> January, 2012 lease deed of sub divided sports city plot No.SC-01/A, Sector-150 was executed in favour of M/s Logix Builders & Promoters Pvt. Ltd. on 17<sup>th</sup> January, 2012 and registered in the office of the Sub-Registrar-III, vide Book No.-I Volume No. 3962 Page No.129- 178 as Document No.527 dated 18/01/2012(hereinafter called as the "Lease") between the Lessor, a body corporate constituted under section 3 of the UP industrial development Act 1976 (UP Act No.6 of 1976) and the Lessee. The Lessor had demised on leasehold basis which is a part of Sports City Plot No SC-01/A, Sector-150 and more fully detailed and described in the schedule hereunto for 90 years commencing from 17<sup>th</sup> January, 2011.

AND WHEREAS the Lessee of the sub divided plot No.SC-01/A Sector-150 admeasuring 269430 Sqm. as per the terms and condition of brochure has requested for sub division of the said plot into 5 parts as, Plot No.SC-01/A Sector-150, measuring 63,052.90 Sq.m, Plot No.SC-1/A-1, Sector-150 measuring 93072 Sq.m ,Plot No.SC-1/A-2, Sector-150 measuring 28326.30 Sq.m., Plot No.SC-1/A-3, Sector-150 measuring 28326.30 Sq.m. and Plot No.SC-1/A-4, Sector-150 measuring 56,652.50 Sq.m. to be developed by (1) the Lessee itself, (2) M/s Assertive Infrastructure Pvt. Ltd,(3) M/s Neo Infrastructure Pvt. Limited, (4) M/s Logix Heights Pvt. Ltd and (5) M/s Esthetic Buildtech Pvt. Ltd respectively all the four companies are 100% owned subsidiary company of Logix Builders & Promoters Pvt. Limited.

AND WHEREAS the Lessor approved the sub division of Sports City Plot No.SC-01/A, Sector-150 measuring 269430 Sq.m. into 5 parts numbering as Plot No.SC-01/A, Sector-150, measuring 63,052.90 Sq.m, Plot No.SC-1/A-1, Sector-150 measuring 93072 Sqm., Plot No.SC-1/A-2, Sector-150 measuring 28326.30 Sq.m., and Plot No.SC-1/A-3, Sector-150 measuring 28326.30Sq.m. and Plot No.SC-1/A-4, Sector-150 measuring 56652.50 Sq.m. to be developed by (1) the Lessee itself, and (2) M/s Assertive Infrastructure Pvt. Ltd, (3) M/s Neo Infrastructure Pvt. Limited, (4) M/s Logix Heights Pvt. Ltd and (5) M/s Esthetic Buildtech Pvt. Ltd respectively and allowed the Lessee to sub lease as per the terms and



*[Signature]*  
L. P. SINGH  
Lessor  
Asst. Commr. - Delhi  
NOIDA

For Logix Builders & Promoters Pvt. Ltd.  
*[Signature]*  
Lessee  
Authorised Signatory



19 JUL 2013

Logix Heights Pvt. Ltd.  
*[Signature]*

Sub-Lessee 2



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एस जे रजा

पुत्र श्री स्व0 एस एम हसनने

पेशा नौकरी

निवासी फ्लैट नं0 805 शिवा सनसिटी गाजियाबाद

व श्री सतीश चन्द्रा

पुत्र श्री गनुश चन्द्रा

पेशा नौकरी

निवासी सी-14 प्रकाश नगर खोड़ा गाजियाबाद

में की।

प्रत्यक्षतः गद प्राप्ति के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0एन0 सिंह (प्रभारी)

उप-निबन्धक द्वितीय

नोएडा

18/4/2015



conditions of the Brochure for the development of Sports city for recreational, commercial and residential including group housing of the Scheme to their 100% subsidiaries vide letter No. NOIDA/ Commercial/ 2013/ 144 dated 12<sup>th</sup> February, 2013.

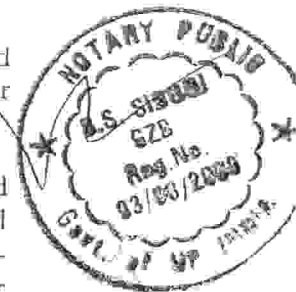
AND WHEREAS the Lessee has executed a Memorandum of Understanding Cum Undertaking (MOU) dated 12<sup>th</sup> February, 2013 with their subsidiary companies to develop the sports city project and every member of the said MOU shall comply the directions of Lessor with regard to development of sports city project.

AND WHEREAS the plot hereinafter described forms part of the land acquired under the Land ACQUISITION Act 1894 and developed by the Lessor-for the purpose of setting up of an industrial township.

AND WHEREAS the Lessor has agreed to demise and the Sub-Lessee has agreed to take on lease the said plot for development of Sports City for recreational, commercial and residential including group housing, subject to the condition that the activities considered to be a public nuisance/ hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (F.A.R.). It shall entirely be the responsibility of the Sub Lessee to obtain all statutory clearances from the concerned Authorities for its functioning. Lessor shall not be responsible for any consequences arising out of failure of the lessee to receive any such statutory clearance.

The sub lessee shall carry out development as per norms specified in the Building Regulations and Directions of the NOIDA and as per layout plan duly approved by the Lessor.

The Sub Lessee shall develop residential, housing sporting facilities and sports facilities including Multipurpose Play Fields, Golf Course, internal roads & park, Circulation Space, Carpeting, Utilities etc. within the said subdivided Plot. The remaining obligations for developing sports facilities as per the Lease Deed dated 17<sup>th</sup> January, 2012 executed in favour of Lessee shall be fulfilled by Lessee and remaining Sub Lessees.



### LAND USE OF SPORTS CITY

The permissible broad break up of the total area under SPORTS CITY for different land uses shall be as under:

For Logix Builders & Promoters Pvt. Ltd.  
Lessor  
ASSISTANT GENERAL MANAGER  
NOIDA

  
Authorized Signatory  
Lessee

29 JUL 2013

LOGIX - CH. Pvt. Ltd.  
Sub-Lessee 3

  
Logix Heights Pvt. Ltd.  
227  
WEK  
VHAR  
Delhi-95

पट्टा दाता

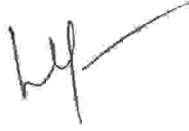
Registration No.: 4349

Year : 2,013

Book No. : 1

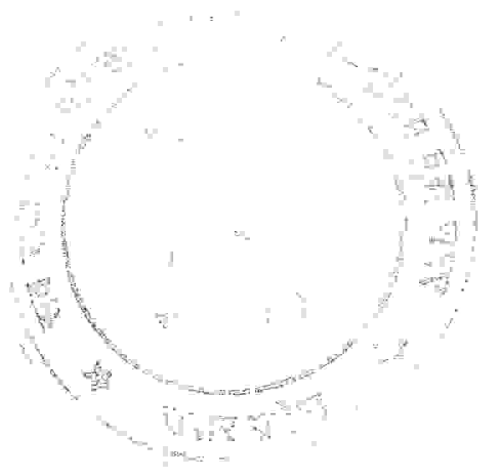
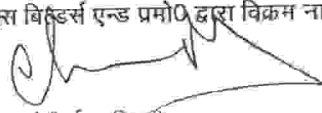
0101 नोएडा विकास प्रा0 द्वारा एल पी सिंह

सेक्टर 6, नोएडा  
नौकरी



0102 मे0 लाजिक्स विडिओ एन्ड प्रमो0 द्वारा विक्रम नाथ

शक्ति नाथ  
34 फ्रेन्ड्स कालोनी ईस्ट दिल्ली  
व्यापार



- A. Recreational (Sports, Institutional & Other Facilities and open areas) not less than 70%
- B. Commercial not more than 2 %
- C. Residential including Group Housing (1650 persons per hectares on residential/group housing area only) 28%

Considering the above land use pattern following planning norms shall be applicable:-

1. Maximum permissible ground coverage of the entire land shall be 30%
2. Maximum permissible FAR on total land shall be 1.5.
3. FAR & Ground Coverage in recreational land uses shall be as per prevailing bye-laws.
4. Permissible FAR for land use shall be allowed in the entire area within set back lines.
5. There shall not be any restrictions on the ground Coverage and FAR in Residential including Group Housing and Commercial land use within the overall permissible limit of 30% ground coverage and 1.5 FAR on total land.
6. Ground coverage and FAR permissible for commercial use can be utilized for recreational and residential (group housing activities).
7. Unutilized portion of FAR on recreational component on completion of sports, institutional, other facilities and open areas can be utilized towards residential developments.
8. The open/green areas on the recreational component (i.e. sports activities such as Golf Course stadium etc, and open spaces) will be considered as open/green areas for entire land

It is agreed and understood that the land use pattern and the planning norms including the FAR are applicable to the entire sports city plot. Thus, the Lessee and the Sub Lessee may jointly decide the placement of the land use components and utilisation of the FAR anywhere within the sub divided areas of the entire plot no. SC-01/A Sector-150 in accordance with the provisions of Building Regulations and Directions of the Lessor.



**1. NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the premium of Rs. 34,13,31,915/- (Rupees Thirty Four Crore Thirteen Lakhs Thirty One Thousand Nine Hundred Fifteen only) out of which Rs. 3,41,33,191/- (Rupees Three crores forty one lakhs thirty three thousand one hundred ninety

09 JUL 20

For Logix Builders & Promoters Pvt. Ltd.

*[Signature]*  
Lessor

Assistant General Manager  
NDA



*[Signature]*  
Lessee Authorised Signatory

*[Signature]*

Sub-Lessee



## पट्टा गृहीता

Registration No. : 4349

Year : 2,013

Book No. : 1

0201 देवेन्द्र सक्सेना

स्व० आर एम राय सक्सेना

सी-47 पुष्पाजंली एन्क्लेव पीतमपुरा दिल्ली

व्यापार



one only) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges), and refunded by the Sub-Lessee to the Lessee (the receipt thereof the Lessee hereby acknowledges), and the balance Rs. 30,71,98,724/- (Rupees Thirty Crore seventy one lakhs ninety eight thousand seven hundred twenty four only) which is to be paid by the Sub-Lessee to the Lessor in the manner hereinafter provided in instalments on dates specified below along with interest @ 11% per annum or as amended by the Lessor from time to time compounded every half yearly from the date of allotment, on the balance outstanding on timely payment. Schedule of payment of instalments is given below:-

**Details of each instalment & due date**

<u>No.</u>	<u>Instalment</u>	<u>Due date</u>	<u>Principal amount</u>	<u>Interest @ 11%</u>	<u>Total</u>
	Moratorium interest for 1 <sup>st</sup> half yearly	04-11-2011		16895930	16895930
	Moratorium interest for 2 <sup>nd</sup> half yearly	04-05-2012		16895930	16895930
	Moratorium interest for 3 <sup>rd</sup> half yearly	04-11-2012		16895930	16895930
	Moratorium interest for 4 <sup>th</sup> half yearly	04-05-2013		16895930	16895930
1 <sup>st</sup>		04-11-2013	19199921	16895930	36095851
2 <sup>nd</sup>		04-05-2014	19199921	15839935	35039856
3 <sup>rd</sup>		04-11-2014	19199921	14783940	33983861
4 <sup>th</sup>		04-05-2015	19199921	13727944	32927865
5 <sup>th</sup>		04-11-2015	19199921	12671948	31871869
6 <sup>th</sup>		04-05-2016	19199921	11615953	30815874



9 JUL 2015

For Logix Builders & Promoters Pvt. Ltd.

  
Lessor



Authorised Signatory  
Lessee

Logix Heights Pvt. Ltd.



Sub-Lessee

