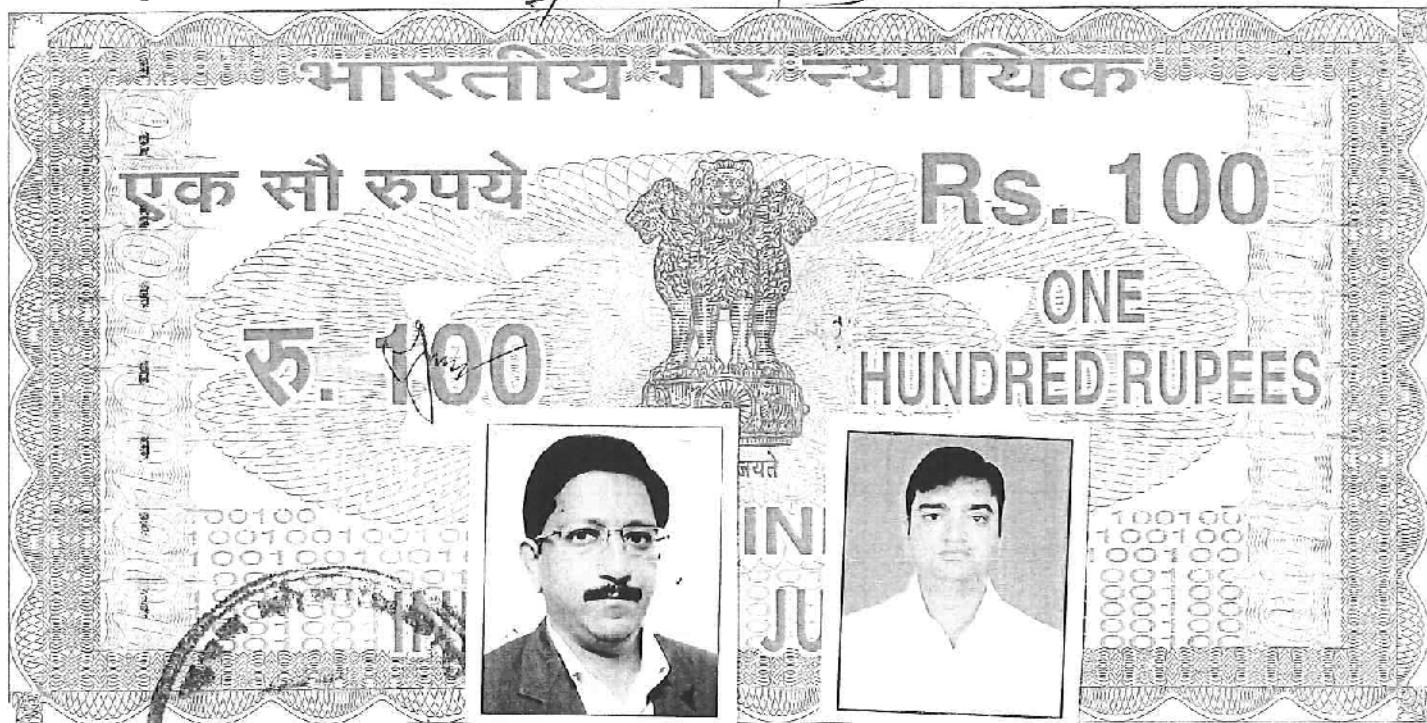


J- 5409



उत्तर प्रदेश UTTAR PRADESH

BW 422307

THIS STAMP FORM AN INTERGRAL PART OF

SUB LEASE DEED ,

PLOT NO SC-01/C-A8, SECTOR-150, NOIDA

For Logix Infradevelopers Pvt. Ltd.

Authorised Signatory

39

27 MAY 2014 100/-

27 MAY 2014

Abet Buildcon (P)
S-01/CAG Seelur
150 mls



SUB LEASE DEED

This Sub Lease Deed made on the 7th day of June, 2014 (Seventh day of June Two Thousand and fourteen)

BETWEEN

M/s Logix Infradevelopers Private Limited (SPC) 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 A-4, Sector-16, Noida duly authorized by the Board of Directors vide Resolution dated 2nd April, 2014, hereinafter called the "Lessee" (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the First Part.

AND

M/s Abet Buildcon Private Limited, (100% owned subsidiary of Logix Infradevelopers 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 Amit Kumar Agarwal S/o Shri Ashok Kumar Agarwal R/o SD-188, Shastri Nagar, Ghaziabad 201002 duly authorized by the Board of Directors vide resolution dated April 04, 2014, hereinafter called the "Sub-Lessee" (Subsidiary company) (which expression shall unless the context does not so admit, include executors, representatives, administrators and permitted assigns) of the Second 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 M/s Logix Infradevelopers Private Limited (Consortium) vide allotment-cum-reservation letter No. NOIDA/Commercial/ 2011/ 479 dated 4th May, 2011.

AND WHEREAS an area measuring 852686.8431 Sq.mtr. has been allotted and leased as Part No. SC-1/A - 269430 Sq.mtr., Part B - 278761.8431 Sq.mtr., Part B-1A - 30,286 Sq.mtr., Part C - 204728 Sq.mtr., Part C1 - 47080.1569 Sq.mtr. and Part C2 - 22400.8431 Sq.mtr.

AND WHEREAS the lease deed of sub divided sports city plot No.SC-01/C, plot no. SC-01/C1 and plot No. SC-01/C2 Sector-150 was executed in favour of M/s Logix Infradevelopers Pvt. Ltd. and in 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.

For Logix Infradevelopers Pvt. Ltd.

Lessee
Authorised Signatory

For ABIT BUILDCON PVT. LTD.

Sub- Lessee
Authorised Signatory

263,800,000.00	उप पट्टा विलेख	(90 वर्ष)	10,000.00 80 10,080.00 4,000
----------------	----------------	------------	------------------------------

प्रतिफल मालियत आसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री मै0 ABET BUILDCON PVT LTD द्वारा अमित कुमार अग्रवाल

पुत्र श्री अशोक कुमार अग्रवाल

च्यवसाय अन्य निवासी स्थायी एसडी-188 शास्त्री नगर गाजियाबाद

अस्थायी पता ने यह लेखपत्र इस कार्यालय में दिनांक 7/6/2014 समय 12:47PM

पेशा अन्य वजे निवन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 क० सिह)
उप-निबन्धक द्वितीय
नोएडा
7/6/2014

निष्पादन लेखपत्र वाद गुनने व समझने मजम्बन व प्राप्त धनराशि रु. प्रलेखानसार उक्त
पट्टा दाता

श्री मै0 LOGIX INFRADEVELOPERS
PVT LTD द्वारा देवेन्ड्र सक्सैना
पुत्र श्री स्व० आर एम राय सक्सैना
पेशा अन्य
निवासी ए-4 रोकटर 16 नोएडा



पट्टा गृहीता
श्री मै0 ABET BUILDCON PVT LTD द्वारा
अमित कुमार अग्रवाल
पुत्र श्री अशोक कुमार अग्रवाल
पेशा अन्य
निवासी एसडी-188 शास्त्री नगर गाजियाबाद



ने निष्पादन स्वीकार किया।
जिनकी पहचान श्री सतीश चन्द्र

पुत्र श्री गणेश चन्द्र

पेशा अन्य

निवासी सी-14 प्रकाश नगर खोड़ा गाजियाबाद जिला-गाजियाबाद

व श्री मनोज कुमार

पुत्र श्री विजेन्द्र कुमार

पेशा अन्य

निवासी ए-1031 गधुर विहार फेस-3 विलो-96

ने की।

पत्वक्तव्य भद्र सक्षियों के निशान अप० नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 क० सिह)
उप-निबन्धक द्वितीय
नोएडा

AND WHEREAS the project on the Sports City plot is required to be implemented in the manner Recreational (Sports, Institutional & Other Facilities and open areas) not less than 70% , Commercial not more than 2% and Residential including Group Housing (1650 persons per hectares on residential/group housing area only) 28%. Out of which commercial and residential including group housing is to be transferred/ sub leased in term of brochure of scheme and lease deed.

AND WHEREAS in compliance of the terms approved as per executed lease deed of sub divided sports city plot No.SC-01/C, Sector-150 in favour of M/s Logix Infradevelopers Pvt. Ltd. on 26th December, 2013 and registered in the office of the Sub-Registrar-III, vide Book No.-I Volume No. 5723 Page No.371 - 392 as Document No.15071 dated 27/12/2013, plot No.SC-01/C1, Sector-150 was executed on 28th March , 2014 , vide Book No.-I Volume No. 5936 Page No.391 - 426 as Document No.3257 dated 29/03/2014, and plot No.SC-01/C2, Sector-150 was executed on 28th March , 2014 , vide Book No.-I Volume No. 5937 Page No.1 - 36 as Document No.3258 dated 29/03/2014 (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, Sector-150 and more fully detailed and described in the schedule hereunto for 90 years commencing from lease deed.

AND WHEREAS the Lessee of the sub divided plot No.SC-01/C, SC-01/C-1, and SC-01/C2 Sector-150 admeasuring 2,74,209 Sqmtr. as per the terms and condition of brochure has requested for sub division of the said plot and the same has been approved by the Noida Authority vide letter No. NOIDA/Commercial/2014/654 dated 21 April, 2014 including **Plot No.SC-01/C-A8, Sector-150 measuring 12000 Sq.mtr** to be developed by **M/s Abet Buildcon Pvt. Ltd.** Which is 100% owned subsidiary company of Logix Infradevelopers Pvt. Limited.

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 (Subsidiary company) 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.

For Logix Infradevelopers Pvt. Ltd.

Lessee



Authorised Signatory

Sub- Lessee

For ABET BUILDCON PVT. LTD.


Authorised Signatory