

**Particulars of Sub-Lease deed executed by Baya Weaver Limited**

Name of Project: **OMG! Noida**  
Unit No.: [•]

**Sub-Lessee(s):** [•]

Signature of "**Sub-Lessee**"/ "**Third party**": -----

Sale Consideration: [•]  
Circle rate: Rs. [•] (Sq. Mtr.)  
Facilities: [•]  
Value as per Circle rate: Rs. [•]  
Stamp duty paid: Rs. [•]  
(As per Consideration) (Rounded Off)

Super area of Unit: [•]  
Carpet area of Unit [•]  
Floor: [•]  
Floor wise rebate: [•]  
Power Backup: [•]  
Security Guard: [•]  
Community Center: [•]  
Swimming Pool: [•]  
Lift: [•]  
Garage/ Covered car parking: [•]  
Gym: [•]  
Club/Sky Bar [•]

Sub-Lease deed executed on this the [•]day of [•] at Noida, District GautamBudh Nagar, Uttar Pradesh.

**Baya Weaver Ltd.**

Authorised Signatory of "**Company**"/"**First party**": -----

**Alisa InfratechPvt. Ltd.**

Authorised Signatory of "**Alisa**"/"**Second party**": -----

**SUB LEASE DEED**

<b>Unit No.</b>	[•]
<b>Floor</b>	[•]
<b>Total Super Area</b>	[•]
<b>Total Carpet Area</b>	[•]
<b>Floor wise rebate</b>	[•]
<b>Garage/ Covered Car Parking</b>	[•]
<b>Total Value as per Circle Rate</b>	[•]
<b>Total Sale Consideration</b>	[•]
<b>Total Stamp Duty</b>	[•]
<b>Stamp Duty paid vide E-Stamp Certificate</b>	[•]

**OMG! Noida, Uttar Pradesh**

**Power Backup-[•]**

**Community Center-[•]**

**Lift- [•]**

**Club/ Sky Bar -[•]**

**Security Guard-[•]**

**Swimming Pool--[•]**

**Gym--[•]**

THIS **SUB LEASE DEED** is made and entered on this [●]day of [●], 20[●]at **Noida**, District-GautamBudh Nagar, Uttar Pradesh.

**BY AND AMONGST**

**Baya Weaver Limited**, (CIN No: U70109DL2013PLC258501), a company incorporated under the provisions of the Companies Act 1956, as the case may be, having its registered office at 119, B-7, LGF, World Trade Centre, Babar Road, Connaught Place, New Delhi, Pin Code – 110 001 and its corporate office at 8<sup>th</sup> Floor, MSX Tower II, Alpha Commercial Belt I, Greater Noida, Uttar Pradesh, Pin Code 201308, acting through its authorized signatory Mr. [●] (Aadhar no. [●]) authorized vide board resolution dated [●] hereinafter referred to as the "**Company**" (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, nominees, executors, administrators and permitted assignees*) of the **FIRST PART**;

**AND**

**M/s. Alisa Infratech Private Limited**, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at 1076, DarshanBhawan, Railway Road, Shahdara, Delhi, Pin Code – 110 032 acting through its Authorized Signatory, hereinafter referred to as "**Alisa**" (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, nominees, executors, administrators and permitted assignees*) of the **SECOND PART**;

**AND**

[If the Sub-Lessee is an Individual(s)]

- (i) Mr. [●]/ Ms. [●], (Aadhar no: [●]) son / daughter/ wife of [●], aged about [●], resident of [●], (PAN [●]),
- (ii) \*\*Mr. [●]/ Ms. [●], (Aadhar no: [●]) son / daughter of [●], aged about [●], resident of [●], (PAN [●]), (hereinafter singly/jointly, as the case may be, referred to as the "**Sub-Lessee**" which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **THIRD PART**.

\*\* to be filled up in case of joint purchasers.

**AND/ OR**

[If the Sub-Lessee is a company]

[●], (CIN no:[●]) is a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at [●], (PAN [●]), represented by its authorized signatory, [●], (Aadhar no. [●])duly authorized vide board resolution dated [●], hereinafter referred to as the "**Sub-Lessee**"(*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, nominees, executors, administrators and permitted assignees*) of the **THIRD PART**.

**AND/ 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 repugnant to the context or meaning thereof be deemed to mean and include 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 **THIRD PART**.

**AND/ OR**

*[If the Sub-Lessee is a HUF]*

Mr[•] (Aadhar no: [•]) son of [•] aged about [•] for self and as the Karta of the Hindu Joint Mitakshara Family known as [•] HUF, having its place of business / residence at [•], (PAN [•]), 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 **THIRD PART**.

*[Please insert details of other Sub-Lessee(s), in case of more than one Sub-Lessee]*

*(The Company, Sub-Lessee and Alisa are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**")*

**WHEREAS:**

- A. JaypeeInfratech Limited and Jaiprakash Associates Limited had been leased the plot of land bearing no. C3-A admeasuring 18,898.00 Sq. M (203416.38 Sq. Ft., 4.67 acres approx.) situated in Sector 129, Jaypee Greens, Wish Town, Noida, Uttar Pradesh (hereinafter referred to as the "**Plot**") by the New Okhla Industrial Development Authority (the "**NOIDA**") *vide* the lease deed dated [•] (the "**Lease Deed**") for a period of 90 years. The Lease Deed is duly registered as Document No. [•] in Book No. [•], Volume No. [•] on pages [•] to [•] on [•] in the office of the Sub-Registrar, Noida-II, District Gautam Budh Nagar, Uttar Pradesh.
- B. That JaypeeInfratech Limited and Jaiprakash Associates Limited thereafter sub leased the Plot for the unexpired portion of 90 years commencing on [•] to Alisa *vide* sub lease deed dated September 30, 2013 (the "**Tripartite Sub Lease Deed**"). The Tripartite Sub Lease Deed is duly registered as Document No. 12115 in Book No. I, Volume No. 5531 on pages 109 to 188 on September 30, 2013 in the office of the Sub-Registrar, Noida-II, District Gautam Budh Nagar, Uttar Pradesh. By virtue of the Tripartite Sub Lease Deed, Alisa is the absolute and lawful owner in possession and otherwise well and sufficiently entitled to the Plot.
- C. That Alisa and the Company have entered into a joint development agreement dated November 21, 2013 executed by Alisa in favour of the Company (the "**JDA**") registered as Document No [•] in Book No. [•], Volume No. [•] on pages [•] on [•] in the office of the [•]; for the construction and development of a commercial complex comprising of retail spaces, food court, club, studio apartments etc., along with ancillary development including common facilities, amenities and other infrastructure proposed to be developed on the Plot in the name and style of "**Oh My God! Noida**" (the "**Project**") and pursuant thereto, the Company is now developing, marketing and selling residential serviced studio unit in the Project.

- D. That based on an application made by the Sub-Lessee, for provisional allotment of a unit in the Project and upon agreeing to the standard terms and conditions as detailed in the Agreement to Sell dated [●] duly registered as document no. [●] in Book No. [●], Volume No. [●] on pages [●] on [●] in the office of the [●] (the "**Agreement to Sell**"), the Sub-Lessee has been allotted unit no. [●] in building/ tower/ block no. [●] (the "**Building**") along with garage/covered parking no. [●] in the [●] [Please insert the location of the garage/covered parking] (hereinafter referred to as the "**Unit**" and more particularly described in **Schedule A**, and the floor plan of the Unit is annexed hereto and marked as **Schedule B**) in the Project.
- E. The NOIDA has granted the Completion/Occupancy Certificate to the Project/ Building (defined herein below) vide certificate dated [●] bearing registration No. [●]. As per the said Completion/ Occupation Certificate, the FAR of the Building (in which the Unit is located) is [●].
- F. That pursuant to the execution of the Agreement to Sell and the fulfilment of the conditions of payment of sale price of Rs. [●] ("**Sale Price**"), the Company and Alisa have agreed to transfer the rights, title and interest in the Unit to the Sub-Lessee along with pro-rata share in the Common Areas (defined herein below) for the unexpired portion of 90 years commencing on [●] being the date of the Lease Deed, to the Sub-Lessee and to execute this Sub-lease Deed and the Sub-Lessee has agreed to acquire the same on the terms and conditions mentioned herein.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

**1. DEFINITIONS:**

In this Agreement unless the context or meaning otherwise requires, the following words and expressions as used herein shall have the following meanings:

"**Agreement to Sell**" shall have the meaning ascribed to it in Recital D;

"**Association of Allottees**" shall mean the association of the purchasers/ allottees formed in accordance with the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010;

"**Building**" shall have the meaning ascribed to it in Recital D;

"**Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

"**Common Areas**" shall have the meaning ascribed to it in Clause 2;

"**Designated Maintenance Agency**" shall have the meaning ascribed to it in Clause 4.1;

"**JDA**" shall have the meaning ascribed to it in Recital C;

"**Lease Deed**" shall have the meaning ascribed to it in Recital A;

"**Maintenance Agreement**" shall have the meaning ascribed to it in Clause 4.1;

**"NOIDA"** shall have the meaning ascribed to it in Recital A;

**"Plot"** shall have the meaning ascribed to it in Recital A;

**"Project Plans"** shall have the meaning ascribed to it in Clause 4.8;

**"Project"** shall have the meaning ascribed to it in Recital C;

**"Proposed Transferee"** shall have the meaning ascribed to it in Clause 7.7;

**"Sale Price"** shall have the meaning ascribed to it in Recital F;

**"Tripartite Sub Lease Deed"** shall have the meaning ascribed to it in Recital B;

**"Title Documents"** shall mean the Lease Deed, the Tripartite Sub Lease Deed, and the JDA;

**"Unit Specifications"** shall have the meaning ascribed to it in Clause 3.2;

**"Unit"** shall have the meaning ascribed to it in Recital D;

**"UP RERA"** shall mean the Uttar Pradesh Real Estate Development Authority;

**"YEA"** shall mean the Yamuna Expressway Industrial Development Authority;

2. That having received from the Sub-Lessee the Sale Price of [●], the receipt whereof the Company and Alisa hereby acknowledge and admit towards full and final consideration for the Unit, the Company hereby transfers and conveys to the Sub-Lessee the Unit, together with the rights, easements and appurtenances on the Sub-Lessee agreeing to observe and perform the terms and conditions mentioned hereinafter.

The Consideration, inter alia, includes Preferential Location Charges, if any, charges towards common use of Internal Development & Electric Substation, charges towards garage/covered car parking space and proportionate undivided interest in common areas (*hereinafter referred to as the "Common Areas" and more particularly described in Schedule C*). The garage/covered car parking is an inseparable part of the Unit and the Sub-Lessee has no right to transfer/sub-lease/sell and/or deal with the garage/covered car parking independent of the Unit.

### 3. THE COMPANY COVENANTS WITH THE SUB-LESSEE AS UNDER:

- 3.1 That the Company is entitled to transfer and convey its right, title and interest in the Unit and that the Unit is free from all encumbrances.
- 3.2 That the Unit comprises of the structure constructed as per the approved floor plan, specifications, facilities, amenities and internal development works and external development works as annexed hereto and marked as **Schedule D** (the "**Unit Specifications**"). The Carpet Area of the Unit is [●]. The Allottees' share in the Common Areas shall be equivalent to the proportion which the Carpet Area of the Unit bears to the total Carpet Area of all Units in the Project.
- 3.3 That the Sub-Lessee shall have the common interest in the Common Areas. However, the Sub-Lessee shall not have any title or ownership of the Common Areas in any manner whatsoever and

the Common Areas shall be conveyed by the Company in favour of the Association of Allottees by way of a registered sub-lease deed.

- 3.4 That the Company also sub-leases to the Sub-Lessee the proportionate, undivided, indivisible and impartible right and interest in the portion of land underneath the Building for the unexpired portion of 90 years, commencing on [●] being the date of the Lease Deed. The said interest in the portion of Plot shall not be alienable/ transferable separately and shall always remain attached to the Unit.
- 3.5 That the FAR mentioned in the Completion/Occupation Certificate dated [●] issued by NOIDA is the maximum permissible FAR for the Building for the entire period of this Sub Lease Deed.
- 3.6 That the Company has already paid the premium amount and the lease rent for the Plot at the prevailing rate to YEA till date and shall also pay the lease rent for the balance lease period. However, the Sub-Lessee shall be liable to pay any increase in the lease rent beyond the lease rent presently applicable, in the manner provided hereinafter.

#### **4. THE SUB-LESSEE COVENANTS WITH THE COMPANY AS UNDER:**

- 4.1 That the Sub-Lessee shall enter into a separate maintenance agreement (the "**Maintenance Agreement**") as may be required by the Company, with the Company/ maintenance agency appointed by the Company or Association of Allottees (the "**Designated Maintenance Agency**") for the maintenance of areas and facilities as defined in the Maintenance Agreement. The Sub-Lessee shall abide by the term and conditions of the Maintenance Agreement.
- 4.2 That the Sub-Lessee shall abide by the terms and conditions of the Title Documents and all laws as may be applicable to the Unit including inter-alia all regulations, bye-laws, directions and guidelines of NOIDA and other competent authorities.
- 4.3 That the Sub-Lessee shall pay any increase in the lease rent beyond the lease rent presently applicable on pro-rata basis as and when so applicable and demanded by the Company / NOIDA/ Designated Maintenance Agency.
- 4.4 That taxes, dues, demands, charges, duties etc. if any, levied or leviable in respect of the Unit by the Government and/ or other local authorities shall be payable by the Sub-Lessee with effect from the date of handover of possession of the Unit. The Company / the Designated Maintenance Agency shall be entitled to collect the said taxes, dues, demands, charges, duties etc. on pro rata basis from the Sub-Lessee so long each residential unit is not separately assessed for such purposes.
- 4.5 That the Sub-Lessee shall not demolish or cause to be demolished any structure of the Unit or any portion of the same and shall also not make or cause to be made any additions or alterations of any nature whatsoever in the same or in any part thereof without prior written permission from the Company. The Sub-Lessee shall not alter the layout, design, elevations and colour scheme of the external facade of the Unit in any manner whatsoever.
- 4.6 That the Sub-Lessee shall not remove any walls of the Unit including load bearing walls, and the common walls.
- 4.7 That the Sub-Lessee shall observe, perform and abide by all the rules, guidelines, by whatsoever name called as may be specified by the Company/ Designated Maintenance Agency from time to time for maintaining the standard of living, facade of buildings, security, ambience, outlook,

safety etc., in relation to the Project in general, and in relation to Building in particular. The Sub-Lessee shall also ensure that his/her/their co-inhabitant(s) and / or any of his/her/their guest(s)/ visitors or any tenant/occupier of the Unit shall also abide by the said rules, guidelines etc.

- 4.8 The basement(s) and service areas, if any, as located within the Project, shall be earmarked by the Company for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per the layout plan, building plans, sanctioned plan, specifications and approvals for the Project (collectively, the "**Project Plans**"). The Sub-Lessee shall not be permitted to use the services areas and the basements in any manner whatsoever for its personal and/or exclusive usage, other than those earmarked as parking spaces, and the same shall be reserved for use by the Designated Maintenance Agency and/or the Company and/or the Association of Allottees for rendering maintenance services.

## **5. REPRESENTATIONS AND WARRANTIES OF THE SUB-LESSEE:**

- 5.1 That the Sub-Lessee, prior to the execution of this Sub Lease Deed, had applied to the Company for the allotment of the Unit after satisfying and understanding about the implications of the restrictions, covenants etc. mentioned in the Title Documents as well as other laws applicable to the Plot and the Unit.
- 5.2 That the Sub-Lessee has inspected the site, the Project Plans, Title Documents and all other details of the Project and the Unit. Upon satisfying itself about the right, title and capacity of the Company and Alisa to deal with the Unit and the Plot and having understood all the limitations and obligations thereof, the Sub-Lessee has executed the Agreement to Sell with the Company and Alisa.
- 5.3 That the Sub-Lessee has all the necessary power, authority and capacity to bind himself/ herself/ themselves to this Sub-Lease Deed, and to perform his/ her/ their obligations herein.
- 5.4 That the Sub-Lessee acknowledges and understands that the Company shall be carrying out extensive developmental/ construction activities in phases(s) in accordance with the Project Plans and the Sub-Lessee has confirmed that it shall not raise any objections or make any claims or default in any payments due to the Company on account of inconvenience, if any, which may be suffered by him/ her /them due to such developmental / construction activities or incidental/ related activities.
- 5.5 That the Sub-Lessee shall, at his own cost, keep the Unit in good and habitable state and maintain the same in a fit and proper condition.
- 5.6 That in case of the Sub-Lessee allows the use and/ or occupation of the Unit by a person other than the Sub-Lessee, the Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon him/her/them under this Sub-Lease Deed, shall be complied with by the new occupier as part and parcel of the terms and conditions of the agreement of the Sub-Lessee with the said new occupier.
- 5.7 That the Sub-Lessee shall sign all such applications, papers and documents and do all such acts, deeds and things as the Company or Alisa may reasonably require for safeguarding the interest of the Sub-Lessee and / or the Company or Alisa, as the case may be.

## **6. INDEMNITY BY THE SUB-LESSEE:**

- 6.1 That the Sub-Lessee undertakes to comply with all the covenants, representations, warranties and undertakings contained herein, and keep the Company/ Alisa, their employees, representatives, agents etc. harmless and indemnified against all claims, actions, suits, proceedings as may be brought by the Sub-Lessee/ his or her co-inhabitants/ his or her guests/ tenant(s) or any person, and all losses, damages, penalties, judgments, attorney fee, amounts paid in settlement and expenses etc., as may be suffered by the Company/ Alisa on account of any omission by the Sub-Lessee in this regard.
- 6.2 That the Sub-Lessee hereby further assures and undertakes to observe and perform all the terms and conditions contained herein including the terms and conditions of Title Documents, and to keep the Company / Alisa, their employees, representatives, agents etc. indemnified against all claims, actions, suits, proceedings, costs, losses, damages, penalties, judgments, attorney fee amounts paid in settlement and expenses relating to or arising out of;
- (i) any inaccuracy in or breach of the representations, warranties, covenants or agreements made by the Sub-Lessee herein:
  - (ii) any other conduct by the Sub-Lessee or any of its representatives as a result of which, in whole or in part, the Company or Alisa or any of their representatives are made a party to, or otherwise incurs any loss or damage pursuant to any action, suit, claim or proceedings arising out of or relating to such conduct;
  - (iii) any action undertaken by the Sub-Lessee, or any failure by the Sub-Lessee to act when such action or failure to act is a breach of the terms and conditions herein:
  - (iv) any action or proceedings taken against the Company or Alisa in connection with any such contravention or alleged contravention by the Sub-Lessee.
- 6.3 That in case of any breach/ default of the terms and conditions of this Sub-Lease Deed by the Sub-Lessee, the Company may, at its sole discretion, issue a written notice calling upon the Sub-Lessee to rectify the breach/ default within such period as may be prescribed under the said notice. The Sub-Lessee, immediately upon notice of such breach/ default, shall be under obligation to rectify /remove the breach / default within the said cure period and inform the Company of such rectification or removal of breach/ default by a written notice failing which the Sub-Lessee shall be liable for all consequences that may follow because of such breach/ default of the Sub-Lessee.

## **7. MISCELLANEOUS**

- 7.1 That the Sub-Lessee is liable to pay and bear all expenses towards the cost of stamp duty, registration and other legal and incidental expenses for the execution and registration of this Sub-Lease Deed.
- 7.2 That the Sub-Lessee shall be bound by any condition/s hereafter imposed by NOIDA in relation to the Plot and/or Unit and shall comply with the same as if such condition(s) is/are incorporated in this Sub-Lease Deed.
- 7.3 That all notices to be served as contemplated herein shall be deemed to have been duly served on the Sub-Lessee by the Company if sent by Registered Post at the address of the Sub-Lessee specified hereinabove or at the Unit. It shall be the responsibility of the Sub-Lessee to inform the

Company by a Registered Post about all subsequent changes, if any, in his/her/their address, failing which all communications and letters posted at the first registered address or the Unit will be deemed to have been received by him/her/them.

- 7.4 That in the event there are joint Sub-Lesseees, all communications and notices shall be sent by the Company to the first Sub-Lessee at the address specified hereinabove or at the Unit, which shall for all purposes be considered as served on all the Sub-Lesseees and no separate communication shall be necessary to the other named Sub-Lessee(s).
- 7.5 That all notices and communication, required to be sent, by the Sub-Lessee to the Company shall be sent by the Sub-Lessee to the registered office of the Company as specified hereinabove or at such address as may be notified by the Company.
- 7.6 That the Sub-Lessee is aware that in terms of the Title Documents, the Sub-Lessee shall not sell, transfer or otherwise dispose of the Unit at any time in future to any third party without obtaining a prior consent from the NOIDA. Any transfer charges payable to NOIDA and any administrative or other charges, duty, taxes, levies payable to any concerned authority / body / agency/ Company, as the case may be, shall also be borne and paid by the Sub-Lessee alone.
- 7.7 That all sale, transfer or other disposal of the Unit by the Sub-Lessee to any person (the "**Proposed Transferee**"), shall also require prior written consent of the Company, which the Company may give on such terms and conditions including inter alia those relating to payment for administrative charges for permitting such transfer. The Company shall grant the consent only after all the dues, payable to the Company and /or to Alisa / Designated Maintenance Agency, are paid for in full. No administrative charges shall, however, be payable in the case of succession of the Unit to the legal heirs of the Sub-Lessee. Further, the Proposed Transferee shall be bound by the terms and conditions of the Lease Deeds and those contained herein, and shall furnish an undertaking to that effect.
- 7.8 Save & except the terms and conditions as contained in the Agreement to Sell, this Sub-Lease Deed supersedes and overrides all understanding and agreements, whether oral or written, between the Parties.  
All terms and conditions contained in the Agreement to Sell shall remain valid and binding on the Parties except to the extent revisited hereby and/or in conflict with the terms contained herein.
- Provided that in the event of inconsistency between the terms and conditions as contained in the Agreement to Sell and this Sub-Lease Deed, the provisions of this Sub-Lease Deed shall prevail.
- 7.9 This Sub-Lease Deed shall be construed and interpreted in accordance with and governed by the laws of Union of India. The local Courts of GautamBudh Nagar (U.P) and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this Sub-Lease Deed.
- 7.10 The Sub-Lessee shall ensure that all obligations, liabilities and responsibilities devolving upon the Sub-Lessee under this Sub-Lease Deed shall be complied with by the subsequent sub-lesseees in respect of the Unit and the Sub-Lessee shall bring all obligations, liabilities and responsibilities to the notice of such subsequent sub-lesseees of the Unit who will subsequently be bound by the terms of this Sub-Lease Deed.
- 7.11 The Company has filed the Declaration under Section-12 of the UTTAR PRADESH APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE) ACT, 2010 with the NOIDA and the true copy of the said Declaration is annexed as **Schedule E**.

***[signature page follows]***

**IN WITNESS WHEREOF** Parties hereinabove named have set their respective hands and signed this Sub Lease Deed at New Delhi, India in the presence of attesting witness, signing as such on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_ above written.

**SIGNED AND DELIVERED BY** the within named Company, **M/sBaya Weaver Limited** by the hand of

\_\_\_\_\_ and  
its \_\_\_\_\_ and  
authorized signatory.

**SIGNED AND DELIVERED BY** the within named Second Party, **M/s. Alisa Infratech Private Limited** by the hand \_\_\_\_\_

its \_\_\_\_\_ and  
authorized official.

**SIGNED AND DELIVERED BY** the within named third party/ Sub Lessee, by the hand of

\_\_\_\_\_.

<b>S. No.</b>	<b>Schedule</b>	<b>Description</b>
1.	A	Description of the Unit
2.	B	Description of the Floor Plan
3.	C	Common Areas
4.	D	Unit Specifications
5.	E	True Copy of Declaration under Section-12 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010