

**THIS FORMAT IS EXCLUSIVELY FOR RERA REGISTRATION PURPOSE**  
**ONLY THE FORMAT WILL BE FINALISED ONCE APPROVED BY GREATER**  
**NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA)**

**SALE DEED FOR SUPERSTRUCTURE OF RESIDENTIAL UNIT AND**  
**SUB-LEASE DEED FOR LAND**

Stamp: Rs \_\_\_\_\_/-

**SUB-LEASE DEED**

Unit No : \_\_\_\_\_  
Total Sale Consideration : \_\_\_\_\_/-  
Carpet Area (as per RERA) : \_\_\_\_\_ **Sq. Meter**  
Stamp Duty Paid : \_\_\_\_\_/-  
Car Parking :  
Floor :  
Total Floor in the Tower :  
Circle rate (Flat) : \_\_\_\_\_/- **per Sq. Meter**

:

THIS SUB LEASE DEED (“**Deed**”) is executed at \_\_\_\_\_ on this \_\_\_\_ day of

\_\_\_\_\_2025.

**AMONGST**

**Greater Noida industrial Development Authority**, District- Gautam Budh Nagar, Uttar Pradesh, a Body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as the "**LESSOR/GNIDA**", which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the **First Part**;

**AND**

**ELDECO HOMES DEVELOPERS LIMITED**, a company incorporated under the Companies Act, 2013 having its registered office and Corporate office both at 201-212, Splendor Forum, 2<sup>nd</sup> Floor, Jasola District Centre, New Delhi – 110025 (hereinafter referred to as "**LESSEE** ") which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its respective successors-in-interest and permitted assigns, of the **Second Part**;

**IN FAVOUR OF**

*[If the Sub Lessee is an Individual]*

Mr./Mrs./Ms. \_\_\_\_\_, S/o/W/o/D/o \_\_\_\_\_ of  
\_\_\_\_\_, R/o  
\_\_\_\_\_ (hereinafter referred to as  
the "**SUB LESSEE**", which expression shall unless repugnant to the context or  
meaning thereof, be deemed to mean and include his/her successors, legal heirs,  
executors, administrators, representatives, transferees and permitted assigns) of the  
SECOND PART.

**Or**

***[If the Sub Lessee is a Company]***

\_\_\_\_\_, (CIN: \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be] having its registered office at \_\_\_\_\_, represented by its authorized signatory, \_\_\_\_\_, duly authorized vide board resolution dated \_\_\_\_\_, (hereinafter referred to as the “**SUB LESSEE**”) which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns) of the SECOND PART.

**OR**

***[If the Sub Lessee is a Partnership]***

\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_, (PAN: \_\_\_\_\_), represented by its authorized partner, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) authorized *vide* \_\_\_\_\_, (hereinafter referred to as the “**SUB LESSEE**”) which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include all the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) of the SECOND PART.

**OR**

***[If the Sub Lessee is an Individual]***

Mr./ Mrs./ Ms. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_ & PAN \_\_\_\_\_), S/o/ W/o/ D/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years, R/o \_\_\_\_\_, (hereinafter called the “**SUB LESSEE**”), which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the SECOND PART.

**OR**

*[If the Sub Lessee is a HUF]*

Mr. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_ & PAN \_\_\_\_\_) son of \_\_\_\_\_, aged about \_\_\_\_\_ years, for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_, hereinafter referred to as the “**SUB LESSEE**” (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF and their respective heirs, executors, administrators and permitted assigns) of the SECOND PART.

**WHEREAS**, Greater Noida Industrial Development Authority/GNIDA, a body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) allotted the land bearing Plot No. GH-01 & GH-01A, Sector – Omicron-01A, Greater Noida, Dist. Gautam Budh Nagar, Uttar Pradesh having an area of 30470.52 square meters (herein “**Plot**”) in favour of Lessee by virtue of the Allotment Letter No. GNIDA/BRS-01/2024-25/1394 dated 23.09.2024.

**AND WHEREAS**, the Lessee has acquired the Plot vide Lease Deed dated 01.04.2025 (herein "**Lease Deed**"), duly registered at the office of the concerned Sub-Registrar, Gautam Buddha Nagar, Greater Noida, Uttar Pradesh, vide Registration No. 10979 for 90 years lease commencing from 1<sup>st</sup> April 2025 on the terms and conditions contained in the said Lease Deed. The abovesaid Plot has been demised for the purposes of constructing and developing group housing complex thereupon and for allotment of dwelling units/convenient area to the prospective buyers/sub-lessee.

**AND WHEREAS**, the Lessee has constructed a group housing project on the Plot as per the sanctioned lay out/building plans, which have been sanctioned and approved by GNIDA/Competent Authority. The said Group Housing Complex is known as '**Eldeco 7 Peaks Residences**' (hereinafter referred as to the "**Project**").

**AND WHEREAS**, the Lessee has right to allot, the dwelling units /convenient area in the Project including undivided proportionate share underneath the building/ tower/Plot, common areas and facilities, appurtenant to the dwelling units//convenient area on such terms, as decided by the Lessee.

**AND WHEREAS**, the Sub-Lessee had applied for allotment of a dwelling unit and on the faith of the statements and representations made by Sub-Lessee , the Lessee allotted **Unit No.** \_\_\_\_\_, on \_\_\_\_\_ **Floor, Tower No.** \_\_\_\_\_ (herein "**said Dwelling Unit**") to the Sub-Lessee on the terms and conditions specified in the Agreement for Sub Lease dated \_\_\_\_\_; (**herein "Allotment Agreement"**) executed between the Lessee and Sub-Lessee.

**AND WHEREAS**, the Sub-Lessee has carried out independent inspection of the layout plan of the Project/revise layout plan of the Project/building plans/ revised building plans and building of the said Dwelling Unit and has also satisfied

himself/herself as to the soundness of structure and construction, provision of services, workmanship thereof as well as conditions and descriptions of all fixtures and fittings, installed and/or provided therein. The Sub Lessee has also inspected the common areas, amenities and passages, appurtenant to the said Dwelling Unit and also the nature, scope and extent of the undivided interest in the common areas and facilities, within the Project and agreed to take over the possession of his/her said Dwelling Unit and enter into the present Deed.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

In consideration of the amount of **Rs.** \_\_\_\_\_/- **(Rupees \_\_\_\_\_ Only)** which includes the cost of superstructure and the undivided proportionate interest in the land underneath the building/tower concerned, paid by the Sub-Lessee to the Lessee, the receipt of which the Lessee hereby acknowledges, the Lessee do hereby sells, transfers and conveys to the Sub-Lessee the said Dwelling Unit bearing No. \_\_\_\_\_ on \_\_\_\_\_ **Floor** \_\_\_\_\_ **Tower** having Carpet Area measuring \_\_\_\_\_ Sq. Ft., with sanitary, electrical and other fittings & fixtures and more particularly described in Schedule of said Dwelling Unit and plan annexed hereto together with the proportionate right in the land underneath the building/tower concerned.

The Lessee simultaneously do hereby also sub-leases unto the Sub-Lessee for the un-expired period of 90 years lease granted by Lessor, which commenced on 1<sup>st</sup> April 2025, the undivided, unidentified title of the land in the Project in proportion to the carpet area of the said Dwelling Unit to the total carpet area in the Project through this Deed on the following terms and conditions:

1. That the vacant and peaceful possession of the said Dwelling Unit has been handed over to the Sub- Lessee. The Lessor has received one time Lease Rent of the Plot from the Lessee. In case of any incremental in Lease Rent the same shall be dealt with and paid by Sub Lessee only.

2. That the Sub-Lessee without any rebate or deduction whatsoever shall pay to the Lessor/Lessee any and all other taxes, fee, charges, levies, farmer compensation and impositions, payable for the time being by the Lessee in relation to the Project/Plot in proportion to the carpet area of the said Dwelling Unit to the total carpet area in the Project in terms of the Deed or otherwise.
3. That the Sub-Lessee shall pay annual rents, prevailing taxes, charges, levies and impositions payable for the time being by the Lessee as occupier of the said Dwelling Unit, as and when, the same becomes due or payable. In addition, thereto, the Sub-Lessee shall pay all other liabilities, charges for repairs, maintenance and replacement etc., as per Maintenance Agreement executed between the Sub-Lessee and Lessee or nominee of Sub-Lessee, as the case may be.
4. That the Sub-Lessee(s) agrees and accepts that he/she shall be responsible to pay requisite charges relating to the maintenance or all other society charges, which includes power back-up, club, taxes etc. All the works relating to the maintenance may be assigned to any company/agency by the Lessee.
5. That the usable rights of \_\_\_\_\_ car parking space in the parking bay for the Sub-Lessee is made available inside the Project and the Sub-Lessee agrees that car parking shall always be treated as integral part of the said Dwelling Unit and the same shall not have any independent legal entity detached from the said Dwelling Unit. The Sub-Lessee has been explained that the said car parking shall be used by the Sub-Lessee as per terms and conditions of the Maintenance Agreement/car parking letter executed between the parties separately.
6. That the Sub-Lessee shall get exclusive possession of the built-up covered area of said Dwelling Unit and is being transferred the title of the same along with undivided, impartible, unidentified title to the portion of the land in the Project

in proportion to the carpet area of the said Dwelling Unit to the total carpet area in the Project through this Deed. The Sub-Lessee shall have all the right, interest, or title jointly in the remaining part of the Project comprising of all common areas and facilities such as specified above including the right of ingress and egress in common areas, which shall remain the joint property of all the Sub Lessee(s) in the proportion to the carpet area of the said Dwelling Unit to the total carpet area in the Project. The right of usage of the common facilities is subject to the covenants herein and up to date payments of all dues.

7. That the Lessee and the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions, which are contained in the Lease Deed executed between the Lessor and the Lessee and observe the same as applicable and relating to the Plot/Project and the said Dwelling Unit being leased under these present.
8. That any transfer, sale, assignment or otherwise parting with the possession of the said Dwelling Unit by the Sub-Lessee, shall attract payment of then prevailing transfer charges, and No Objection Certificate (NOC) from the Lessor/Lessee, in addition to whatsoever other amount as payable to the Lessor. The decision of the Lessor/Lessee in respect of the transfer charges and permission for transfer shall be final and binding upon the Sub-Lessee.
9. That the Sub-Lessee shall not mortgage the said Dwelling Unit for securing any loan at any stage except with the prior written permission of the Lessor/Lessee, which shall be obtained, or given by the Lessor/Lessee, as per terms of this Sub Lease Deed and the parent Lease Deed executed between Lessor & Lessee. The Sub-Lessee shall also obtain appropriate 'NOC' from the Lessee/Lessor in that regard.

Provided that in the event of the sale or forfeiture of the mortgaged or charged said Dwelling Unit, 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 proportionate undivided land as aforesaid. The amount of Lessor's share of the said unearned increase shall be the first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the land and the amount payable by the Sub-Lessee to the Lessor shall be final and binding upon all concerned parties.

10. That in case, the Sub-Lessee has obtained loan from any Bank/Financial Institution on the said Dwelling Unit, the Sub-Lessee hereby undertakes to pay the dues of such Bank/Financial Institution in exclusion to the Lessee herein.
11. That notwithstanding the restrictions, limitations and conditions mentioned herein above, the Sub-Lessee shall be entitled to create tenancy of the whole of the said Dwelling Unit for the purposes of the private residential dwelling only.
12. That wherever the title of the Sub-Lessee in the said Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained herein and/or contained in the parent Lease Deed executed between the Lessor and the Lessee and/or contained in Allotment Agreement and such transferee shall be responsible and liable answerable in all respects thereof, in so far as, the same may be applicable and relate to the said proportionate land and/or the said Dwelling Unit.
13. That in the event of death of the Sub-Lessee, the person on whom the title of the deceased devolves, shall within three months of such devolution, give notice of such devolution to the Lessor and the Lessee. The stake holders/successors/legal heirs of the Sub Lessee shall be liable to execute

necessary documents for transfer of the said Dwelling Unit on payment of fees in the records of Lessor and Lessee.

14. That the Sub-Lessee shall in terms of the lease, at all times, pay directly to the Lessor, all Government dues or any other dues of authority, local bodies existing or to exist in future including but not limited to all rates, taxes, charges, fee, farmer compensation and assessments leviable by whatever name, in respect of the Plot and/or the said Dwelling unit, which are now or may at any time hereafter or during the continuance of this Deed be assessed, charged or becomes due or imposed upon the Plot and/or said Dwelling Unit hereby transferred to the Sub-Lessee or its tenant/occupant in respect thereof.
15. That the Lessee/Sub-Lessee shall in all respect comply with and remain bound by law, rules concerning building, drainage, and other by-laws of the GNIDA or other competent Authorities for the time being in force or whenever becomes applicable in future. Alongwith abovesaid, all the terms & conditions of the brochures of Scheme, allotment, building bylaws and amended from time to time shall be binding upon Lessee/ Sub-Lessees.
16. That the Lessee/Sub-Lessee shall not without the sanction and permission of the Lessor in writing, erect any building or make any alteration or otherwise subdivide or amalgamate the above said Dwelling Unit. There shall be no temporary or permanent coverage of balcony or common areas, passages, space etc. In case of breach of this covenant, the Sub Lessee shall be solely responsible and liable for penal and other legal consequences.
17. That the Sub-Lessee will use the said Dwelling Unit exclusively for residential purpose and for no other purposes. Under no circumstances, the Sub-Lessee shall contravene the safety provisions while using/occupying the above said

Dwelling Unit. In violation, the Sub-Lessee shall be solely responsible and liable for the consequences as per the law.

18. That the Sub-Lessee shall not in any manner whatsoever encroach upon the common areas, and common facilities and services not allotted/handed over to him/her under these presents. All unauthorized constructions/encroachments made shall be removed at the cost of the Sub-Lessee and the Sub-Lessee shall be liable for legal consequences.
19. That the Sub-Lessee of Ground Floor dwelling unit in the Project will be entitled to the use of the private lawn/seating area earmarked for such units, for the limited purpose of keeping the same as green. No construction, either temporary or permanent is permitted on such private lawn/seating areas. The right of Sub-Lessee shall however be subject to provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 with all subsequent amendments.
20. That the Sub-Lessee of Top Floor dwelling unit shall not have any exclusive rights of use of the terrace above the dwelling unit. However, all the Sub-Lessee of the Project shall have right to use the terrace at reasonable time for maintenance/upkeep of water tanks, fixing of T.V. antennas or any other legally permitted purposes on the terrace subject to observance of safety norms. The terrace shall also be available to the occupants of the building/tower in times of emergencies, like fire, and in case of all other emergencies. No unauthorised construction, temporary or permanent, is permitted by Sub-Lessee in the Project or terrace or in allotted said Dwelling Unit or any part thereof. The right of Sub-Lessee shall however be subject to provisions of all applicable Laws, bye laws and rules etc. The Sub-Lessee has agreed that solar installations with steel structures for sustainable environment will not be

objected by Sub-Lessee and the Lessee will have sole right to install solar panels on the roof top and utilize the energy as deems fit.

21. That the Lessee/Sub-Lessee shall on the expiry of the lease of the Plot, peacefully hand over the Plot unto the Lessor after removing the superstructure, within the stipulated period. The share in the undivided proportionate land/Plot hereby sub leased, shall always remain un-divisible and unidentified. Similarly, the Sub-Lessee shall have the right of usage of common areas and shall not have any independent right of possession of the same.
22. The Sub-Lessee shall insure the said Dwelling Unit/Project comprehensively either singly or collectively with other allottees/sub lessees and keep the insurance alive/updated at all times. The Sub- Lessee further declares that except the said Dwelling Unit being sub- leased/ transferred to Sub Lessees under these present he/she shall not be entitled to use any other areas, which is not being permitted, especially the unsold areas/ apartments/independent areas in the abovesaid Project. The convenient/commercial units/area in the Project is the facility for convenience services to the residents as an independent area of the Project, as well as, for outsiders and the Sub- Lessee has no objections for the same.
23. That the Lessee/Sub-Lessee and all other persons claiming under him/her shall ensure that the said Dwelling Unit is kept in good shape and repairs, and he/she shall ensure that no substantial material damages are caused to the said Dwelling Unit or to the sanitary works therein.
24. That the terms and conditions of the Lease Deed, Allotment Agreement, Maintenance Agreement, or any other relevant documents executed between

Lessor, Lessee and Sub-Lessee shall be binding on Lessee and Sub-Lessee after the execution of this Deed.

25. That the Sub- Lessee has understood that the present Deed does not create any independent right, title or interest of the Sub-Lessee in the convenient/commercial units/areas of the Project which has been allotted/transferred or may be allotted/transferred by the Lessee to any third party for commercial purposes. The Lessee shall be entitled to sell, transfer, convey or let- out the said convenient/commercial units/areas to its own discretion.
26. That under no circumstances the Sub-Lessee shall harm or cause to be harm any damage to the peripheral walls, front, side and rear elevations of the said Dwelling Unit in any manner. The Sub-Lessee shall also not change the colour scheme of the outer walls or painting of the exterior side of the door and windows and shall also not carry out any change in the exterior elevation/balcony designs etc. shall not erect any fencing/hedging/grills without prior permission of the Lessee or nominated Resident Welfare Association maintaining the Project.
27. That in case of any breach of the terms and conditions of this Deed by the Lessee/Sub-Lessee, the Lessor /Lessee will have the right to re-enter the said Dwelling Unit after determining the Sub Lease. On re-entry to the said Dwelling Unit, if it is occupied by any structure built in an un-authorized manner, by the Lessee/Sub-Lessee, the Lessor will remove the same at the expenses and cost of the Sub-Lessee. At the time of re-entry of the said Dwelling Unit, the Lessor may re-allot the same to any other person.
28. That if the Sub-Lessee is found to have obtained the allotment, sub lease of the said Dwelling Unit by any mis-representation/mis-statement or fraud, this Deed may be cancelled and the possession of the said Dwelling Unit may be

taken over by the Lessee and the Sub-Lessee, in such an event shall not be entitled to claim any compensation/refund in respect thereof.

29. That all notices/letters, orders and other documents required under the terms of the sub-lease or under the Real Estate (Regulation & Development) Act, 2016, Uttar Pradesh Industrial Area Development Act, 1976 (U.P.) 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 modification) Act 1974 (U.P. Act No. 30 of 1974). The Provisions, Rules/Regulations of The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time), shall be applicable.
30. The Sub-Lessee undertakes and assures that he/she has received proper possession of the said Dwelling Unit and same has been constructed upto his/her full satisfaction. The Sub-Lessee has checked and inspected each & every item of the said Dwelling Unit and acknowledges that construction of the said Dwelling Unit subject matter of this Deed has been carried out to the satisfaction of the Sub-Lessee, as per the provisions of the Real Estate (Regulation & Development) Act, 2016 and he/she has also gone through the relevant provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed there under and hereby records his/her full satisfaction in that regard.
31. That all powers exercisable by the Lessor under this Deed may be exercised by the Chairman/Chief Executive Officer 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 the time being or any other officer, who is entrusted by the Lessor with the functions similar to those of Chairman/Chief Executive Officer.

32. That all clauses of the Lease Deed executed by Lessor in favour of Lessee shall be applicable to this Deed also. In case of any repugnancies of any provision of the Lease Deed and this Deed, the provisions under former shall prevail.
33. That the Lessor shall have the right to recover the dues, if any, from the Lessee/Sub Lessee or their successors as per rules, at the rate of interest, as per the terms and conditions laid in the Lease-Deed and this Deed.
34. That 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 the Chief Executive Officer, 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. That the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time) Real Estate (Regulation and Development) Act 2016 (RERA) as well as all Rules and Regulation made there under shall be applicable on the Lessee/Sub-Lessee. No objection on the amount spent for the maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, GNIDA in this regard shall be final and binding upon the parties concerned.
35. That the Lessee would be having the right to put the hoardings etc. on the terrace on the elevation or on the boundary wall, or any other place of the

Project and to sell/rent/permit for use by the intending users, for which the Sub-Lessee would not be having any kind of objection of whatsoever nature.

36. That the Sub-Lessee shall not display or exhibit any picture, poster, statue or their articles which are repugnant to the morals or are indecent or immoral on the walls of said Dwelling Unit. The Lessee shall have the exclusive right to display or exhibit any signage, hoardings, billboards, advertisement or placard in any part of the exterior wall of the building, except otherwise specified for the purpose by the Lessee in writing. The Lessee shall be entitled to recover the changes for uses of such publicity/display areas for the uses.

37. The Sub-Lessee undertakes to apply and obtain membership of the Resident Welfare Association formed under the supervision and patronage of the Lessee, which shall be constituted and managed according to the Provisions of the Societies Registration Act 1860 and the Uttar Pradesh Apartments (Promotion of Construction, Ownership and Maintenance) Act/RERA. The Sub-Lessee further undertakes that he/she will not accept or recognize nor form any other association as Resident Welfare and Association, and if he/she found contrary this would amount to breach of terms and conditions of this Deed.
38. That the Stamp duty, registration charges and all other incidental charges required for execution and registration of this Deed shall be exclusively borne by the Sub-Lessee.

**SCHEDULE OF SAID DWELLING UNIT**

Dwelling Unit No. \_\_\_\_\_ on \_\_\_\_\_ Floor, Tower No \_\_\_\_\_ in the complex known as “**Eldeco 7 Peaks Residences**” constructed upon the Plot having Carpet Area of \_\_\_\_\_ Sq. Ft. (\_\_\_\_ **Sq. Meters**) comprising of \_\_\_\_\_ **Rooms**, \_\_\_\_\_ **Drawing-cum-Dining**, \_\_\_\_\_ **Kitchen**, \_\_\_\_\_ **Toilet** and \_\_\_\_\_ **No. of Balconies** together with proportionate undivided impartible interest in the Plot on Sub- Lease basis, as per enclosed plan, and bounded as follows:

<b>East :</b>	}	<b>As per Lease- Plan attached</b>
<b>West :</b>		
<b>North :</b>		
<b>South :</b>		

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

**SIGNED AND DELIVERED BY**

**WITNESSES:**

For & on behalf of

**(Greater Noida Industrial Development  
Authority)  
(LESSOR)**

For & on behalf of

**(\_\_\_\_\_ Ltd.)  
(LESSEE)**