

पट्टा दाता

Registration No.: 5409

Year: 2,014

Book No.: 1

0101 मै0 LOGIX INFRADEVELOPERS PVT LTD द्वारा दे

स्व0 आर एम राय सक्सेना

ए-4 सैक्टर 16 नोएडा

अन्य

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The Sub lessee (Subsidiary company) 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 (Subsidiary company ) shall develop – Internal roads & Park, Circulation Space, Carpeting, Utilities etc. within the said sub- divided Plot of the Sub-Lessee. The remaining obligations for developing sports facilities as per the Lease Deed dated 27<sup>th</sup> December , 2013 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:

- 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.

For Logix Infradevelopers Pvt. Ltd.

Lessee

Authorised Signatory

For ARY BUILDCON PVT. LTD.

Sub- Lessee

Authorised Signatory

पट्टा गृहीता

Registration No. : 5409

Year : 2014

Book No. : 1

0201 मै0 ABET BUILDCON PVT LTD द्वारा अमित कुमार अग्र

अशोक कुमार अग्रवाल

एसडी-188 शास्त्री नगर गाजियाबाद

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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 (Subsidiary company) 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/C 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. 22,63,80,000/- (Rupees Twenty Two Crores Sixty Three Lacs Eighty Thousand only) out of which Rs. 2,26,38,000/- (Rupees Two Crore Twenty Six lakhs Thirty Eight Thousand only) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges), and the balance Rs. 20,37,42,000/- (Rupees Twenty Crore Thirty Seven Lacs Forty Two Thousand only) which is to be paid by the Sub-Lessee to the Lessor along with interest @14 % 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 payment.

The Lessee undertakes that it has cleared the entire dues with respect to the sub-divided Plot No.SC-01/C-A8, sector-150, measuring 12000 sq.mtr. up to the date of this Sub-Lease Deed.

No separate notices for deposit of the instalment/ lease rent shall be issued by Lessor. The SUB-LESSEE shall ensure that the due instalments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.

In case of failure to deposit the due instalment by the due date, the LESSOR may cancel the allotment. However, in exceptional circumstances, an extension of time for payment of an instalment can be permitted subject to payment of interest @ 14% p.a. (11% normal interest + 3% penal interest) compounded half yearly on the defaulted amount and for the defaulted period.

Provided further that Lessor shall accept all payments rendered otherwise by the Sub-Lessee and shall first adjust the same towards the interest due, if any, and thereafter, the balance shall be adjusted towards the lease rent payment along with the due interest and the balance, if any, shall be adjusted towards the due instalments.

For Logix Infradevelopers Pvt. Ltd.

Lessee Authorised Signatory

For ABIT BUILDCON RVT. LTD.

Sub- Lessee

Authorised Signatory

