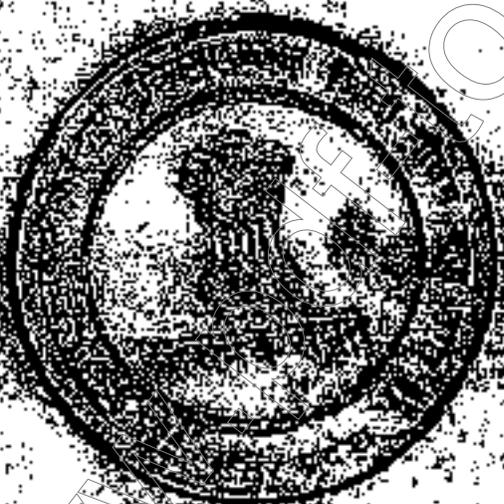


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M/s Logix City Developers Pvt. Ltd.
N. Delhi



Authorised Signatory

Director

www.logixcity.com

LEASE DEED

This Lease Deed made on 6th day of June, 2011 (Two thousand and Eleven) 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 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns of the one part and M/s LOGIX CITY DEVELOPERS P. LTD., a Special Purpose Company, within the meaning of Companies Act, 1956, having its registered office at 85 GROUND FLOOR, WORLD TRADE CENTRE, NEW DELHI, hereinafter authorized Signatory SHRI. DAVENDER SAXENA S/O SH. LATE R. M. SAXENA, PLOTA 4 & 5, SECTOR-16, NOIDA-201301, duly authorized by the Board of Directors by the Resolution dated 21.05.2011 hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the other part.

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 an Urban and Industrial township.

AND WHEREAS the Lessor has agreed to demise and lease to the Lessee as has agreed to take on lease the Plot No GH-02, Sector-16, NOIDA on the terms and conditions as set forth hereinafter appearing for the purpose of constructing Residential Flats according to the setbacks and building plan approved by the Lessor.

AND WHEREAS the Lessee has through a Sealed Two Bid Tender System awarded to the Consortium Consisting of M/s Logix City Pvt. Ltd. (HEAD MEMBER), M/s Logix Realty Developers Pvt. Ltd. (RELEVANT MEMBER), M/s VCC Solutions Pvt. Ltd. (RELEVANT MEMBER), M/s IT Enterprise Pvt. Ltd. (RELEVANT MEMBER), M/s Global Cyber Park Pvt. Ltd. (RELEVANT MEMBER) & M/s Lakshmi Constructions (RELEVANT MEMBER).

SHRI. DAVENDER SAXENA
Office Seal,
Noida Authority 201301
For LOGIX CITY DEVELOPERS (PVT) LTD.


Authorized Signatory

For Dream

Director

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परदा विलेख (90-उर्व)

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संविदाकरण अधिकारी श्री. हस्ताक्षर
एचओ काउंटर
उप निवन्धन (प्रथम)
नोएडा
20/2011

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निष्ठा/श्री. ...



संविदाकरण अधिकारी श्री. हस्ताक्षर
एचओ काउंटर
उप निवन्धन (प्रथम)

पुनः श्री. ...
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Director

Noida, U.P. Plot No. 02, 3FC10K 143 NOIDA, after fulfilling the terms and conditions prescribed in the brochure of Group Housing Scheme Code GH-2011(I) and its corrigendums, vide Reservation letter NO NOIDA/GHP/GH-2011(I)/2011/2961 dated 31.03.2011, Allotment letter No. NOIDA/GHP/GH-2011(I)/2011/3057 dated 02.04.2011 and Allotment letter (Corrigendum) No NOIDA/GHP/GH-2011(I)/2011/3697 dated 02.06.2011 & for the development and marketing of Group Housing Pockets/ Flats on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

AND WHEREAS the lessor approved the name and status of Special Purpose Company (SPC) on the request of consortium members as mentioned in accordance with the allotment, vide letter No NOIDA/GHP/GH-2011(I)/2011/3699 dated 02.06.2011.

AND WHEREAS the lessee is a Special Purpose Company comprising of following shareholders:-

| LIST OF DIRECTORS | |
|-------------------|--|
| S.NO. | NAME AND ADDRESS OF THE DIRECTORS |
| 1 | SMT. MEENA NATH W/O SH. SHAKTI NATH, 34 FRIENDS COLONY EAST, MATHURA ROAD, NEW DELHI-110065 |
| 2 | SH. SHAKTI NATH S/O Late SH. RAGHU NATH, 34, FRIENDS COLONY EAST, MATHURA ROAD, NEW DELHI-110065 |
| 3 | SH. VIKRAM NATH S/O SHAKTI NATH, D-922, NEW FRIENDS COLONY, NEW DELHI-110065 |

| LIST OF SHAREHOLDERS MEMBERS | | | |
|------------------------------|---------------------------------------|-----------------------|-----------------|
| S.No. | NAME | %AGE OF SHARE HOLDING | STATUS |
| 1 | M/s Logix Soft Ltd PVT. Ltd. | 40.00% | DEAD MEMBER |
| 2 | M/s V.G. Solutions Pvt. Ltd. | 20.00% | RELEVANT MEMBER |
| 3 | M/s Noida Cyber Park Pvt. Ltd. | 05.00% | RELEVANT MEMBER |
| 4 | M/s H.Eng. services Pvt. Ltd. | 05.00% | RELEVANT MEMBER |
| 5 | M/s Lakshmi Constructions | 05.00% | RELEVANT MEMBER |
| 6 | M/s Dshg Realty Development Pvt. Ltd. | 20.00% | RELEVANT MEMBER |
| | TOTAL | 100.00% | |

Noida Authority
Noida-201301

For LOGICITY DEVELOPERS PVT. LTD.

For Dream Project Pvt. Ltd.


Authorized Signatory

Director

पट्टा माता

संख्या/दिनांक 4971

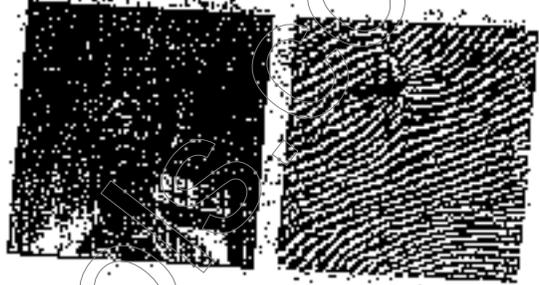
Year: 2011

Book No: 1

0101 श्री. राजेश कुमार शर्मा-आवक संख्या

रीकार्ड नं. चंपरा

निकती



[Handwritten Signature]
Authorized Signatory

Director

And it has been represented to the lessor that the Special Purpose Company members have agreed amongst themselves that M/s Logix Soft-tel Pvt. Ltd., having its registered office at B5 GROUND FLOOR, WORLD TRADE CENTRE, NEW DELHI shall remain always be the Lead Member of the Special Purpose Company and whose shareholding in the Special Purpose Company shall remain unchanged till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority). However, the SPC will be allowed to transfer up to 49% of its shareholding, subject to the condition that in case of a consortium, the original "Relevant Members" and the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding in their respective SPCs and the shareholding of the "Lead Member" in the SPC shall remain at least 30% till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the LESSOR.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

In consideration of the total premium of ₹. 235,69,07,079.00 (Rupees Two Hundred and Thirty Five Crore Sixty Nine Lac Seven Thousand Seventy Nine only) of which 10% i.e. ₹. 23,56,90,707.90 (Rupees Twenty Three Crore Sixty Nine Lac Seven Thousand Seven Hundred Seven & Paise Ninety only) which have been paid by the Lessee to the Lessor (the receipt where of the Lessor shall hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e. ₹. 212,02,16,372.00 (Rupees Two Hundred Twelve Crore Twelve Lac Sixteen Thousand Three Hundred Seventy-Two only) of the plot along with interest will be paid in 10 half yearly instalments in the following manner :-

| Sl. No | DUE DATE | INSTALMENT (In Rs.) | INTEREST (In Rs) | TOTAL (In Rs.) |
|--------|------------|---------------------|------------------|----------------|
| 1 | 07.10.2011 | | 11666901 | 11666901 |
| 2 | 07.04.2012 | | 11666901 | 11666901 |
| 3 | 07.10.2012 | | 11666901 | 11666901 |
| 4 | 07.04.2013 | | 11666901 | 11666901 |
| 5 | 07.10.2013 | 132576024 | 11666901 | 249245025 |
| 6 | 07.04.2014 | 132576024 | 109235280 | 241951254 |
| 7 | 07.10.2014 | 132576024 | 102003688 | 234585712 |
| 8 | 07.04.2015 | 132576024 | 94791855 | 227367579 |
| 9 | 07.10.2015 | 132576024 | 87600184 | 220076208 |
| 10 | 07.04.2016 | 132576024 | 80208502 | 212784526 |
| 11 | 07.10.2016 | 132576024 | 72916820 | 205492844 |

[Signature]
 LESSOR
 Notary Authority Dec-8
 No. 1234

[Signature]
 For Director
 M/s Logix City Developers Pvt. Ltd.

For LOGIX CITY DEVELOPERS PVT. LTD.

For Director

[Signature]
 Authorised Signatory

Director

tools.com



A handwritten signature in black ink, appearing to be a stylized name, located below the official seal.

Authorized Signatory

Director

A. EXTENSION OF TIME

1. Extension of time, normally, shall not be allowed for more than 60 days for each instalment to be deposited, subject to a maximum of three (3) such extensions during the entire payment schedule.
2. For the purposes of arriving at the due date, the date of issuance of the Allotment Letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the lessee that plot of land numbered as Group Housing Plot No:GH-02, Sector-143, in the NOIDA, Dist. Gautam Budh Noida, (U.P.) contained by measurement 1,00,080.98 Sq. mtrs. be the same and the same is or less and bounded:

| | |
|-----------------|-------------|
| On the North by | As per Site |
| On the South by | As per Site |
| On the East by | As per Site |
| On the West by | As per Site |

And the said plot is more clearly delineated and shown in the attached plan and thereon marked as:

TO HOLD the said plot (hereinafter referred to as the demised premises) with all appurtenances up to the lessee for the term of 90 (ninety) years commencing from 8th JUNE, 2011 except and always reserving to the Lessor:

- a) Right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.

ANAND KUMAR
 Director
 Gurgaon City Developers (P) Ltd.
 Sector-143, Noida

GURGAON CITY DEVELOPERS (P) LTD.

For Director

 Director

For Director

Director

b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

and paying therefore yearly in advance during the said term unto the Lessor in the month of MARCH for each year the yearly lease rent indicated

- (i) The lessee had paid Rs. 2,35,69,070.79 being Rs. 2,35,69,071.00 as lease rent being 10% of the plot premium for the first year of lease period.
- (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of the lease deed and thereafter every year on or before the last date of the provided financial year.
- (iv) Delay in payment of the advance lease rent will be subject to an interest @ 14% per annum compounded half yearly on the defaulted amount and for the defaulted period.

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Date: *[illegible]*

FOR DEVELOPERS (P) LTD.

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Name: *[illegible]*
Designation: *[illegible]*

For Director

Authorised Signatory

Director

(v) The Lessee will have the option to pay lease rent equivalent to 11 years @ 1% per year i.e. equivalent to 11% of the total premium of the plot as 'One Time Lease Rent' unless the LESSOR decides to withdraw this facility. On payment of 'One Time Lease Rent', no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the allottee has paid the earlier lease rent due and lease rent already paid will not be adjusted in the 'One Time Lease Rent' option.

The Lessee shall be liable to pay all rates, taxes, charges and assessment payable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time period for the payment due may be extended by the lessor. But in such a case an interest @ 14% p.a. compounded every half month shall be charged for the defaulted amount for such delayed period. In case of default in payment of the above charges it would be obligatory on the part of the lessee to pay the same in a few technical charges for the allotted areas.

(c) EXECUTION OF SUB-LEASE DEED

1. After the approval of the layout plan by the Lessor, the Lessee shall have the option to sub-lease portions of land earmarked for group housing, subject to minimum floor area of 40,000 Sqm and adherence to the planning norms of the Lessor, after prior approval from the Lessor.
2. The Lessee shall sub-lease an area of land once the internal development work such as internal roads, sewerage, drainage, culverts, water supply, electricity distribution/ transmission lines, street lighting, etc. in that area is in progress.
3. The Lessee shall have to execute the sub-lease deed in favour of the sub-lessee in the form and format as prescribed by the Lessor.
4. On execution of such sub-lease deed(s), the sub-lessee(s) will be bound to comply with the provisions of payment of proportionate share of the lease premium, lease rent and all other charges payable to the Lessor in the proportionate share of the land area of the sub-lease.

For Lessor DEVELOPERS (P) LTD.



Authorized Signatory

For Developer (P) Ltd.

Director

Any default on the part of such sub-lessee to fully implement the terms and conditions of the lease deed /sub-lease deed/ scheme shall not be automatically considered as default of the Lessee. The Lessor shall be entitled to take any action against the sub-lessee as well, including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of Brochure of the Scheme.

6. The Lessee/sub-lessee(s) shall have to fulfil the following conditions before the execution of the sub-lease(s) of the flats in favour of the individual allottee(s):

i. Lessee/sub-lessee(s) shall submit the temporary occupancy (completion) certificate/ occupancy (completion) certificate of the constructed flats on the allotted plot from the Building Cell of the this as mentioned in clause CONSTRUCTION of this document.

ii. Lessor/ sub-lessee(s) shall submit "No Dues Certificate" in accordance with the payment schedule specified in the Lease Deed/sub-lease deed from the Accounts Department (Residential) of the LESSOR.

iii. Rs. 1000/- shall be paid as processing fee in each case of SUB LEASE in addition to other documents prescribed by the LESSOR.

RIGHTS OF DEVELOPMENT

a. The Lessee is allowed to develop the plots construct the flats subject to achieving the density with the following norms:

| | |
|-------------------------------------|--------------------------|
| Maximum permissible Ground coverage | 40% |
| Maximum permissible FAR | 2.75 |
| Set Backs | As per Building Bye-laws |
| Maximum Height | No limit |

CONSTRUCTION

1. The Lessee is required to submit a construction plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from

LESSOR
 Authorised Signatory
 For LOKI CITY DEVELOPERS PVT. LTD.
 Authorised Signatory

For Dream Project Pvt. Ltd.
 Director

the date of possession or Date of execution of lease deed(s) shall be treated as the date of possession. The Lessee/Sub-lessee(s) shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the completion/occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of the lease deed(s). The lessee/Sub-lessee(s) shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of 1 year from the date of execution of lease deed/Sub-lease deed.

The Lessee shall make the provisions for the development of community facilities such as school, dispensary, milk-booth, community centre, electric lines, water storage tank, bus-taxi stand etc. as per the provisions of the Master Plan and Building Bye-Laws of the LESSOR prevailing on the date of execution of the lease deed.

The Lessee shall make the provisions for the development of external development works as may be required to be provided including the construction of approach roads, drains, culverts, electricity distribution/transmission lines, water supply, sewerage etc. will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be borne by the Lessee/Sub-lessee(s).

4. Without prejudice to the LESSOR'S right of cancellation, the time for the completion of the Project can be extended for a maximum period of another three years only with penalty as under:

- For first year the penalty shall be 4% of the total premium of the plot.
- For second year the penalty shall be 6% of the total premium of the plot.
- For third year the penalty shall be 8% of the total premium of the plot.

Extension for more than three years penalty will not be provided.


ANAND KUMAR
For LOGIX CITY DEVELOPERS (P) LTD.


For Dream Project Pvt. Ltd.

Authorized Signatory

Director

5. In case the Lessee/Sub-lessee(s) does not construct building within the time provided including the extension granted, if any, for the above, the lease deed/sub-lease deed, as the case may be, shall be liable to be cancelled. Lessee/Sub-lessee(s) shall lose all rights to the allotted land and buildings appurtenant thereto.

6. The lessee/Sub-lessee(s) may implement the project in maximum of five phases and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly, enabling them to do phase-wise marketing.

MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or in any cause notice is not served) in favour of a scheduled Bank/Govt. organization/ financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee/Sub-lessee(s) should have valid time period for construction as per terms of the lease deed/sub-lease deed or have obtained valid extension of time for construction and should have cleared up to date dues of the plot premium and cess, if any.

The Lessee/Sub-lessee(s) will submit the following documents:

- a. Sanction letter of the scheduled Bank/Govt. organization/ financial institution approved by the Government of India.
- b. An affidavit from the Government of India, duly notarized stating that the area is not designated as residential and commercial activities within the residential area (or) for housing.
- c. Clearance of up to date dues of the LESSOR.

The Lessee shall have the responsibility on the part of terms mentioned at clause 5 above.

APPOINTED AUTHORITY

Page No. 500-6
Date: 01/03/01



Authorized Signatory

Director

property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge. The decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree or insolvency from a court of law.

TRANSFER OF PLOT

When an allottee or the completion certificate the lessee/sub-lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per the conditions specified in the LESSOR and to transfer the same to the interested parties with the prior approval of the LESSOR on payment of transfer charges and policy prevailing on the date of transfer. However, the area of each of such sub-divided plot should not be less than 10,000 sq.mtrs. However, individual flat will be transferable with prior approval of the LESSOR as per the following conditions:-

- (i) The dues of the LESSOR towards the cost of flat shall be paid in accordance with the payment schedule specified in the Lease Deed/sublease deed before executing the lease deed of the flat.
- (ii) The lease deed/sublease deed has been duly executed.
- (iii) Transfer of the flat shall be allowed only after obtaining the temporary occupancy certificate for the respective phase by the LESSOR/sub-lessee.
- (iv) The sub-lessee of the individual flat undertakes to put to use the flat only for the residential use only.


For LOGU CITY DEVELOPERS (PVT) LTD.
Authorised Signatory


For Dream
Direct

- (v) First sale of a flat to an individual allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee/ sub-lessee in the form of FSSOR in writing. No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (vi) Rs. 1000/- shall be paid as processing fee in each case of sale of a flat in addition to the applicable transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee/Sub-lessee shall not use flat for any purpose other than for residential purposes.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises alongwith structures thereon, if any, shall be resumed by the LESSOR.

The Lessee/sub-lessee will not make any alteration or additions to the said building and other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.

If the Lessee/Sub-lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to carry out such deviations to be corrected at the expense of the Lessee/Sub-lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be demanded therefor.

LIABILITY TO PAY TAXES

The Lessee/sub-lessee shall be liable to pay all taxes, rates, charges and assessments of every kind, levied on the flat, with interest thereon in accordance with law.

[Signature]

 For LORAX CITY DEVELOPERS (P) LTD.
 17/01/2017

[Signature]

 For Direct

[Signature]
 For LORAX CITY DEVELOPERS (P) LTD.
 Authorised Signatory

For Direct
 Direct

his behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earths, oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plots/flats or for the structure there being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/sub-lessee.

The Lessee/Sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.

The Lessee/Sub-lessee shall have to plan a maintenance programme for the entire premises and buildings shall be kept -
a) in a state of good condition to the satisfaction of the Lessor at all times
b) and to make available required facilities as well as to keep surroundings neat and clean and healthy and safe condition at all times to the convenience of the inhabitants of the place.

3. The Lessee/Sub-lessee shall abide by all regulations, bye-laws, directions and guidelines of the LESSOR and/or other relevant authorities.

For LOCK CITY DEVELOPERS (P) LTD.

Authorized Signatory

For DREAM PROPERTIES LTD.

BE and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein

4. In case of non-compliance of terms and conditions of the LESSOR, the LESSOR shall have the right to impose such penalty as it may consider just and expedient.
5. The lessee/sub-lessee(s) shall make such arrangements as are necessary for the maintenance of the buildings and common services and if the buildings are not maintained properly the LESSOR will have the power to get the maintenance done through any other agency and recover the amount so spent from the lessee/sub-lessee(s). The lessee/sub-lessee(s) will be individually and severally liable for payment of the maintenance amount. The rules/regulations of U.P. Flat Ownership Act, 1975 shall be applicable on the lessee/sub-lessee(s). No objection to the amount spent for the maintenance of the buildings by the lessor shall be entertained and decision of the LESSOR in this regard shall be final.

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to the cancellation, the LESSOR will be free to exercise its right of cancellation of allotment/lease/sub-lease in the case of:

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of the provisions issued or rules and regulations framed by any Authority or by any statutory body.
3. Default on the part of the lessee/sub-lessee for breach violation of the terms and conditions of the registration/allotment/lease/sub-lease and/or non-deposit of the allotment amount.

For LOGIC CITY DEVELOPERS (P) LTD

Authorized Signatory

For Dream Procon Pvt. Ltd

4. If at the same time of such cancellation, the plot is occupied by the Lessee/sub-lessee, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the LESSOR (with structure(s) thereon, if any, and the Lessee/sub-lessee will have no right to claim any compensation thereof. The balance, if any, shall be refunded without any interest and no separate notice shall be given in this regard.

5. If the allotment is cancelled on the ground mentioned in para 1 above, the entire amount deposited by the Lessee/sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

TERMS AND CONDITIONS

1. The Lessor reserves the right to make such additions / alterations or modifications in the terms and conditions of allotment/lease deed/sub-lease deed from time to time, as may be considered just and expedient and approved by the LESSOR.

2. In case of any clarification or interpretation regarding these terms and conditions, the decision of the LESSOR shall be final and binding on all concerned.

3. If due to any Force Majeure or such circumstances beyond the control of the LESSOR, the LESSOR is unable to make allotment or facilitate the lease/sub-lease or undertake the activities in pursuance of the executed lease deed/sub-lease deed, the LESSOR shall be liable to refund the amount of payments, if any, received without any interest.

4. If the Lessee/sub-lessee(s) commit any act of omission on the demised premises resulting in nuisance, it shall be deemed for the LESSOR to give the Lessee/sub-lessee to remove the nuisance within a reasonable period of time. If the Lessee/sub-lessee fails to do so, the LESSOR shall be entitled to remove the nuisance and the cost of removal shall be borne by the Lessee/sub-lessee.

For LOGIC CITY DEVELOPERS (P) LTD.

For Dream Project Pvt. Ltd.

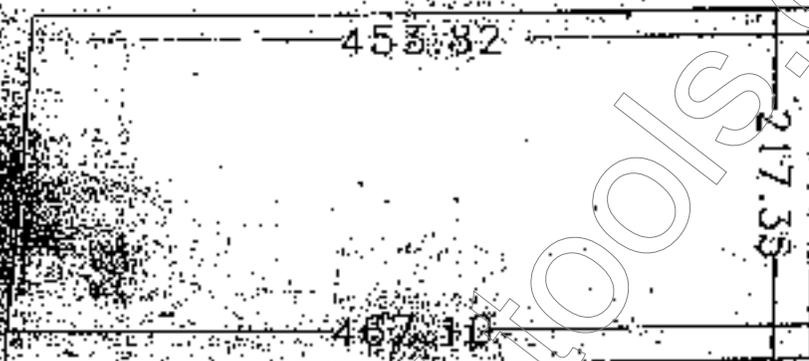
Authorised Signatory

Director

SITE PLAN OF SEC-143

PLOT NO.-GH-02
TOTAL AREA-100080.98 SQM

PLOT NO.-GH-03



PLOT NO.-GH-01

NOTE: AREA MAY BE CHANGE AFTER EXECUTION OF BONDS & DRAINS.

CCD-1

For LOGIX CITY DEVELOPERS PVT LTD

Authorized Signatory

For Dream Project Pvt Ltd

Director

lessee's cost and charge damages from the Lessee/Sub-lessee for the period of subsistence of the nuisance

5. Any dispute between the LESSOR and Lessee/ Sub-Lessee(s) shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad

6. The Lease Deed/Sub-Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act

7. The LESSOR will monitor the implementation of the project. Tenderers who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.

8. The Lessee/Sub-lessee shall be liable to pay all taxes/ charges leviable from time to time by the LESSOR or any other Authority duly empowered to levy the same.

9. The land/buildings shall be used for the residential purpose only. Default, if any, renders the lease/sub-lease liable to cancellation and the Lessee/Sub-lessee will not be paid any compensation thereof.

10. Other buildings earmarked for community facilities can not be used for the purposes other than the community requirements.

11. All arrears due to the Lessor/lessee/sub-lessee would be recoverable as arrears of land revenue.

12. The Lessee/sub-lessee shall not be allowed to change the use, otherwise the lease/sub-lease shall be cancelled and the amount deposited shall be forfeited.

13. The LESSOR in its sole interest may take the sole possession of the land/building by making payment of a reasonable rate as decided by the LESSOR, whose decision shall be final and binding on the Lessee/Sub-lessee(s).



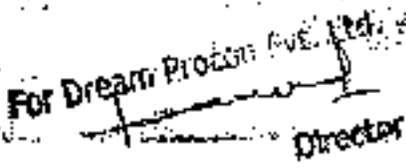
LESSOR
No. 71301



Director

For LEGS CITY DEVELOPERS (P) LTD.

Authorized Signatory

For Dream Projects Pvt. Ltd.

Director

आज दिनांक 08/06/2011 को
श्री सं. 1 जिल्द सं. 2537
पृष्ठ सं. 253 से 286 पर क्रमांक 4971
रजिस्ट्रीकृत किया गया।

जिल्द सं. अधिसूचना के संख्या

एन.टी.डी. सं. २०११
उप-विभागीय (प्रशासन)
दिनांक
०८/०६/२०११



For LOGNOCITY DEVELOPERS (P) LTD

For Dream Procon Pvt. Ltd.

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