

Attached with e-Stamp Certificate No.IN-UP0

**TRIPARTITE SUB-LEASE DEED**

Sale Consideration	:	Rs.	
Market Value	:	Rs.	
Stamp Duty @ 5%	:	Rs.	
Car Parking	:	One	_____ Car Parking
Floor	:	_____	Floor
Super Area	:	_____	Sq. Ft. (____ Sq. Mtr.)
Power Backup	:	Yes	
Swimming Pool	:	Yes	
Club	:	Yes	
Security Guard	:	Yes	
Gym	:	Yes	
Lift	:	Yes	

Circle Rate @ Rs.32,000/- Per Sq. Mtr. + 10% i.e. Rs.3,200/- for Facilities,  
thus Total Rs.35,200/- Per Sq. Mtr.

(According to Govt. Circle Rate List mentioned on Page No.115, Sr. No.26,  
Software V-Code is 0033, Floor rebate is as per Rate List.)

THIS SUB-LEASE DEED is made at Greater Noida, District-Gautam Budh  
Nagar, U.P., on this \_\_\_\_\_ day of \_\_\_\_\_ 2017,

**BY AND BETWEEN**

**Greater Noida Industrial Development Authority**, a body corporate constituted under Section-3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) through its Manager/Authorized Signatory (hereinafter referred to as the "**LESSOR**"), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART.**

**AND**

**M/S Galaxy International Realtech Pvt. Ltd. (PAN-AADCG8143N)**, having its Corporate Office at H-95, Sector-63, Noida, Gautam Budh Nagar, U.P., through its Director/Authorized Signatory **Shri Mukesh Kumar Jodhani** S/o Late Shri P.N. Jodhani, (authorized vide Board of Directors Resolution passed on 10.02.2016, (hereinafter referred to as the "**SUB-LESSEE**"), which expression

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shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns of the **SECOND PART**.

The said Shri Mukesh Kumar Jodhani S/o Shri Parmanand Jodhani, Director/Authorized Signatory of M/s Galaxy International Realtech Pvt. Ltd., has authorized and appointed **Shri Shyam Sunder Maheshwari** (VOTER ID No.DCV1003169), S/o Late Shri Nagarmal Maheshwari, R/o 92, First Floor, Vigyan Vihar, Delhi-110 092, vide its registered at No.12, in Book No.6, Volume No.3, on pages 203 to 204, Dated 09.03.2016, duly registered in the office of Sub-Registrar-Sadar, Gautam Budh Nagar, as his Authentic Attorney, to present the Sub-Lease Deeds/Deed(s) for registration before the concerned Sub-Registrar-Sadar, Gautam Budh Nagar, in respect of "**Galaxy North Avenue**" built on Plot bearing No.GC-03, situated in Gaur City, GH-01, Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P.

**AND**

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(hereinafter referred to as the "**FINAL PURCHASER**" OR "**SUB-SUB-LESSEE**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns of the **THIRD PART**;

**WHEREAS:**

- A. **Greater Noida Industrial Development Authority**, (hereinafter referred to as the "**GNIDA**") invited bids under its Scheme Code RTS-01/2010(I) for Allotment of Various Plots, including the Plot No.GH-01, Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P., for development of Residential Township with the permissible usage for development of Group Housing, Commercial, Institutional and Parks, Open Spaces, Play Ground, Roads and Public Parking.
- B. **GNIDA** allotted a Plot bearing No.GH-01, area measuring 5,03,216 Sq. Mtrs., Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P., to **M/s Gaursons Hi-tech Infrastructure Pvt. Ltd.**, by virtue of Lease Deed dated 05.05.2010, which is duly registered with the office of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar, U.P., as document registered at No.8016, in Book No.1, Volume No.6110, at pages 371 to 400, for the Period of Ninety (90) years reckoned from execution of Lease Deed.
- C. **AND AFTER THAT GNIDA and M/s Gaursons Hi-tech Infrastructure Pvt. Ltd.**, as per Lease Deed Dated 05.05.2010, transferred Plot No.GC-03, area measuring 20,000 Sq. Mtrs., situated in Gaur City, Plot No.GH-01, Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P., to **M/s Galaxy International Realtech Pvt. Ltd.**, having its Corporate Office at H-95, Sector-63, Noida (hereinafter referred to as "**Company**") by virtue of Sub-Lease Deed dated 26.08.2010, which is duly registered with the office of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar, U.P., as document registered at No.20537, in Book No.1, Volume No.7303, at pages

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99 to 124, dated 26.08.2010. And the Sub-Lease Deed is executed by and between GNIDA, M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and M/s Galaxy International Realtech Pvt. Ltd.

- D. The Sub-Lessee had obtained approval of layout for development of Group Housing project on the above said land, project known as **"Galaxy North Avenue"**, and carried out internal development work comprising of site clearance, leveling, construction of internal roads, drains, street lighting electrification, water supply, sewerage and road side plantation, horticulture, development of parks, parking spaces as per norms fixed by the Lessor and obtained sanction of the building plans for development and construction of the Group Housing Building on the Said Land and as such, have constructed multi-storied complex and each consisting of several Apartments, Club, Gymnasium, Swimming Pool, etc. The said Building together with the Said Land shall hereafter be referred to and named as the **"Galaxy North Avenue"**.
- E. **M/s Galaxy International Realtech Pvt. Ltd.**, has developed a group housing complex named **"Galaxy North Avenue"**, (hereinafter called the **"Said Complex"**), built on Plot bearing No.GC-03, area measuring 20,000 Sq. Mtrs., being part of a Group Housing Lease-Hold Plot No.GH-01, in the Township, namely **"Gaur City"** (herein **"Township"**), situated at Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P.
- F. The Sub-Sub-Lessee named above, applied to the Sub-Lessee for allotment of a Apartment and the Sub-Lessee allotted a Apartment bearing **No.\_\_\_\_**, **on \_\_\_\_\_ Floor, Tower-\_\_\_\_\_, Total Super area approximate \_\_\_\_\_ Sq. Ft. (\_\_\_\_\_ Sq. Mtrs.)**, Project known as **"Galaxy North Avenue"** built on Plot bearing No.GC-03, situated in Gaur City, GH-01, Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P., together with proportionate rights to use the common covered area, including all easement rights attached thereto, (hereinafter referred to as **"Said Apartment"**) alongwith undivided and impartible lease-hold rights in the portion of the Said Land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the ratio of the super area of the said Apartment to the total super area in the Complex, more fully described in the Schedule given hereunder, on the terms and conditions as contained in the terms and conditions of **Allotment dated \_\_\_\_\_** executed between the Sub-Lessee and the Allottee/Sub-Sub-Lessee.
- G. The Sub-Sub-Lessee has carried out the inspection of the Lease Deed executed between the Lessor and M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. as well as Sub-Lease Deed executed between the Lessor, M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and Sub-Lessee, building plans of said project/dwelling unit and has satisfied himself as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said Apartment and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said Complex.

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- H. The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa
- I. Reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted.

**NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of the amount of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)**, paid by the Allottee/Sub-Sub-Lessee to the Sub-Lessee, the receipt whereof the Sub-Lessee hereby admits and acknowledges, and the Allottee/Sub-Sub-Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter, the Lease Deed executed between the Lessor and M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and Sub-Lease Deed executed between the Lessor, M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and Sub-Lessee and the terms and conditions of Allotment Letter, executed between the Allottee/Sub-Sub-Lessee and the Sub-Lessee, the Sub-Lessee doth hereby agrees to demise and the Allottee/Sub-Sub-Lessee agrees to take on Sub-Lease the Said Apartment with all its sanitary, electrical, sewerage and other fittings and for clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the Said Apartment along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc., subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.
2. That the Lessor and Sub-Lessee doth hereby grant Sub-Lease of the said Apartment unto the said Sub-Sub-Lessee, for unexpired period of 90 years, reckoned from 05.05.2010.
3. The vacant and peaceful possession of the Said Apartment has been delivered to the Sub-Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Sub-Sub-Lessee has satisfied himself as to the area of the Said Apartment, quality and extent of construction and the specifications in relation thereto and the Sub-Sub-Lessee has agreed not to raise any dispute at any time in future on this account.
4. That the said project is situated in the Township "Gaur City" and Township Maintenance charges along with the maintenance charges of the Project are applicable and payable by the Sub-Sub-Lessee. The 15% from the monthly maintenance charges of the Apartment shall be transferred in the head of Township Maintenance. The Sub-Lessee/its nominee shall have the right to apply all best possible methods available for collecting the Township Maintenance charges. The Sub-Sub-Lessee has executed separate agreements namely Maintenance Agreement and Electricity Supply Agreement etc., with the Sub-Lessee/its nominee, thus

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the Sub-Sub-Lessee shall be bound by all the covenants and conditions therein.

5. That the up-keeping and maintenance of the project “**Galaxy North Avenue**” shall be carried out by the Maintenance Agency till it be handed over to the A.A.O. (Association of Apartment Owners) as mentioned in UP Apartment Act-2010.
6. That the electricity supply to the Apartment of the Project “**Galaxy North Avenue**”, has been provided from single point electricity connection through separate meters. The maintenance charges of the Project “**Galaxy North Avenue**”, the Electricity consumption charges and Power Back-up charges (if availed) will be charged through that electricity meter on prepaid basis, the electricity supply of the Apartment shall not be restored until the dues of any charges remains unpaid, interest @ 18% per annum shall be charged for the period of delay.
7. That for computation purpose, the super area means and includes the covered area, areas of the balconies, cupboards, if any, lofts plus proportionate common areas such as projections, corridors, passages, area under lifts and lift rooms, staircases, underground/ overhead water tanks, munties, entrance lobbies, electric sub-station, pump house, shafts, guard rooms and other common facilities of the Said Apartment. The Sub-Sub-Lessee shall get exclusive possession of the built-up area, i.e., covered area, areas of balconies, area of lofts and area of cupboards, if any, of the Said Apartment. The title of the said Apartment is being transferred to the Sub-Sub-Lessee through this Sub-Lease Deed. The Sub-Sub-Lessee shall have no right, interest or title in the remaining part of the Complex, such as, club, open parking spaces, roads, parks, overhead water tanks, underground water tanks, electric sub-station, open areas, entrance lobbies, munties, pump house, shafts, guard rooms etc., except the right of ingress and egress in common areas, which shall remain the property of the Sub-Lessee. The right of usage of the common facilities is subject to the covenants herein contained and up-to-date payment of all dues.
8. That the Sub-Sub-Lessee shall not be entitled to claim partition of his undivided share in the land of the project “**Galaxy North Avenue**”, as aforesaid, and the same shall always remain undivided and impartibly and unidentified. It is further clarified that the interest of the Sub-Sub-Lessee shall be confined in the Said Land only.
9. The Sub-Sub-Lessee undertakes to put to use the said Apartment exclusively for the residential use only and for no other use/mixed use whatsoever. Use of the said Apartment other than residential will render Sub-Lease liable for cancellation and the Sub-Sub-Lessee will not be entitled to any compensation whatsoever.
10. That except for the transfer of said Apartment all common easementary rights attached therewith, the entire common areas and facilities provided in the complex and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces, club and

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facilities therein, storage areas etc., and the un-allotted areas and apartments, if any, shall remain the property of the Sub-Lessee and shall be deemed to be in possession of the Sub-Lessee, who has all the right to dispose of these properties.

11. That the said Apartment is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Sub-Lessee himself to facilitate his loan/ financial assistance for purchase of the said Apartment.
12. That the Lessor reserves the right and title to all mines and minerals, coals, washing gold, earth oil, quarries, in or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on provided always that the Lessor shall make reasonable compensation to Sub-Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Sub-Lessee.
13. That the Lessor has received one time lease rent in respect of the said land from the Sub-Lessee and hereby confirms that no lease rent is payable in future by the Sub-Sub-Lessee in respect of the said Apartment during the period of Sub-Lease.
14. That the Sub-Sub-Lessee shall be liable to pay on demand municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, compensation to the farmers, metro cess, cess, charges, levies and impositions, levied by the Lessor and/or any other local or statutory authority from time to time in proportion to the area of the said Apartment from the date of allotment of the said Apartment by the Sub-Lessee.
15. That the Sub-Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sub-Lease Deed, the Lease Deed, Sub-Lease Deed and the Allotment Letter and the terms & conditions of Allotment Letter and punctually observe the same in respect of the said Apartment purchased by him. The Lease deed and Sub-Lease deed shall be deemed to be a part of this sub-lease deed. The Sub-Sub-Lessee confirms that he has received a copy of the said Lease Deed and Sub-Lease Deed.
16. That the Sub-Sub-Lessee shall not sell, transfer or assign, mortgage or sub-let the whole or any part of the said Apartment to anyone except with the previous consent in writing of the Lessor and on such terms and conditions including the transfer charges/ fees as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by the Lessor in respect of Lease-hold properties.
17. That whenever the title of the Sub-Sub-Lessee in the said Apartment is transferred in any manner whatsoever, the transferee shall be bound by

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all covenants and conditions contained in this Sub-Lease Deed, Lease Deed, Sub-Lease Deed and the terms and conditions of Allotment and the Maintenance Agreement referred to elsewhere in this Sub-Lease Deed and he will be answerable in all respects to the Lessor therefore in so far as the same may be applicable and relate to the said Apartment.

18. a) That whenever the title of the said Apartment is transferred in any manner whatsoever, the transferor and transferee shall within Three (3) months of transfer give notice of such transfer in writing to the Lessor and to the Sub-Lessee and to the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance dues and other charges payable to the Maintenance Agency and obtain the No Dues of certificate from the Sub-Lessee or its nominee or the Association of Apartment Owners, as the case may be and No Dues for the Society Maintenance from the Sub-Lessee or its nominee(s) before effecting the transfer of the said Apartment, failing which the transferee occupying the said Apartment shall have to pay the outstanding dues to the Maintenance Agency.
  - b) In the event of death of the Sub-Sub-Lessee, the person on whom the rights of the deceased devolve by law of succession shall, within Three (3) months of devolution give notice of such devolution to the Lessor and the Sub-Lessee/Maintenance Agency/ Association of Apartment Owners (as the case may be). The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Lessor or any other Government Agency.
  - c) The transferee or the person on whom the title devolves as the case may be, shall furnish to the Lessor/Sub-Lessee and to the nominated Maintenance Agency certified copies of documents evidencing the transfer or devolution.
19. That notwithstanding the reservations and limitations, the Sub-Sub-Lessee shall be entitled to sublet the said Apartment for purposes of private dwelling only in accordance with law.
  20. That the Sub-Sub-Lessee may mortgage the said Apartment in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessor and Sub-Lessee in writing before execution of Sub-Lease Deed. Provided that in the event of sale or foreclosure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentages as may be decided by the Lessor of the unearned increase in the value of the said Apartment as first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value shall be final and binding on all the parties concerned. Provided further the Lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid. The Lessor's right to the recovery of the unearned increase and pre-emptive right to purchase the property, as mentioned hereinbefore, shall apply equally to involuntary sale or

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transfer, be it by or through execution of decree or insolvency or any court of law.

21. That the Lessor and/or the Sub-Lessee and /or the Maintenance Agency and their employees shall have the right to enter into and upon the said Apartment, lawn and terrace area in order to inspect, carry out repair work from time to time and at all reasonable times of the day after giving three days prior notice to the Sub-Sub-Lessee, except in case of emergency during the term of the Sub-Lease.
22. That the Sub-Sub-Lessee shall from time to time and at all times pay directly to the local Government/ Central Govt./ Local Authority or Lessor existing or to exist in future all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the validity of this deed be assessed, charged or imposed upon the said Apartment hereby transferred.
23. So long as each said Apartment shall not be separately assessed for the taxes, duties etc., the Sub-Sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the area of the said Apartment to the Maintenance Agency or to the Sub-Lessee, who on collection of the same from all the Allottee(s)/Sub-Sub-Lessee(s) of the Housing Complex shall deposit the same with the concerned Authority/Lessor.
24. That the Sub-Sub-Lessee shall not raise any construction whether temporary or permanent or make any alteration or addition or sub-divide or amalgamate the said Apartment.
25. (a) The Sub-Sub-Lessee will not carry on, or permit to be carried on, in the said Apartment any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done there in any act or thing whatsoever which in opinion of the Lessor and/or Sub-Lessee may be a nuisance, annoyance or disturbance to the other/ neighboring owners of the said housing complex and persons living in the neighborhood.  
  
(b) The Sub-Sub-Lessee will obey and submit to all directions, issues and regulations made by the Lessor now existing or herein after to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the Housing Complex.
26. That the Sub-Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. All unauthorized encroachments or temporary/ permanent constructions carried out in the said Apartment or on the open or covered Car Parking space by the Sub-Sub-Lessee shall be liable to be removed at his own cost by the Lessor or by the Sub-Lessee and /or by the Maintenance Agency with the prior approval of the Lessor. The charges levied by the

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Lessor in this regard shall be finalized and binding on the Sub-Sub-Lessee.

27. That the Sub-Sub-Lessee shall on the determination of the Sub-Lease of his share in the land, peaceably yield up the proportionate interest in the Land of project "**Galaxy North Avenue**", as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the land.
28. That the Complex alongwith lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expenses of the Sub-Sub-Lessee by the Sub-Lessee or the Maintenance Agency and all the Sub-Sub-Lessee(s) pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency for the purpose of insurance. The Sub-Sub-Lessee shall not or permit to be done any act which may render void or voidable any insurance in any part of the said Building/ Complex or cause increased premium.
29. That the Sub-Sub-Lessee shall maintain the said Apartment including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas (if any) thereto in good tenantable repairs, state, order and conditions in which it is delivered to him and in particular so as to support, shelter and protect the other parts of the Building/ Complex. Further, he will allow the Complex maintenance teams access to and through the said Apartment for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest, etc. Further, the Sub-Sub-Lessee will neither himself permit anything to be done which damages any part of the adjacent unit/s, etc., nor violates the rules or bye-laws of the Local Authorities or the Association of the Allottee(s)/Sub-Sub-Lessee(s).
30. That it shall be incumbent on each Sub-Sub-Lessee to form and join an Association comprising of the Allottees/Sub-Sub-Lessee for the purpose of management and maintenance of the Complex as per provided in the U.P. Apartment Act 2010. Only common services shall be transferred to the Association. Facilities like dormitories, stores, shops, parking, etc., shall not be handed over to the Association and will be owned by the Sub-Lessee and may be sold to any agency or individual as the case may be on any terms as the Sub-Lessee would deems fit. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.
31. That the Sub-Sub-Lessee may get insurance of the contents lying in the said Apartment at his own cost and expense. The Sub-Sub-Lessee shall not keep any hazardous, explosive, inflammable material in the Building/Complex or any part thereof. The Sub-Sub-Lessee shall always keep the Sub-Lessee or its Maintenance Agency or Association of Apartment Owners, harmless and indemnified for any loss and/or damages in respect thereof.
32. That the Sub-Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the said

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Apartment in any form. The Sub-Sub-Lessee shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design. No construction or alteration of any kind will be allowed on exclusive attached courtyard on ground floor Apartment and attached terraces on upper Apartments and in the open car parking spaces, which shall always remain open to sky.

33. That the Sub-Sub-Lessee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the exterior façade of the building or anywhere on the exterior or on common areas or on roads of the Complex.
34. That Sub-Lessee/Sub-Sub-Lessee will not erect or permit to be erected any part of the demised premises any stables, sheds or other structures of description whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
35. That the Sub-Lessee/Sub-Sub-Lessee shall not exercise its option of determining the lease for hold the Lessor responsible to make good the damages if by fire, tempest, flood or violence of army or of a mob or other irresistible force any materials part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
36. That the Sub-Lessee/Sub-Sub-Lessee/Tenant shall not display or exhibit any picture poster, statue or their articles which are repugnant to the morals or are indecent or immoral. The Sub-Lessee/Sub-Sub-Lessee/tenant shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building except which shall be constructed over the demised wall of the building except.
37. That the Sub-Sub-Lessee shall not remove any walls of the said Apartment including load bearing walls and all the walls /structures of the same shall remain common between the Sub-Sub-Lessee and owners of the adjacent Apartments.
38. The Sub-Sub-Lessee may undertake minor internal alterations in his Apartment only with the prior written approval of the Sub-Lessee. The Sub-Sub-Lessee shall not be allowed to effect any of the following changes/alterations:
  - i) Changes, which may cause damage to the structures (columns, beams, slabs etc.) of any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Sub-Sub-Lessee will get the same repaired.
  - ii) Changes that may affect the façade of the unit (e.g. changes in windows, tampering with external, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)

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- iii) Making encroachments on the common spaces in the complex
39. That the Sub-Sub-Lessee shall strictly observe the following points to ensure safety, durability and long term maintenance of the Building:
- (i) No changes in the internal lay-out of a apartment should be made without consulting a qualified structural consultant and without the written permission from the Sub-Lessee or the Lessor, if required.
  - (ii) No R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
  - (iii) All the plumbing problems should be attended only by qualified or experienced plumber in the building. The plumbing Network inside the Apartment is not tampered with or modified in any case.
  - (iv) Use of acids for cleaning the toilets should be avoided.
  - (v) All the external disposal services to be maintained by periodical cleaning.
  - (vi) No alterations will be allowed in elevation, even of temporary nature.
  - (vii) Any electrical wiring/ cable changes should be made by using good quality material as far as possible and same should be carried out by licensed electrician.
  - (viii) Sub-Sub-Lessee shall not cover the balcony/terrace of his Apartment by any structure, whether permanent or temporary.
  - (ix) The Sub-Sub-Lessee shall ensure that all water drains in the Apartment (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., he should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
  - (x) Sub-Sub-Lessee should avoid random parking of his vehicle and use only his allotted parking bay.
  - (xi) In case Sub-Sub-Lessee rents out the Apartment, he is required to submit all details of the tenants to the Maintenance Agency/Association of Apartment Owners. The Sub-Sub-Lessee will be responsible for all acts of omission and commission of his tenant. The Complex management can object to renting out the premises to persons of objectionable profile.
  - (xii) Sub-Sub-Lessee is not allowed to put the grills in the Apartment as per individual wish, only the designs approved by the Sub-Lessee will be permitted for installation.
40. That the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Rules, 2011 and all other rules, regulations and statutory laws, wherever applicable, will be observed and complied with by all the Parties.
41. That the Sub-Sub-Lessee and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damage is caused to the premises or the sanitary/water/electricity works therein.
42. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed shall be borne by the Sub-Sub-Lessee.

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Sub-Sub-Lessee

43. That the Lessor shall be entitled to recover all dues payable to it under the deed by the Sub-Lessee as arrears of land revenue without prejudice to its other rights under any other law for the time being in force.
44. The provisions of U.P. Industrial Area Development Act, 1976 and any rules / regulations framed under the Act or any direction issued shall be binding on the Sub-Lessee/Sub-Sub-Lessee.
45. That all powers exercisable by the Lessor under the Deed may be exercised by the Chief Executive officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of the Chief Executive Officer.
46. The Chief Executive Officer of the Lessor reserves the rights to make such addition alteration or modification in terms and conditions from time to time as he may consider just and reasonable and the same shall be binding and acting upon the Sub-Lessee/Sub-Sub-Lessee.
47. That in case of any breach of the terms and conditions of this deed by the Sub-Sub-Lessee, and/or breach of terms and conditions of the Lease Deed executed between the Lessor and M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and Sub-Lease Deed executed between the Lessor, M/s Gaursons Hi-tech Infrastructure Pvt. Ltd. and Sub-Lessee and terms and conditions of Allotment for said Apartment between the Sub-Sub-Lessee and the Sub-Lessee, the Lessor and the Sub-Lessee will have the right to re-enter the said Apartment after determining the lease hold rights in respect thereof. On re-entry of the demised said Apartment, if it is occupied by any structure built un-authorisedly by the Sub-Sub-Lessee, the Lessor and/or the Sub-Lessee will remove the same at the expense and the cost of the Sub-Sub-Lessee. Before exercising the right of re-entry, due notice to the Sub-Sub-Lessee shall be given by the Lessor and/or the Sub-Lessee to rectify the breaches within the period stipulated by the Lessor and/or the Sub-Lessee.
48. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).
49. That the declaration as provided in the section 12 of U.P. Apartment Act, 2010 has been submitted by the Sub-Lessee in the office of competent Authority in respect of the Project "**Galaxy North Avenue**".

#### **SCHEDULE OF APARTMENT**

(Authorised Signatory)  
Lessor

(Authorised Signatory)  
Sub-Lessee

Sub-Sub-Lessee

Residential Apartment bearing No.\_\_\_\_\_, on \_\_\_\_\_ Floor, in Tower-\_\_\_\_\_, having a total super area approximate \_\_\_\_\_ Sq. Ft. (\_\_\_\_\_ Sq. Mtr.) and covered area \_\_\_\_\_ Sq. Ft. (\_\_\_\_\_ Sq. Mtr.), \_\_\_\_\_ BHK, along with right to use One \_\_\_\_\_ Car Parking Space in the “Galaxy North Avenue”, built on Plot bearing No.GC-03, situated in Gaur City, GH-01, Sector-4, Greater Noida, District-Gautam Budh Nagar, U.P., along with undivided, impartibly, unidentified lease-hold rights in the portion of the said land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the super area of the Said Apartment, as per the enclosed plan and bounded as follows:-

East:  
West:  
South:  
North:



As per the Floor Plan

**IN WITNESS WHEREOF**, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:  
**Witnesses:**

Signed for & on behalf of the  
**LESSOR**

(1)

(2)

Signed for & on behalf of the  
**SUB-LESSEE**

**SUB-SUB-LESSEE**

(Authorised Signatory)  
Lessor

(Authorised Signatory)  
Sub-Lessee

Sub-Sub-Lessee