

SUB-LEASE DEED FOR OFFICE SPACE/SHOPS (ONE ESTATE)

Unit No. : _____ Super Area Sq Mtr. : _____ Sq. Mtr.
Sale Consideration : Rs. _____ (Without Roof Right)
Market Value : Rs. _____ Carpet Area Sq. Mtr. : _____ Sq. Mtr.
Stamp Duty : Rs. _____ Circle Rate : Rs. _____ Per Sq. Mtr.

This indenture is made and executed at NOIDA on this _____ day of _____ 2025

BETWEEN

New Okhla Industrial Development Authority, District. Gautam Budh Nagar. Uttar Pradesh, a Body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Aa 1976 (UP. Act No. of 1976) (hereinafter referred to as The "**LESSOR**" "**FIRST PARTY**" which expression shall unless contrary or repugnant the context thereof include its successors and assigna) of the First Part;

AND

M/s. Chambal Tradings Pvt. Ltd. (CIN. U5250DL1985PTC318111), a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at LGF-59, World Trade Center, Babor Road, New Delhi-110001 acting through its directors Mr. Chander Mohan Sethi & Mr. Manit Sethi duly authorized by the Board of Directors vide resolution dated _____ (hereinafter referred to as the **LESSEE** which expression shall unless contrary or the context thereof include its successors and assigns). The Lessee has vested lease rights and duly authorized M/s **Krishna Apra Projects Private Limited (CIN U45400DL2011PTC213586)**, a company registered under the Indian Companies Act, 1956 having its registered office situated at C-74, STREET NO.2 BHAJANPURA , DELHI, Delhi, India - 110032 (hereinafter referred to as "**PROMOTER**" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) to execute the sub-lease deed in accordance with the terms of the General Power of Attorney dated _____ and registered on _____. The Lessee and the Promoter are hereinafter jointly referred to as the **SECOND PARTY** of the **Second Part**;

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Lessee/Promoter

Sub-Lessee

AND

Mr/Ms. _____ (PAN NO: _____) and Mr/Ms. _____
_____ (PAN NO: _____) both R/o _____
_____ (hereinafter referred to as the "**SUB- LESSEE/THIRD PARTY**") which expression shall unless contrary or repugnant to the context or meaning thereof shall include his/her heirs, executors, administrators, legal representatives, permitted assigns) hereinafter called the party of the THIRD PART;

WHEREAS :-

- A. A Lease was executed on the day ofand registered in the office of the Sub Registrar-....., Noida (hereinafter called the "LEASE") between the New Okhla Industrial Development Authority, a body corporate constituted under Section 34 of the U.P. Industrial Development Act 1976 (U.P Act No. 6 of 1976) (hereinafter called the Lessor/First party) and the Lessee M/s..... the lease Deed registered with the Sub-Registrar -....., Noida as Document No. Book No , Zild No. pages to on.....
- B. The Lessor has demised on leasehold basis Plot No. A-37 & A-38 Situated at Sector-62, Noida, District Gautam Buddh Nagar, U.P. admeasuring 40,000 sq. Meters for 90 years commencing from yielding and paying lease rent on the terms and conditions contained in the said Lease. The land has been demised for the purposes of constructing IT/ITES project for the registrants of the Second Party on the terms and conditions, as specified in the said Lease Deed read with the minutes of standing committee of Noida Authority (dated 25.09.2008).
- C. That the Promoter has entered into Development Agreement dated _____ with the Lessee for developing and constructing 20000 sq. meters area out of the total 40,000 sq. meters area situated at Plot No. A-37 & 38, Sector-62, Noida, Uttar Pradesh (hereinafter referred to as the "Project Land"). The Lessee has authorized the Promoter to develop/construct the Project on the Project Land and to sell, market, deal, negotiate, sign and execute agreement(s), sub-lease deed(s) etc. with the allottee(s) at the rates and terms & conditions as determined by the Promoter and also to receive all payments and issue receipts thereof in its own name.
- D. The Promoter has constructed IT/ITES Office spaces & Commercial units over the Project Land in accordance with Building Bye Laws of the Lessor on the term and conditions laid down in the said Lease Deed and the Project is called "**One Estate**". It has various types of Office spaces/Shops in it. The Second party has obtained completion certificate from the competent authority for the aforesaid project.

- E. The Subject Land is earmarked for the purpose of building an IT/ITES Project and the Second Party can allot to its registrants an Office unit/Shop, including undivided share in land, common areas and facilities appurtenant to the Office unit/Shop on such terms as decided by the Second Party.
- F. The Third party/Sub-Lessee had applied for allotment of an Office unit/Shop and on faith of the statement and representations made by Third party/Sub-Lessee at various stages, the Second Party has allotted and received consideration mentioned herein and delivered possession of the Office unit/Shop bearing No..... on of the aforesaid Project to the Third party/Sub-Lessee with the consideration which has already been paid. The Third Party will also observe covenants, terms and conditions, as laid down in the previously mentioned lease between the First Party and the Second Party and on the terms and conditions hereunder.
- G. The Third Party/ Sub-Lessee has carried out the inspection of the Building Plans of the said Office unit/Shop, and has satisfied himself/herself/themselves with respect to the same including as to the soundness of construction thereof and conditions and descriptions of all fixtures and fittings installed and/or provided therein and also the common amenities and passages, appurtenant to the said Office unit/Shop and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said Project.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in consideration of the amount of ... (Rupees_____ only) which includes the cost of superstructure and the share of land, paid by the Third party to the Second party, receipt whereof the Second party hereby acknowledges and the Third party agreeing to observe and perform the terms and conditions herein mentioned, the Second Party hereby sell to the Third Party, the Office Unit/Shop Bearing No.having Carpet Area..... .Sq. Ft. (.....Sq. Mtr.) on Floor with sanitary, electrical and other fittings, in "One Estate" at Plot No. A-37 & A-38, Sector-62, Noida, District Gautam Buddh Nagar, U.P. and more particularly described in Schedule hereunder written, and plan annexed hereto.

The Second Party simultaneously does hereby also sub-leases unto the said Third Party for the un-expired period of 90 years lease granted by Lessor/First Party, which commenced on, the undivided title to the Land and right to proportionate to the area allotted to the Third Party in relation to the total area of the land on the following terms and conditions:

1. The vacant and peaceful possession of the Office unit/Shop has been given to the Third Party. The Lessor has received one time Lease Rent of the Plot from the Lessee and the Sub-Lessee is not to pay any Lease Rent to the Lessor during the unexpired portion of the said Lease.
2. The Third Party/Sub-Lessee without any rebate or deduction whatsoever shall pay any other taxes charges levies and impositions payable for the time being by the Second Party in relation to the land share of the Third Party.
3. The Third Party shall pay annual rents, taxes, charges levies and impositions payable for the time being by the Second Party as occupier of the said commercial unit/shop as and when the same becomes due and payable and shall in addition thereto shall also

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pay all other liabilities charges for repairs, maintenance and replacement etc. as per Maintenance Agreement between the Third Party and nominee of the Second Party.

4. The Second Party and the Third Party shall at all times duly perform and observe all the covenants and conditions which are contained in the said Lease executed between the Lessor and the Second Party and observe the same as applicable and relating to the land pertaining to the unit given to him/her/them. Any Transfer sale assignment or otherwise parting with the said Office unit/Shop by the Third Party will attract payment of prevailing transfer charges in addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of the transfer Charges will be final and binding. Any Transfer, sale, assignments or otherwise pertaining to the said Office unit/Shop by the Third Party/Sub-Lessee will also attract legal and documentation charges as decided by the lessee from time to time and shall also be payable to by the Third Party/sub lessee to the lessee.
5. That for the computation purpose, the computation of the price of the Office unit/Shop includes recovery of price of land, construction of not only the Office unit/Shop, but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and fire- fighting equipment in the Common Areas, maintenance charges, etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Office unit/Shop and the Project;

The Sub-Lessee shall get exclusive possession of the built-up covered area of Office unit/Shop and is being transferred the title of the same along with undivided, impartible, unidentified rights to the portion of the Land in the Project in proportion to the Office unit/Shop area of the Office unit/Shop to the total constructed FAR area in the Project through this Sub-Lease Deed. The Sub-Lessee/Third Party shall have the right of usage in the common areas and facilities including the right of ingress and egress in common areas. The right of usage of the common facilities is subject to the covenants herein and up to date payments of all dues.

6. The Sub-Lessee shall be required make the Office unit/Shop functional with in a period of one year from the date of Sub-Lease deed and shall be required to submit the documents as per prevailing policy of commercial properties of the lessor in this regard failing which the extension charges properties of the lessor in this regard failing which the extension charges shall be leviable as per policy of the lessor for commercial properties.
7. The Sub-Lessee shall not mortgage the said Office unit/Shop for securing any loan at any stage except with the prior permission of the Lessor in writing, which shall be obtained, or given by the Lessor as per terms of Lease.
Provided that in the event of the sale or foreclosure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account of the unearned increase in the value of the land as aforesaid and the amount of Lessor's share of the said unearned increase shall be first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the Project land and the amount payable by the Third Party to the First Party shall be final and binding on all parties concerned.

8. Notwithstanding the restrictions, limitations and conditions mentioned here in above, the Third Party shall be entitled to create tenancy of the whole of the Office unit/Shop for the purposes of the commercial use only.
9. Wherever the title of the Second/Third Party in the said Office unit/Shop is transferred in any manner whatsoever the transferee shall be bound by all covenants and condition contained herein or contained in the Lease between the First and the Second Party and he/she/they be answerable in all respects thereof in so far as the same may be applicable to effect and relate to the said convenient shop.
10. In the event of death of the Third Party, the person on whom the title of the deceased devolves shall, within three months of the devolution, give notice of such devolution to the Lessor and the Lessee.
11. The Third Party shall from time to time and at all times pay directly to the local Govt./Local authority or Noida existing or to exist in future all rates, taxes, charges and assessments of every description which are now or may at any time hereinafter during the continuance of this Deed be assessed, charged or imposed upon the Office unit/Shop hereby transferred or on the Third Party or his/her/ their tenant/occupant in respect thereof.
12. The Second/Third Party shall in all respect comply with and be bound by the building compliances and other bye laws of the Noida Authority or other Authority for the time being in force or to exist in future.
13. The Second Party/Third Party shall not without the sanction and permission in writing of the Lessor, erect any building, or make any alteration or subdivide or amalgamate such transferred/Sub-Leased Office unit/Shop.
14. The Third Party shall use the Office unit/Shop for which it is allotted and in a manner that does not cause nuisance and/or annoyance to other occupants of the Tower/Building/Project. Use of the Said Unit shall not be against public policy and/or for any unlawful, illegal or immoral purposes.
15. The Second/Third Party shall not in any manner whatsoever encroach upon the common land areas, common passages, facilities and services not handed over to him/her/them. All unauthorized encroachments made by the Second/Third Party shall be liable to be removed at his/ her/their cost.
16. The Second Party/Third Party shall on the expiry of the lease of the land, peacefully hand over the said land unto the Lessor after removing the super structure within the stipulated period. The land hereby Sub-Leased shall always remain undivisible and unidentified. Similarly, the Third Party shall have the right of usage of common areas and will not have right of possession of the same.
17. The Second/Third Party shall insure the premises comprehensively either singly or collectively with other allottees and keep the insurance current at all times.

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18. The Second/Third Party and all other persons claiming under him/her/them shall ensure that the premises are kept in good shape and repairs and that no substantial material damages are caused to the premises or to the sanitary works therein.
19. All legal expenses, Stamp duty, Registration charges and other all incidental charges required for execution and registration of this Deed have been borne by the Third Party.
20. In case of any breach of the terms and conditions of this Deed by the Second Party/Third Party the Lessor will have the right to re-enter the demised Office unit/Shop after determining the Sub-Lease. On re-entry of the demised Office unit/Shop, if it is occupied by any structure built in an unauthorised manner, by the Second Party/Third Party, the Lessor will remove the same at the expenses and cost of The Second Party/Third Party. At the time of re-entry of the demised Office unit/Shop the Lessor may re-allot the same to any other person.
21. If the Third Party is found to have obtained the allotment, Sub-Lease of the demised premises by any mis-representation/ mis-statement or fraud this deed may be cancelled and the possession of the demised premises may be taken over by the Lessor and the Second/Third Party in such an event will not be entitled to claim any compensation in respect thereof.
22. All notices orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) or any rule or regulation made or directions issued there under 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) Act 1974(U.P.) Act No. 30 of 1974.
23. All powers exercisable by the Lessor under the deed may be exercised by the Chairman/Chief Executive Officers of the Lessor. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chairman/Chief Executive Officer shall include the Chief Executive Officer for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chairman/Chief Executive Officer.
24. All clause of the Lease Deed executed by Noida in favour of "....." on shall be applicable to this Deed. In case of any repugnancies of any provision of the Lease Deed and this Deed the former shall prevail.
25. Authority/ Lessor have the right to recover the dues, if any, from the Lessee/Sub- Lessee or their successors as per rules, as per the rate of interest as per terms and conditions laid in the Lease Deed/Allotment.
26. The Lessee/Sub-Lessee shall make such arrangement as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executive Officer or any Officer authorized, by Chief Executive Officer, Noida will have the power to get the maintenance done through the authority and recover the amount so spent from the Lessee/Sub-Lessee. The Lessee/Sub-Lessee will be individually and severally liable for payment of the maintenance amount. No

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objection on the amount spent for the maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, Noida in this regard shall be final.

27. In the event of any disputes or differences between the parties thereto arising out of the terms hereof, its scope or interpretation, applicability, etc. the same shall, unless amicably settled shall be referred for arbitration as per the Arbitration and Conciliation Act, 1996 (as amended till date).
28. For all matters arising out of or relating to or concerning this agreement the jurisdiction would be of the District Court at Gautam Budh Nagar alone and to the exclusion of all other District Courts or of the High Court of Judicature at Allahabad to the exclusion of all other High Courts.

All the terms & Conditions of the brochure of scheme, allotment, building byelaws and amended from time to time shall be binding with Lessee/Sub-Lessees.

SCHEDULE OF OFFICE UNIT/SHOP

Office unit/Shop No. in the Project known as "One Estate" Built on Plot No. A-37 & A-38, Sector- 62, Noida, District Gautam Budha Nagar, U.P. having Super Area ofSq. Ft. (or Sq. Mtr.) together with proportionate undivided impartible interest in Project land on Sub-Lease basis, as per enclosed plan, and bounded as follows :-

East: As Per Site
West: As Per Site
South: As Per Site
North: As Per Site

IN WITNESS WHEREOF, the parties have signed and executed this deed on the day month and year above written in the presence of :-

WITNESSES

1.

2.

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Lessee/Promoter

Sub-Lessee