

12	07.04.2017	132576024	65625138	198201162
13	07.10.2017	132576024	58333456	190909480
14	07.04.2018	132576024	51041774	183617798
15	07.10.2018	132576024	43750092	176326116
16	07.04.2019	132576024	36458410	169034434
17	07.10.2019	132576024	29166728	161742752
18	07.04.2020	132576024	21875046	154451070
19	07.10.2020	132576024	14583364	147159388
20	07.04.2021	132576024	7291682	139867706

In case of default in depositing the instalments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

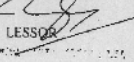
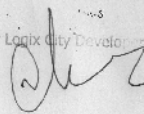
All payment should be made through a demand draft/pay order drawn in favour of 'NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY' and payable at any Scheduled Bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

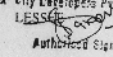

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day.

The payment made by the lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and then the premium due. No request of the lessee contrary to this will be entertained.

The area of the plot allotted may slightly vary at the time of handing over of the possession. The premium of the plot will proportionately vary due to such variations. The applicable rate of allotment of additional area shall be the accepted tender rate for the original plot plus simple interest @12% from the date of allotment or the reserve price or the accepted tender rate for the Group Housing Plots in the relevant sector or the nearby area, at the time of communication about the additional land, whichever is higher. Payment of

LESSOR

 For Logix City Developers (P) Ltd.

 Director

Logix City Developers Pvt. Ltd.
 LESSEE

 Authenticated Signatory
 SAHA INFRA TECH PRIVATE LIMITED

 Director/ Auth. Signatory



For Logix City Developers (P) Ltd.

Director

For SAHA INFRA TECH PRIVATE LIMITED

Director

premium and the lease rent of the additional land will be made as per the terms & conditions applicable to the land inbally allotted.

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.

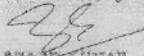
And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the lessee that plot of land numbered as Group Housing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

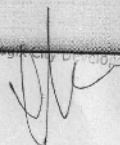
And the said plot is more clearly delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as the demised premises with their 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) 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.


ANKIT KUMAR
LESSOR
Plot No. GH-02
Sector-143
NOIDA


Legix City Developers Pvt. Ltd.
Authorized Signatory
LESSEE

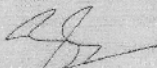

Director

For SAHA INFRA TECH PRIVATE LIMITED
For SAHA INFRA TECH PRIVATE LIMITED
Director/ Auth. Signatory

t) The Lessor reserves the right to all mine and minerals, crabs, 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.

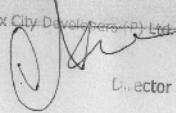
(iii) AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding 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 below:
- (i) The lessee has paid ₹. 2,25,69,070.79 say ₹. 2,25,69,071.00 as lease rent being 1% 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 previous 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.


LESSOR

Logix City Developers Pvt Ltd
Authorized Signatory

LESSEE

For Logix City Developers (P) Ltd

Director

For SAHA INFRA TECH PRIVATE LIMITED

Director/ Auth. Signatory