

Application For Registration Of Project

Annexure -

Promoter - Panch Tatva Promoters Pvt. Ltd.

Project - Galaxy Vega - Tower F & G And Convenient Shopping Centre -
Galaxy Green Arcade

Performa of Lease Deed

Performa for the Lease Deed in respect of Residential Towers F & G is attached herewith whereas The Performa for the Convenient shopping Centre "Galaxy Green Arcade" on the same plot will be provided (a) after submitting the same on receipt of Occupancy Certificate for the Project with GNIDA and (b) Subsequently having the necessary approval of Lease Deed from GNIDA

For Panch Tatva Promoters Private Limited


Authorized Signatory

TRIPARTITE SUB-LEASE DEED

Sale Consideration	:	Rs. _____/-
Market Value	:	Rs. _____/-
Stamp Duty @ 5%	:	Rs. _____/-
Car Parking	:	One _____
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 (01.08.2016) mentioned on Page No.117, Sr. No.29, Software V-Code is 0079, Floor rebate is as per Rate List.)

THIS TRIPARTITE SUB-LEASE DEED is made at Greater Noida Distt. Gautam Budh Nagar, 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**.

For & on behalf of GNIDA

For Panch Tatva Promoters
Pvt. Ltd.

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

AND

M/S PANCH TATVA PROMOTERS PVT. LTD. (PAN NO.AAFCP6505P), having its Corporate Office at H-175, Sector-63, Noida, Gautam Budh Nagar, U.P. through its Authorized Signatory, **SHRI** _____ son of Shri _____, R/o _____, duly authorized by the Board of Directors, vide Board Resolution dated _____ (hereinafter referred to as the "**LESSEE**"), which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns of the **SECOND PART**.

SHRI _____, Authorised Signatory of **M/s Panch Tatva Promoters Pvt. Ltd.** (Lessee/Company), has authorized and appointed **SHRI** _____ son of Shri _____, R/o _____, as his Authentic Attorney, through Authentic Power of Attorney dated _____, to present the Tripartite Sub-Lease Deed(s) for registration before the concerned Sub-Registrar, Greater Noida, District Gautam Budh Nagar (U.P.), in respect of the Apartments/Dwelling Units constructed in Residential Project "**GALAXY VEGA**", built at Plot No.GH-08C, Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh. The said Authentic Power of Attorney has been registered in the office of Sub Registrar, Sadar, Greater Noida, Gautam Budh Nagar, (U.P.), as Document No.____, in Book No.____, Volume No.____, from Page No.____ to____, on _____.

AND

_____ (hereinafter referred to as the "**SUB-LESSEE**"), which expression shall, unless 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**;

For & on behalf of GNIDA

For Panch Tatva Promoters
Pvt. Ltd.(Authorised Signatory)
Lessor/First Party(Authorised Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

WHEREAS:

- A. **Greater Noida Industrial Development Authority** (hereinafter referred to as the “**AUTHORITY/GNIDA/LESSOR**”) invited bids under its Scheme Code BRS-03/2010 and awarded the Plot No.GH-08, area measuring 86037 sq. mtrs. Sector-Techzone-IV, Greater Noida, District-Gautam Budh Nagar, U.P. to the registered consortium, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1667 dated 23.07.2010 and Allotment Letter No.PROP/BRS-03/2010/1732 dated 18.08.2010 for the development and marketing of Group Housing Pockets/Flats/Apartment/Plots on leasehold basis.
- B. Thereafter, Lessor executed a Lease Deed dated 01.04.2011 in favour of **M/s Panch Tatva Promoters Pvt. Ltd.** (hereinafter referred to as the “**LESSEE**”) in respect of Plot No. GH-08C, area measuring 20240.00 Sq. Mtrs., Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (hereinafter referred as “**Said leased Land/Plot**”), which is duly registered with the office of Sub-Registrar-Sadar, Greater Noida, Gautam Budh Nagar, U.P., as Registered Document No.6164, in Book No.1, Volume No.8343, from Pages 49 to 98, on 02.04.2011 (hereinafter referred to as the “**Lease Deed**”) for the lease term of 90 (ninety) years commencing from 01st April, 2011 to demise the said and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed Flats/ Apartments/Dwelling Units/Commercial Space and Facilities in favour of its Allottee/Sub-Lessee by executing the Tripartite Sub-Lease Deed.
- C. The Lessee had obtained approval of layout for development of Group Housing project on the above said land and carried out internal development work comprising of construction of internal roads, drains, street lighting electrification, water supply, sewerage and road side plantation, culverts, transmission lines, 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/Dwelling Units, Convenient Shops, Club, Commercial Spaces, Gymnasium, Swimming Pool etc.

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For Panch Tatva Promoters
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Lessee/Second Party

Sub-Lessee(s)/Third Party

- D. After obtaining the above said layout plan, the Lessee developed a Residential Project known as “**Galaxy Vega**”, built at Plot No. GH-08C, Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (hereinafter called as the “**Said Complex**”).
- E. The Sub-Lessee named above, applied to the Lessee for allotment of a Residential Apartment/Dwelling Unit and the Lessee allotted a Residential **Apartment/Dwelling Unit bearing No. _____, on _____ Floor**, Total Super Area approximate _____ Sq. Ft. (_____ Sq. Mtrs.), in **Tower-___** in the said “**Galaxy Vega**”, built on Plot No. GH-08C, Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, together with proportionate rights to use the common covered area, including all easement rights attached thereto (hereinafter referred to as **Said Apartment/Dwelling Unit**) alongwith undivided and impartible lease hold rights in the portion of the said Land underneath the building, consisting of several Blocks/Towers comprising the Complex, in proportion of the ratio of the super area of the said Apartment/Dwelling Unit to the total super area in the Complex, more fully described in the Schedule given hereunder, on the terms and conditions as contained in Allotment Letter **dated _____** executed between the Lessee and the Allottee/Sub Lessee.
- F. The Sub-Lessee has carried out the inspection of the lease deed executed in favour of Lessee by the Lessor alongwith building plans of said project/complex/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/Dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said Complex.
- G. The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa
- H. Reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted.

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

1. That in consideration of the amount of **Rs.**_____/- (Rupees Only) paid by the Allottee/Sub-Lessee to the Lessee, the receipt whereof the Lessee hereby admits and acknowledges, and the Allottee/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 the Lessee and the terms and conditions of Allotment Letter, executed between the Allottee/Sub-Lessee and the Lessee, thus the Lessee doth hereby agrees to demise and the Allottee/Sub-Lessee agrees to take on Sub-Lease the Said Apartment/Dwelling Unit with all its rights and easements whatsoever necessary for the enjoyment of the Said Apartment/Dwelling Unit alongwith 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 Lessee doth hereby grant Sub-Lease of the said Apartment/Dwelling Unit unto the said Sub-Lessee, for unexpired period of 90 years, reckoned from 01.04.2011.
3. The vacant and peaceful possession of the Said Apartment/Dwelling Unit has been delivered to the Sub-Lessee simultaneously with the signing and execution of this Tripartite Sub-Lease Deed, and the Sub-Lessee has satisfied himself as to the area of the Said Apartment/Dwelling Unit, quality and extent of construction and the specifications in relation thereto and the Sub-Lessee has agreed not to raise any dispute at any time in future on this account.

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4. That the said project is situated at Plot No.GH-08C, Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, and the maintenance charges of the project/complex are applicable and payable by the Sub-Lessee. The Sub-Lessee has executed separate Agreements namely Maintenance Agreement and Electricity supply Agreement of the said Project, thus the Sub-Lessee shall be bound by all the covenants and conditions therein.
5. That the up-keeping and maintenance of the project "**Galaxy Vega**" 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/Dwelling Unit of the Project "**Galaxy Vega**" has been provided from single point electricity connection through separate meters. The maintenance charges of the Project, 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/Dwelling Unit 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 shall be as per the Declaration Form(A) which is communicated to the Sub-Lessee through the Allotment Letter. The Sub-Lessee shall get exclusive possession of the built-up area, i.e. covered area, areas of balconies, area of lofts and area of cub-boards, if any, of the Said Apartment/Dwelling Unit. The title of the said Apartment/Dwelling Unit is being transferred to the Sub-Lessee through this Tripartite Sub-Lease Deed. The Sub-Lessee shall have no right, interest or title in the remaining part of the Complex, which is not included in the super area, except the right of ingress and outgress in common areas, which shall remain the property of the 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-Lessee shall not be entitled to claim partition of his undivided share/right in the land of the project "**Galaxy Vega**" and same shall always remain undivided and impartibly and unidentified. It is further clarified that the interest of the Sub-Lessee shall be confined in the Said Land only.
9. The Sub-Lessee undertakes to put to use the said Apartment/Dwelling Unit exclusively for the residential use only and for no other use/mixed use

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whatsoever. Use of the said Apartment/Dwelling Unit other than residential will render Sub-Lease liable for cancellation and the Sub-Lessee will not be entitled to any compensation whatsoever.

10. That except for the transfer of said Apartment/Dwelling unit, all common easementary rights attached therewith, the entire common areas and facilities provided in the complex/project and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces, club and facilities therein, storage areas etc., and the un-allotted areas and Apartments/Dwelling Units, shopping areas, if any, shall remain the property of the Lessee and shall deemed to be in possession of the Lessee, who has all the right to dispose of these properties in any manner.
11. That the said Apartment/Dwelling Unit is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Lessee himself to facilitate his loan/financial assistance for purchase of the said Apartment/ Dwelling Unit.
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-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-Lessee.
13. That the Lessor has received one time lease rent in respect of the said land from the Lessee and hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the said Apartment/Dwelling Unit during the period of Sub-Lease.
14. That the 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, any other cess, charges, GST, Swachh Bharat Cess and Krishi Kalyan Cess etc., 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/Dwelling Unit from the date of allotment of the said Apartment/Dwelling Unit.

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15. That the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in the Allotment Letter, Lease Deed, Tripartite Sub-Lease Deed and the terms & conditions of Allotment Letter and punctually observe the same in respect of the said Apartment/Dwelling Unit purchased by him. The Lease Ddeed shall deemed to be a part of this Tripartite Sub Lease Deed. The Sub Lessee confirms that he has received a copy of the said Lease Deed.
16. That the Sub-Lessee shall not sell, transfer or assign, mortgage or sublet the whole or any part of the said Apartment/Dwelling Unit 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-Lessee in the said Apartment/Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Tripartite Sub-Lease Deed, Allotment Letter, Lease Deed and the terms and conditions of Allotment Letter and the Maintenance Agreement referred to elsewhere in this Tripartite 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/Dwelling Unit.
18. a) That whenever, the Sub-Lessee or the title holder of any Apartment/Dwelling Unit intends to transfer the title deed, the Sub-Lessee has to submit the No Dues Certificate from the Lessee/Maintenance Agency/A.A.O., as the case may be along with the Transfer Memorandum Application. It is the responsibility of the Sub-Lessee to clear any dues towards maintenance charges payable to Lessee/Maintenance Agency/A.A.O. In case the NOC is not submitted then the Lessor shall give a reasonable time to the Sub-Lessee to submit it and if it is found that NOC is withheld by Lessee/Maintenance Agency/A.A.O., without assigning any reason for more than a reasonable period to do so, then the Lessor shall be free to exercise its right to decide on Transfer Memorandum Application as it deems fit and reasonable. In such case, it would be the responsibility of the transferee to pay and/or clear and/or settle the dues to the Lessee/Maintenance Agency/A.A.O. The Lessor shall have an unequivocal right to decide the reasonable time for submission of NOC.
- b) In the event of death of the Sub-Lessee, the person on whom the rights of the deceased devolve by law of succession shall, within Three (3)

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months of devolution give notice of such devolution to the Lessor and the 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/A.A.O., 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/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-Lessee shall be entitled to sublet the said Apartment/Dwelling Unit for purposes of private dwelling only in accordance with law.
20. That the Sub-Lessee may mortgage the said Apartment/Dwelling Unit in favour of the State or Central or financial institutions/commercial banks, etc., for raising loan with the prior permission of the Lessor and Lessee in writing. 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/Dwelling Unit, as the Lessor holds the 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 transfer, be it by or through execution of decree or insolvency or any court of law.
21. That the Lessor and/or the Lessee and/or the Maintenance Agency/A.A.O. and their employees shall have the right to enter into and upon the said Apartment/Dwelling Unit, 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-Lessee, except in case of emergency during the term of the Sub-Lease.
22. That the 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

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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/Dwelling Unit hereby transferred.

23. That so long as each said Apartment/Dwelling Unit shall not be separately assessed for the taxes, duties etc., the sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the area of the said Apartment/Dwelling Unit to the Maintenance Agency/A.A.O. or to the Lessee, who on collection of the same from all the Sub-Lessee(s) of the Housing Complex shall deposit the same with the concerned Authority/Lessor.
24. That the 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/Dwelling Unit.
25. (a) The Sub Lessee will not carry on, or permit to be carried on, in the said Apartment/Dwelling Unit 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 Lessee may be a nuisance, annoyance or disturbance to the other/neighbouring owners of the said housing complex and persons living in the neighborhood.

(b) The 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-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/Dwelling Unit or on the open or covered Car Parking space by the Sub-Lessee shall be liable to be removed at his own cost by the Lessor or by the Lessee and/or by the Maintenance Agency/A.A.O. with the prior approval of the Lessor. The charges levied by the Lessor in this regard shall be finalized and binding on the Sub-Lessee.
27. That the 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

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of project “**Galaxy Vega**”, 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 by the Lessee or the Maintenance Agency/A.A.O. at the cost and expenses of the Sub-Lessee and all the Sub-Lesseees pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency/A.A.O. for the purpose of insurance. The 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-Lessee shall maintain the said Apartment/Dwelling Unit 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/Dwelling Unit for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest, etc. Further, the Sub-Lessee will neither himself permit anything to be done which damages any part of the adjacent Apartments/Dwelling Units etc., nor violates the rules or bye-laws of the Local Authorities or the Association of the Sub-Lesseees.
30. That it shall be incumbent on each Sub-Lessee to form and join an Association comprising of the Sub-Lesseees 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 Lessee and may be sold to any agency or individual as the case may be on any terms as the 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-Lessee may get insurance of the contents lying in the said Apartment/Dwelling Unit at his own cost and expense. The Sub-Lessee shall not keep any hazardous, explosive, inflammable material in the Building/Complex or any part thereof. The Sub-Lessee shall always keep the Lessee or its Maintenance Agency or Association of Apartment

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Owners, harmless and indemnified for any loss and/or damages in respect thereof.

32. That the Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the said Apartment/Dwelling Unit in any form. The 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 Apartments /Dwelling Units and attached terraces on upper Apartments/Dwelling Units and in the open car parking spaces, which shall always remain open to sky.
33. That the 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 Lessee/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 Lessee/Sub-Lessee shall not exercise its option of determining the lease for hold the Lessor's responsibility 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 Lessee/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 Lessee/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.
37. That the Sub-Lessee shall not remove any walls of the said Apartment/Dwelling Unit including load bearing walls and all the walls /structures of the same shall remain common between the sub-Lessee and owners of the adjacent Apartments/Dwelling Units.

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38. The Sub-Lessee will not undertake any alterations in his Apartment/Dwelling Unit without prior written approval of the Lessee. The 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 Apartment/Dwelling Units. In case damage is caused to an adjacent Apartment/Dwelling Unit or common area, the Sub-Lessee will get the same repaired.
 - ii) Changes that may affect the façade of the Apartment/Dwelling 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.)
 - iii) Making encroachments on the common spaces in the complex.
39. That the 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/Dwelling Unit should be made without consulting a qualified structural consultant and without the written permission from the 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/Dwelling Unit 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-Lessee shall not cover the balcony/terrace of his Apartment/Dwelling Unit by any structure, whether permanent or temporary.
 - (ix) The Sub Lessee shall ensure that all water drains in the Apartment/Dwelling Unit (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., he should not be choked or

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blocked. Stagnant water is the biggest reason for dampness on levels below.

- (x) Sub-Lessee should avoid random parking of his vehicle and use only his allotted parking bay.
 - (xi) In case Sub- Lessee rents out the Apartment/Dwelling Unit, he is required to submit all details of the tenants to the Maintenance Agency/Association of Apartment/Dwelling Owners. The 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-Lessee is not allowed to put the grills in the Apartment/Dwelling Unit as per individual wish, only the designs approved by the 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-Lessee and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no 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-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 Lessee/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

For & on behalf of GNIDA

For Panch Tatva Promoters
Pvt. Ltd.

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

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 Lessee/Sub-Lessee.
47. That in case of any breach of the terms and conditions of this deed by the Sub-Lessee, and/or breach of terms and conditions of the Allotment Letter, Lease Deed executed between the Lessor and the Lessee and terms and conditions of Allotment Letter for said Apartment/Dwelling Unit between the Sub-Lessee and the Lessee thus the Lessor and the Lessee will have the right to re-enter the said Apartment/Dwelling Unit after determining the lease hold rights in respect thereof. On re-entry of the demised said Apartment/Dwelling Unit, if it is occupied by any structure built un-authorisedly by the Sub-Lessee, the Lessor and/or the Lessee will remove the same at the expense and the cost of the Sub-Lessee. Before exercising the right of re-entry, due notice to the Sub-Lessee shall be given by the Lessor and/or the Lessee to rectify the breaches within the period stipulated by the Lessor and/or the 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 Lessee in the office of competent Authority in respect of the building "**Galaxy Vega**".

SCHEDULE OF APARTMENT/DWELLING UNIT

Residential **Apartment/Dwelling Unit bearing No.____, on ____ Floor in Tower-____**, consisting of ____ Bed Rooms, One Living Cum Dining Room, One Kitchen, ____ Toilets and Balcony(s), having a Total Super area approximate ____ Sq. Ft.(____ Sq. Mtr.) and Built-up area ____ Sq. Ft. (____ Sq. Mtr.) alongwith right to use One

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_____ Car Parking Space in the “**Galaxy Vega**”, built Plot No.GH-08C, Sector-Techzone-IV, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh alongwith 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/Dwelling Unit, as per the enclosed plan and bounded as follows:-

East:

West:

South:

North:



As per the Floor Plan

Financed By:

For & on behalf of GNIDA

For Panch Tatva Promoters
Pvt. Ltd.

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

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)

Signed for & on behalf of the
LESSEE

(2)

SUB-LESSEE/S

For & on behalf of GNIDA

For Panch Tatva Promoters
Pvt. Ltd.

(Authorised Signatory)
Lessor/First Party

(Authorised Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party