

Before :- _____

We came to know that some model agreement to sell will be provided by the Authority constituted under RERA like being provided in some other states, same is under preparation in the state of Uttar Pradesh, as and when it will be provided will be adopted by us. We hereby given an undertaking to adopt the model agreement to sell and the directions with regard to the registration of the agreement.

We hereby enclosing the format of allotment letter (agreement to sell) which being prepared with best of our knowledge, the intending purchaser signs this document after going through and only after being agreed upon.

With Regards

Can I bring someone else? _____

Agreed for a minimum of 4 samples per day? _____

Minimum 4 segments _____

Agreement for grade book up _____

Agreement for non-requirement of grade book up _____

Agreement to be an essential production _____

Agreement to supply for client meeting to try a minimum _____

Signature _____

For details see note 1 (footnote 10) of the text.

[illegible]

1. The first, and most obvious, is the fact that the data are not normally distributed. The distribution is skewed to the right, with a long tail of high values. This is evident from the histogram and the fact that the mean is much greater than the median.

[illegible]

But it is the fact that it is there in the first place that is the real problem. The only way to get it out of the system is to get it out of the system. The only way to get it out of the system is to get it out of the system.

12. The United Party believes the proposed changes to party rules are:

13. That the United Party should not do any business with anyone it considers is corrupt. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 8

4. That the said Fishing Tackle is a Tackle in the Second Class and attached to the "Sigsbee," owned by John W. Sigsbee.

10. The following figure shows a typical graph of the function $f(x) = \sin(x)$ for x in the interval $[0, 2\pi]$. The function is periodic with period 2π .

1. 1990年12月1日以前に建設された建築物の耐震診断と補修に関する法律（昭和65年法律第130号）

1. *How do you think the world will change in the next 50 years?*

1. That the second party shall not hold water, electricity meters for any damage due to any accident or negligence caused by the first party or its employees or agents or its contractors or subcontractors or any other agents.
2. That this car parking agreement shall not automatically run with the further sale of apartment by the apartment owner, his heirs, assigns or transferees or any other person who may acquire the apartment by any means.
3. That if the second party is not satisfied with any of the above conditions, the first party has right to cancel the agreement.

Parking Space

4. That the first party shall not hold water, electricity meters for any damage due to any accident or negligence caused by the first party or its employees or agents or its contractors or subcontractors or any other agents.
5. That this car parking agreement shall not automatically run with the further sale of apartment by the apartment owner, his heirs, assigns or transferees or any other person who may acquire the apartment by any means.
6. That if the second party is not satisfied with any of the above conditions, the first party has right to cancel the agreement.

CONFIRMATION

1. That the first party shall not hold water, electricity meters for any damage due to any accident or negligence caused by the first party or its employees or agents or its contractors or subcontractors or any other agents.
2. That this car parking agreement shall not automatically run with the further sale of apartment by the apartment owner, his heirs, assigns or transferees or any other person who may acquire the apartment by any means.
3. That if the second party is not satisfied with any of the above conditions, the first party has right to cancel the agreement.

Date _____

Signature _____

Witness _____

Signature _____

By,
The Developer
M/S. GURS OF INDIA (P) LTD.
Plot No. 1, Phase 1
M/S. GURS OF INDIA (P) LTD.

Sub: Request for Maintenance of Common Areas and Facilities of the Project "Park View" submitted to the
Municipal Corporation, Gurgaon, Haryana.

By,

Signature No. _____ Date _____
The Developer
M/S. GURS OF INDIA (P) LTD.
Plot No. 1, Phase 1
M/S. GURS OF INDIA (P) LTD.

It is hereby requested that the maintenance of common areas and facilities of the project "Park View" submitted to the
Municipal Corporation, Gurgaon, Haryana.

The developer hereby requests you to take care of the maintenance of common areas and facilities of the project "Park View" submitted to the Municipal Corporation, Gurgaon, Haryana.

The developer hereby requests you to take care of the maintenance of common areas and facilities of the project "Park View" submitted to the Municipal Corporation, Gurgaon, Haryana.

Maintenance of common areas and facilities of the project "Park View" submitted to the Municipal Corporation, Gurgaon, Haryana.

Signature _____

Signature _____

Signature _____
Signature _____
Signature _____

[illegible][illegible]

100% ownership by Google that is the work of management of the holding company in the Company's capital structure and management of the Company's capital structure.

some thing for this old world and it is hereby added and declared and declared the
 matters were to all the world.

[illegible]

Only the Memorandum of Understanding will be sufficient for setting up of the companies listed in Schedule 1 of the Agreement. It is especially important for the parties to the Second Memorandum of Understanding to the Memorandum of Understanding and any other acts in the Company in this Memorandum of Understanding in the 10th day after signing the act of incorporation and articles of incorporation. Any laws that have been in effect since the act of incorporation, laws and the already existing laws for the various types, laws and customs.

[illegible]

100

14. That the maintenance charges will be paid after each effect from _____ or date of permanent habitation as may be indicated whether Agreement is executed or payment made or agreement not made by the Second Party.
15. That the Free High Court at Kimberley and the Subordinate Court is designated as the exclusive jurisdiction for all matters arising out of this Agreement.
16. That both the parties to this Agreement agree and bind themselves that in case of any dispute arising between them in relation to this Agreement, same shall be referred for settlement to the arbitrator appointed by the company whose decision will be binding upon both the parties and shall be accepted as the final resolution in the dispute.
17. That the above terms and conditions shall be treated as varying with the Agreement in this maintenance agreement shall also be applicable withholding any deposit of the payments up to the Second Party in subsequent installments. This agreement shall fully binds the signatories of the Agreement.
18. That the Apartment Blockfield will be solely responsible for all services, repairs and maintenance for their identity and damage, if any, caused by them in the design or by the other Apartment Blockfield etc., due to their negligent act or negligence.
19. That the signatory of this Agreement on the Project Plan are the signatories of the plan and therefore the drawings could be obtained from the client or company only. The Company First Party has stated that they have paid and will pay the damages will be compensated by the insurance company up to the extent of insurable amount and as per the terms and conditions of the insurance policy. The company First Party shall not be liable for its share.
20. The existing charges within RMB 200 per month which comprise of all the amounts incurred by the Company in general management.
- IN WITNESS WHEREOF the parties Agents have hereunto signed on the Day Month and the Year first hereinafter mentioned
- "The presence of a date with the record of this deed after the signature"

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- [illegible]

APPLICATION FOR POWER BACK-UP

To:

The Director

At: Chairman, Board of Power Limited

One, Gulshan-e-Hayat, 1, Islamabad. (Telephone: 33333333)

Sub: Request for power back-up facility in Apartment No. _____ at _____ Floor, Block _____, at the Project "16TH Park View" located at One Township City, Sec. 17, District Capital City, Islamabad. (Phone: 33333333)

Dear Sir,

I want to avail _____ KW power back-up from the generator at site and apartment and agree to pay Rs. _____, towards cost of installation of the power back-up facility. I further agree and state the following terms and conditions for the generator back-up:

1. That the Fuel Charge is Rs. 200/- per KW per month (Gazette Tax Exempt). The consumption of fuel per KW per month will be allowed against Fuel Charges. However, costs incurred power and other things (if any) will be charged @ Rs. 10/- per KW. The per KW charges are being calculated on the basis of prevailing diesel price in today's market charged subject to the price of diesel at the time of generation.
2. That the 10 units per KW charge is fixed per month. In case the unit consumed are less than 10 units, customer shall pay unit and be adjusted in the succeeding month against the adjusted amount.
3. That the running charge can be increased from time to time, subject to rates in force for a maintenance cost of the generator.
4. That the charges of power back-up shall be charged through a prepaid system and these charges in respect of consumption will automatically be deducted by the electricity supply meter. The monthly running charges and other charges shall be paid to the generator through a bank account.
5. That the charges shall be paid by the generator in advance of the availability of power back-up to the extent of the requirement of power back-up. The generator shall be responsible for the maintenance of the generator and the generator shall be responsible for the maintenance of the generator.
6. That in case of malfunction of power back-up by the generator it will be the responsibility of power back-up with immediate effect and the generator shall be responsible to the site.

Respectfully,

GAURS

Signature

Name

Chairman

cc:-

1. Request for the Director, Islamabad (with a copy of power back-up requirements sent to the concerned authority and the Director shall be responsible for the decision on the provision of power back-up).
2. Request for the Director, Islamabad (with a copy of the Director's decision on the provision of power back-up).
3. Request for the Director, Islamabad (with a copy of the Director's decision on the provision of power back-up).
4. The Director shall be responsible for the provision of power back-up in accordance with the provisions of the Act.

To:

The Director

At: Chairman, Board of Power Limited

One, Gulshan-e-Hayat, 1, Islamabad. (Telephone: 33333333)

Sub: Request for power back-up facility in Apartment No. _____ at _____ Floor, Block _____, at the Project "16TH Park View" located at One Township City, Sec. 17, District Capital City, Islamabad. (Phone: 33333333)

Dear Sir,

I want to avail _____ KW power back-up from the generator at site and apartment and agree to pay Rs. _____, towards cost of installation of the power back-up facility. I further agree and state the following terms and conditions for the generator back-up:

1. That the Fuel Charge is Rs. 200/- per KW per month (Gazette Tax Exempt). The consumption of fuel per KW per month will be allowed against Fuel Charges. However, costs incurred power and other things (if any) will be charged @ Rs. 10/- per KW. The per KW charges are being calculated on the basis of prevailing diesel price in today's market charged subject to the price of diesel at the time of generation.
2. That the 10 units per KW charge is fixed per month. In case the unit consumed are less than 10 units, customer shall pay unit and be adjusted in the succeeding month against the adjusted amount.
3. That the running charge can be increased from time to time, subject to rates in force for a maintenance cost of the generator.
4. That the charges of power back-up shall be charged through a prepaid system and these charges in respect of consumption will automatically be deducted by the electricity supply meter. The monthly running charges and other charges shall be paid to the generator through a bank account.
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6. That in case of malfunction of power back-up by the generator it will be the responsibility of power back-up with immediate effect and the generator shall be responsible to the site.

Respectfully,

GAURS

Signature

Name

Chairman

1

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Abstract

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The Board of Directors of the Corporation is authorized to issue up to _____ shares of common stock, without further action of the shareholders, to the extent that such shares are not being issued to the public in connection with the offering of the common stock.

1000

Why would you not try to control it at _____? (Fill in the blank with a personal suggestion.)

1



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1

1

1000

7/19

100

100

1999

G.Y.C / 16th Park View

P.O. No. 12

16TH PARK VIEW/C-1818/Mr. Donald Raj

To,

Dated: November 10, 2016

Mr. Donald Raj S/o Mr. Doss Anthony Raj
 And Mrs. Andrea Raj W/o Mr. Doss Anthony Raj
 R/o 55/172, DDA Flats, Madangir, New Delhi. 110062

Sub: Allotment of Residential Apartment in Proposed Group Housing 16TH PARK VIEW (Project), situated at 16th PARK VIEW GAUR YAMUNA CITY

Dear Sir(s)/Madam,

In response to your application dated 03 Nov 2016 we, M/S GAURSONS REALTECH PVT.LTD., a Company registered under the Companies Act, 1956 having its Corporate Office at Gaur Biz Park, Plot No. 1, Abbey Khanda-II, Indraprastha, Ghaziabad (hereinafter referred to as the 'Company' which expression shall, unless it repugnant to the context or meaning thereof be deemed to include its successors and assigns) hereby subject to the terms and conditions mentioned hereinafter allot to you residential Apartment/Unit No. C-1818 on 17th Floor, BLOCK-C

Carpet Area:- _____ sq.mtr. (_____ sq. ft.) approx.(Total Area _____ sq.mtr. i.e. _____ sq.ft. approx. as per specifications attached herewith, in the proposed Project known 16TH PARK VIEW, situated at 16th PARK VIEW GAUR YAMUNA CITY for a cost of Rs.1,849,111.00 (Rupees Twenty Eight Lacs Forty Nine Thousand One Hundred Eleven Only) + service tax, as enacted and attributed by the Government of India, payable as per Payment Plan mentioned hereinafter. The said rates are exclusive of certain charges mentioned hereinafter.

Remarks:- _____

1 SQ.MTR = 10.764 SQ.FT.

Layout of the apartment/unit and the project are attached herewith. (Attached here with as Annexure D & E)

The Estimated Date of Possession _____ + grace period of 6 months

Company

Signature of the Allottee(s)

Page 3

Interpretation of some indicative terms

Applicant - means persons, applying for allotment of the said apartment/unit, whose particulars are set out in the booking application form and who has appended his signature in acknowledgment of having agreed to the terms & conditions of the booking application form and allotment.

Application (Booking Application):- A request for allotment of Apartment/unit made by the Person(s)/Firm/Company on a standard format namely booking application form of company. In case of more than one applicant the other will be considered as co-applicant, prior to execute the allotment letter they will be considered as Intending Allottee(s).

Allotment Letter - Confirmation of booking of Apartment/unit by the Company, a format containing the terms and conditions of allotment, duly executed between the Company and Intending Allottee(s).

Allottee(s) :- Those who have executed the allotment letter thereafter a particular Apartment/unit has been reserved for that particular Allottee(s) and those who have agreed to abide by all the terms and conditions till the time and indenture of conveyance is executed. In case more than one allottee the other will be considered as co-allottee(s) and allottee and the co-allottee(s) will have the equal share in the Apartment/unit.

Apartment Act :- The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.

Area

Area of land :- Total Area of land over which the projects going to be constructed.

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 Area and Facilities:- Means all facilities to be used by all the apartment/unit, such as entrance lobbies, corridors, staircases, staircase shafts and enclosures, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts, fire escapes, all underground and overhead tanks, electric sub-station, control panel room, insulation area of transformer and DG set, guard towers, entrance and exit of the project, water supply, treatment plant, pump house, sewerage systems and STP, EPANX systems, common toilets, rain water harvesting systems etc.

Independent Area :- Means the Area which have been declared but not included as common areas for joint use of Apartment/unit and may be sold by the company/promoter without the interference of other Apartment/unit owners.

Limited Common Area and Facilities:- Means those areas and facilities which are designated in writing by the promoter before the allotment, sublease or other transfer of any Apartment/unit as reserved for use of certain Apartments/units to the exclusion of the other apartments/unit.

Total Area :- The total area including of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the layout plan of the Apartment/unit.

Cost of Apartment/Unit :- The cost of Apartment/unit is total consideration amount of a particular apartment/unit duly agreed between the company and the buyer nothing has been calculated or charged separately for location, Lease rent, parking, electricity connection power backup connection or any other item i.e. IFMS and the applicable taxes are not the part of consideration/cost of apartment.

CREDAI :- Confederation of Real Estate Developers Associations of India.

Fit Out Period :- After completing the construction the final touch i.e. installation of sanitary ware, kitchen sink, CP fittings, Hardware Accessories, final coat of paint (items as per specifications of the Apartment/Unit) will be given to the Apartment/Unit. The duration of said fit-out is six months from the date of offer for fit out wherein the buyers may get this final installation done in their own presence. Note:- The*items in the commercial unit shall be as per the specifications (Annexure A)

Force Majeure Clause:-means any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform obligations under this allotment which shall include but not be limited to:

Company

Signature of the Allottee(s)

F-14

- (a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters.
- (b) Explosions or accidents, air crashes and shipwrecks, act of terrorism.
- (c) Strikes or lock outs, industrial dispute.
- (d) Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.
- (e) War and hostilities of war, riots, bands, act of terrorism or civil commotion.
- (f) The promulgation of or amendment in any law, rules or regulations or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the party/company from complying with any or all the terms and conditions as agreed in allotment; or
- (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said project/Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever.

Layout and Plans: - The Architectural Drawings of project comprising of whole planning of constructions, open areas and drawings of particular Apartment/unit.

Payment Plans: - These are the mode of payment towards the captioned booking of Apartments/units having mode, intervals and the time frame for the payments which is also prescribed in the price list of the project.

Maintenance Charges: - means the charges to be paid by the Allottee(s) for the maintenance and upkeep of the Project and for maintaining various services like maintenance, street lighting, cleaning of all the roads, parks and other facilities in the Township (applicable if the project is situated in Township) to the Maintenance Agency @ prescribed rates on the total area of the Said apartment/unit, applicable on monthly basis and payable in advance.

A.A.O.:- Means an Association of the Apartment owners which shall be duly formed as per the Uttar Pradesh Apartments (Promotion of construction, Ownership and Maintenance) Act, 2010.

Taxes: - shall mean any and all prevailing taxes payable by the Company or the taxes going to be attributed in future, by way of value added tax, state sales tax, central sales tax, works contract tax, workers welfare cess/land, service tax, cess, educational cess, G.S.T. or any other taxes, charges, levies by whatever name called, in connection with the development/construction of the Said Apartment/unit or Said Project.

Township: - means a large development having many projects wherein the entire internal infrastructure within the boundary of that area is provided by the Company.

Township Maintenance & Charges: -means the monthly charges payable in advance through prepaid system/perpaid electric meter by the Owner/Occupier of the Apartment/Unit to the Company for maintaining various services like maintenance, street lighting, cleaning of all the roads, parks and other development in the Township.

Company

Signature of the Allottee(s)

4 of 5

Details of Title and Ownership of the Company (Annexed herewith as Annexure C)

TERMS AND CONDITIONS FORMING THE PART OF ALLOTMENT LETTER FOR ALLOTMENT OF APARTMENT/UNIT

- 1) That the project is the part of a township and the layout plan of the township has been sanctioned by the Development Authority wherein land of various projects and purposes has been duly earmarked. The undivided interest in the common areas and facilities of the Apartments/Unit owner shall be confined up to the particular project wherein the Apartments/Unit is situated. The up keeping and maintenance of the township and the Project will be carried out by the Company or its nominee, the Apartment/Unit owner(s) shall be liable to pay the township maintenance charges and the maintenance charges of the Project to the Company. (This clause is not applicable where the project is not the part of a Township)
- 2) That allottee(s) shall not be entitled and have any right, title or interest in any other project, amenities/facilities developed apart from the said project. The sports/club facilities going to be developed in The Township will always remain the property of the company. The company reserves its right to dispose-off the same or can charge membership fee/usage charges in accordance with rules and regulations framed under its sole discretion. The township has a master plan wherein areas/land has been duly earmarked for particular usage. It is not an obligation towards the company to construct the building over the said land, the company may offer/transfer these areas for development and construction to other developers/promoters in accordance with usage defined in master plan and development of these areas will depend upon the market viability. (This clause is not applicable where the project is not the part of a Township)
- 3) That the building plans of proposed project have been duly submitted/sanctioned to/by the Development Authority. The project will have apartments/units of different sizes and dimensions in various Blocks therein and will also have spaces for convenient shopping, commercial and recreational facilities, club, party hall, swimming pool with changing rooms, parking, public amenities, community, storage and commercial constructions etc.
- 4) That the allottee(s) has/have seen all the documents of titles and other relevant papers/documents etc. pertaining to the aforesaid Project and is/are fully satisfied about the title and rights of the Company. The drawing and plans of the project has been displayed at the site office of the project & the corporate office of the Company. The show flat constructed at the site (if any) is not in accordance with the structural drawings of the building hence as it does not have the beams & columns, so the actual construction shall not be compared with the show flat, also that the fitting fixture, finishing and other items of said show flat shall not be compared with the actual construction. The specifications of actual construction are duly specified in the brochure and also forming the part of booking application/allotment.
Note: The request for any change in construction/specification of any type in the apartment/unit will not be entertained.
- 5) That the apartment/unit shall be sold as an independent apartment/unit with undivided interest in the common areas and facilities of the project subject to the description mentioned in the deed of declaration submitted under section 12 of The Uttar Pradesh Apartment Act, 2010. As there are many units in the said project and services & facilities are common in the project therefore various other agreements like maintenance agreement, parking allotment, agreement for supply of electrical energy, agreement for power backup etc. have to be executed with execution of allotment.

Company

Signature of the Allottee(s)

Form 6

- 6) That the allottee(s) is/are aware of and has/have knowledge that the building plans are tentative and agree to that the Company may make such changes, modification, alterations and additions therein as may be deemed necessary or may be required to be done by the Company in accordance with the Government/Development Authority or any other local authority or body having jurisdiction. The permissible FAR shall be as per the prevailing Building Byelaws of the Development Authority which comprises of limited nos. of the apartments/units in proportionate to the population density. Thereafter additional purchasable FAR, compoundable FAR and green Building FAR etc. will be permissible time to time as per the Authority's regulations. The company can make any type of change in layout/location/design/alteration in open area or parking spaces etc. as and when required and deemed fit by the company and by signing this allotment and terms & conditions, all time consent of the allottee(s) shall be presumed for all has been stated herein. The dimensions shown in the brochures, maps or any other documents have been calculated on non-plastered brick wall to brick wall bases.
- 7) That the declaration provided under Sec-12 of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2016 will be submitted by the company as prescribed, consent of the allottee(s) shall be required for any amendment/change and the allottee(s) will have to fulfill the same. That the allottee(s)/owner(s) will provide undertaking under Section 19 (b) of The Uttar Pradesh Apartment Act, 2016, Form B as and when required.
- 8) That the consideration is for the area of the said apartment/unit which will be Sold/Sub-leased, as mentioned "Carpet Area". That all other rights excepting what have been mentioned including easement rights, unsold apartments/units, spaces for commercial and recreational facilities, convenient shopping spaces, spaces for public amenities, service apartments, community, clubs, storage and commercial constructions etc. of any other spaces, which does not fall under the definition of common areas will be the sole ownership of the company, who will have authority to charge membership for such facilities and dispose of the assets whatever stated above. The company can sub lease the vacant apartment(s)/units of the complete block of the apartment(s)/unit(s) as a whole or in part to one or more person(s)/company(ies)/institution(s) who/soever.
- 9) That the amenities like Road, Electricity, sewer and water supply will be provided and determined by the Development Authority concerned up to the boundary of the said project. The Company will carry out all the above mentioned amenities within the boundary of the project i.e., internal development of the project. The delay in providing the above said facility on the part of the Development Authority concerned shall not be considered the delay on part of the Company.
- 10) That the allottee(s) has read over and understood all the contents/terms & conditions of maintenance agreement, parking allocation, agreement for supply of electricity, agreement for power backup etc. which will be executed with execution of this allotment.
- 11) That after providing the letter of allotment having all the terms & conditions which are also described in booking application, the applicant after the execution of allotment, shall be considered as allottee(s).
- 12) That the schedule of payment/installment mentioned in the price list has been duly explained to the allottee(s) who shall be responsible for making payment on time, any separate demand letter for the installment falling due will not be required to be sent by the Company and that cannot be claimed as a right or any duty /obligations towards the Company.
- 13) That the installments of payment will run as opted for, in the payment plan. The allottee (s) shall be bound to make timely payments as per the payment schedule and in case of default, interest will accrue upon the delayed payment and such accrued interest over the delayed payment will be determined and payable at the time of final payment. The allottee(s) desists of knowing the interest accrued upon the delayed payment can seek the required information from the Company's corporate office or from the consumer portal on Company's website. Timely payment is the main essence of the booking & allotment and in case of delay,

Company

Signature of the Allottee(s)

Page 17

interest @ 9.5% per annum shall be charged for the delayed period. In case two regular installments remain unpaid, the allotment shall be treated as cancelled and 25% amount of the cost of the apartment/unit shall be forfeited and balance amount (if any) will be refunded without any interest. The said refundable amount will be refunded only after rebooking of the apartment/unit and after receiving the sum of refundable amount from the new buyer. As the company/promoter utilized the deposited amount for the development and construction of the project.

Note: Timely payment being the main essence of the allotment, any delay in payment due to any reason whatsoever, may it be sanction of loan from Bank or any other reasons shall be the sole responsibility of the allottee(s). It shall be always clear that if availed loan for the apartment/unit the dues of the Banks/financial institutions shall be refunded directly in all the cancellation / refund cases. Any amount paid in terms of taxes to the Government or Authority concerned shall not be refunded.

- 14) That the allottee & co-allottee (if any) will have equal share in the apartment/unit and in case of death of any of them the allotment will continue only after providing a certificate regarding the legal heir of the deceased from the appropriate authority and a No Objection Certificate from the bank if availed a loan. Similarly in a case where any dispute arises between the allottee(s), allotment will continue only after providing consent in writing by them and No Objection Certificate from the bank concern. The interest over the delayed payment shall be charged. The dispute whatsoever stated above shall not give any effect to this. In above mentioned circumstances the Company will hold the booking / allotment for two months only there after the Company can cancel the said booking/allotment and the allottee(s) shall have no claim or right whatsoever except to the claim of refundable amount shall be refunded after deduction as procedure described above. For the refund the consent of all allottee(s) with respect to the share shall be necessary.
- 15) That the Company/promoter may restore the cancelled apartment/unit in its sole discretion after receiving 10% of the cost of the Apartment/Unit as restoration charges. The said restoration charges shall be calculated on the prevailing rates at the time of restoration.
- 16) That the allottee(s) and the family members have a right to visit and inspect the project site during the course of construction, while deriving this right if any loss or damage happens, the Company shall not be held liable for any loss/cost/damages or any other expenses on account of such visit.
- 17) That in case reissuance of allotment letter, tri partite agreement, permission to mortgage or any other document is required and requested by the allottee(s) or bank/financial institution, the company has sole right to reissue or reject the reissuance. The reissuance at every time shall attract a fee of Rs. 10000/- plus Service Tax as applicable, as administrative charges and shall be payable by the allottee(s).
- 18) That any alteration / modification as the Company may deem fit or as directed by any competent authority(ies) resulting $\pm 3\%$ change in the area of the apartment/unit including terrace/balconies, there will be no extra charge/ claim by the Company also the allottee(s) shall not be entitled for any refund.
- 19) That although all the major construction of the apartments/units will be completed, however the final touch (i.e. installation of sanitary ware, kitchen sink, CP fittings, hardware accessories, final touch of paint etc. *) will be done during the "Fix Out Period" of 06 months. It has been experienced that if the final touch to an apartment/unit has been given and the possession delays as the allottee(s) do not proceed with, the said finished apartment/unit get deteriorates with the span of time. Therefore the concept of Fix Out period has been adopted and being applied. The final touch which will take 20 to 30 days for an individual apartment/unit and the owner(s)/ allottee(s) may get these final installations done in his/her/their own presence, if desired so. **Note:-** The items in the residential /commercial unit shall be as per the specifications (Annexure A).
- 20) That it is thoroughly clear to the allottee(s) that final finishing of the apartment/unit shall be done after deposition of entire amount and obtaining NO DUES from the company. Pendency of completion certificate shall not be the reason to hold the dues.

Company

Signature of the Allottee(s)

Page 8

- 21) That the proposed Project is comprised of many Blocks. As soon as the construction of particular Block(s) will be completed with all the basic amenities attached to that, the company after applying for the completion certificate of particular Block(s) to the authority concerned, will offer the fit-out of the apartment/unit. The construction of remaining Blocks will be on going. It can take further time till the final completion of the project. The fit out of the apartment/unit as and when it will be offered, shall not be denied on account of delay in issuance of completion certificate by the authority concerned or on-going construction or any other reason whatsoever.
- 22) That the construction could be completed prior to the date mentioned in the allotment. In that case the Fit out of the apartment/unit cannot be denied on any ground whatsoever. The date given in the allotment is an estimate only and construction could be completed earlier to that.
- 23) That only after the registration of Sale deed/Sale lease deed with possession of the apartment/unit, the allottee(s) shall be considered as the owner of the apartment/unit.
- 24) That the monthly maintenance charges shall commence from the date of possession or the cut-off date for the same.
- 25) That if there is delay in handing over the possession of Apartment/unit beyond the grace period of 6 months from the estimated date of possession due to any reason(s) which were within the control of the Company, the Company will pay to the Allottee(s) an interest @ 9.5% per annum over the deposited amount of cost of the Apartment/Unit excluding the taxes and other charges provided that all due instalments of apartment/unit were received on time, any waiver of interest or the payment with interest shall not be considered as payment on time. In case the allottee(s) do not proceed possession of apartment, the penalty of Rs. 100/- per sq.mtr. per month of the Carpet Area of the Apartment/Unit shall also be applicable and payable by the allottee(s) the said penalty shall commence from the date of expiry of Fit-out period.
- 26) The holding and waiting period of an apartment/unit shall have a limit maximum of 6 months from the date of issuance of completion certificate where the allottee(s) do not proceed for possession (i.e. the sub-lease deed of apartment/unit remains pending at the end of the allottee(s) even the entire cost has been paid, the said allotment shall be treated as cancelled and no other claim except to refund of amount without any interest and with deduction of 25% of Cost of Apartment/Unit will be entitled and entertained.
Note:- For all the cases of refund, the amount deposited as applicable taxes and delayed period interest shall not be refundable and cannot be claimed from the Company.
- 27) That any delay on account of the authority for issuance of the completion certificate shall not be considered as a delay in completion on the part of Company. The date of applying the completion certificate shall be presumed as the date of completion, the Company shall not be liable for the penalty for delay in possession after the said date, any claim for delay in possession will be confined up to the date of applying for the completion certificate only. It is shall also cleared that the completion certificate in part could also be obtained after depositing the requisite fee and obtaining the NOC's from all the concerned departments. After the expiry of 90 days from the date of applying for the completion certificate along with all the requisite formalities and documents in case not issued/provide by the Authority, it shall be deemed as issued provided in law/by laws; therefore the issuance of completion certificate shall not be a reason for denial of taking the possession.
- 28) That there will be defect liability period of two years as per U.P. Apartment Act 2010 Chapter 11 Clause 4(E), from the date of offer for possession. The defect liability shall be limited to the defect in construction (i.e. structure) however, air cracks in plaster masonry, warp age in doors and windows shall not be considered as defects. Defect liability shall not cover force majeure situations such as damage resulting from war, flood, earthquakes etc. The defect liability is not applicable on the bought out items most of which are covered under warranty by the manufacturers themselves. However, in the event of recurring problems with the bought out items, the Company shall co-operate with the purchaser in sorting out the issue. In case the flat owner has made internal changes for the interior of the apartment/unit and the layout of the apartment has been changed consequently the allottee(s)/owner(s) shall not be entitled for the defect liability.
- 29) In case the allottee(s) surrender /cancel the booking/allotment at any stage due to any reason what so ever that 25 % of the cost shall be forfeited balance(if any) shall be refunded without interest.

Company

Signature of the Allottee(s)

- 30) That the Sale deed/Sub lease deed of the apartment/unit shall be executed and registered only after completing the construction, after receipt of total consideration and other charges. The other connected expenses/charges i.e. cost of Stamp Duty, registration charges/fees, miscellaneous expenses and Advocate's fees/charges, these fee and charges shall be borne and paid by the allottee(s) and who only will be responsible and liable for paying deficiency in stamp duty/penalty/interest as per the Stamp Act and the stamp duty and deficiency thereon if imposed by the government/competent authority that the allotment letter, allotment of parking space and agreement for maintenance, electricity and power backup etc. shall also be paid and borne by the allottee(s).
- 31) That until a Sale deed/Sub lease deed is executed and registered, the Company shall continue to be owner of the apartment/unit and the allotment shall not give any right or title or interest therein even though all the payments have been received by the Company. It is further clarified that the Company is not constructing apartments/units as a contractor on the other hand Company is constructing the project as its own as a promoter. The Company shall have first lien and charge over the apartments/units for all its dues and payable to the Company.
- 32) That it will be necessary to obtain a No Dues Certificate/NOC from the Company in case of subsequent sale/sub lease along with due incorporation of the particulars of the subsequent transferee(s) with the Company, and the said NOC will be issued by the Company upon payment of administrative charges @ Rs. 110/- per sq. mtr. of the Total Area of the apartment/unit + service tax.
- 33) That all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity Charges or any other taxes or charges shall be payable by the owner(s) of apartment/unit from the date of possession i.e. from the date of Sale/Sub-lease deed.
- 34) That the owner(s) after possession shall comply with all the regulatory requirements and compliances as per the Ministry of Environmental Impact Assessment (EIA) norms, U.P. Pollution Control Board/ Water Commission/any other rules and regulations by State of U.P or any other competent authority. That the owner(s) shall abide by all laws, rules and regulations of the Development Authority/Local authority/State Govt. /Govt. of India and of the Association of Apartment Owners (as and when the AAO formed and till then as prescribed by the Company) and shall be responsible for all deviations, violations or breach of any of the conditions of law/byelaws or rules and regulations.
- 35) That in a group housing /multi-storeyed building the designated/determined parking space is necessary to avoid disorder/haove. Therefore the company/promoter has prepared a detailed plan wherein the parking space shall be allotted with specific numbers as determined parking space for a specific apartment/unit. (For the projects where parking is provided in a multi-level parking the allotment is subject to the terms and conditions mentioned therein).
- 36) That the basement spaces as per the permissible usage can also be alloted for other purposes like domestic storage spaces etc.
- 37) That a single point electricity connection will be taken for the project from the Competent Authority and the electricity will be distributed through separate meters to the apartments/units through pre-paid systems. The Electricity Connection shall be provided for the capacity as opted in the application form _____ KVA and also in accordance with all other Terms & Conditions as per the electricity supply agreement.
- 38) That the Power back-up facility availed as opted in the application form _____ KVA, no request for power backup facility shall be entertained later on if not availed. The per unit charges of the power back-up (i.e., running of DG set) shall be subject to the prevailing rates of fuel at the time of possession.

Note: Any request for reducing the electrical and power back-up load shall not be entertained and no refund shall be made thereon, the said load(s) will be final as opted in booking application.

Company

Signature of the Allottee(s)

Page 18

- 39) That the rate for Electricity charges will be as per the prescribed rates of Authority concerned which includes Fixed charges, unit charges, regulatory charges, taxes and duties. However the fixed losses of the unit will be charged extra. Power backup consumption charges will include the fixed charges (payable in case of non-usage of power back-up) which will be payable along with the consumed unit charges the rate of which will be decided by the Company on the basis of the cost of the inputs like fuel, wages etc. and will increase / decrease along with the cost of these inputs, the details are attached with Electricity Supply Agreement. The rates for Electricity and Power backup consumption including the fixed charges (payable in case of minimum/non- usage of electricity and power back-up) will be decided by the UPERC/authority.)
- 40) That it is hereby agreed, understood and declared that the Company may take construction finance/loan for construction of the above said Project from the banks/financial institutions after mortgaging the land/apartment or unit of the said Project. However, the sale/lease deed in respect of apartment/unit in favor of allottee(s) will be executed and registered free from all encumbrances at the time of registration of same.
- 41) That if there any Service Tax, Trade Tax, V.A.T, G.S.T., and additional levies, taxes, lease charges, compensation to the farmers, cost and fees etc. as assessed and the attributable to the Company as consequences of Court order /Government/ Development Authority /Statutory or other local authority (or) order, the allottee(s) shall be liable to pay his/her/their proportionate share for the same to the Company as and when demanded, if the appropriate authorities impose any tax on this transaction in future then the allottee(s) is hereby agrees for payment of the same and all taxes indemnify and keep harmless to the Company.
- 42) That the non-refundable Interest Free Maintenance Security (IFMS) is payable to the Company Rs. _____/- shall be charge for the apartment/unit. The monthly maintenance charges of advance is also applicable and payable that will be charged through the electricity meter and the amount will be utilized for electricity expenses, cleaning, maintenance of lift, parks, roads, security and other amenities falling under the common use and for the common area of the project.
Presently the monthly maintenance charges has been decided for the apartment/unit @ Rs. _____/- per sqm based on the total area of Apartment/unit. However, the rate will be decided by the Company considering the rates of consumable and wages etc. at the time of possession which shall be final and binding.
- 43) That the 25% amount of the Interest Free Maintenance Security (IFMS) shall be deposited in the head of Project/Township Maintenance and 15% of the Monthly Maintenance Charges collected from the Apartment/Unit shall be transferred and paid for the Project/Township Maintenance. The Maintenance Charges from the apartment/unit will be collected by way of electricity meter on prepaid basis and the portion described above shall be transferred in favor of the Company or its nominee in the head of Project/Township Maintenance. The Company reserves its rights to apply all the best possible method for collecting the Project/Township Maintenance Charges, the Project/Township Maintenance Charges may be collected separately by the Company if required so.
- 44) That the remaining amount of Interest Free Maintenance Security (IFMS) after deducting the amount deposited by the company/developer for the electricity connection, water and sewer connections etc. will be handed over to A.A.O. (Association of Apartment Owners) at the time of handing over the maintenance and common area of the project.
Note: NOC from the Company/Maintenance Agency is required for clearance of maintenance dues prior to the subsequent transfer of apartment/unit by the apartment/unit owner otherwise the subsequent buyer will not be allowed.
- 45) That the apartment/unit shall be used only for the purpose which has been shown in the approved plans, the purpose which may or likely to cause public nuisance or not permissible under the law shall not be allowed. Any type of encroachment/ construction in the entire Project including roads, lobbies, roof etc. shall not be allowed to the apartment/unit owners or associations of apartments/units owners. They also shall not be permitted to closing of verandah, lounges, balconies and common corridors etc., even if particular floor/floors

Company

Signature of the Allottee(s)

Annexure

occupied by the same party. Any alteration in elevation and outside color schemes of exposed walls of verandah, balconies or any external wall or both faces of external door and windows of apartments/unit, Signboards, Publicity or advertisement material outside the apartment/unit or anywhere in the common area shall not be permitted. Any type of change inside the apartment/unit which may cause or likely to cause damage to the safety, stability of the structure shall not be permitted, as there are hidden RCC columns and RCC shear wall supporting whole structure therefore no change is allowed.

- 46) That at the time of the handing over the maintenance of the project to the A.A.O. the following will be handed over to the A.A.O. all existing lifts, corridors, passages, parks, underground and overhead water tanks, fire fighting equipment's with motor rooms, Single point distribution system with all facilities, Generators, security gates with intercom, lift rooms at terrace and other area falling under the common area.

Note: All the unused spaces and areas which are not falling the part of common area shall continue to be the property of the company and all rights are reserved with the company for the said areas.

- 47) That if there is a provision of solar lighting/energy in the project provided by any third party, the payments of bills of unit consumptions of the solar energy equivalent to the rates of NPCL/UPCL, shall be payable by the AAO/Maintenance agency to the said Third Party on monthly basis.
- 48) That if the Green Building FAR has been availed for the project in that case the A.A.O./Maintenance agency shall always comply with and maintain all the provisions of Green Building/EIA conditions.
- 49) That the contents of each Apartment/Unit along with the connected structural part of the building will be insured by the owner(s) individually or collectively through society against the fire, earthquake etc. All the charges towards insurance shall be borne by the owner(s) or the A.A.O. The Company after handing over the possession of a particular Apartment/Unit shall in no way be responsible for safety, stability etc. of the structure.
- 50) That it shall be the responsibility of allottee(s) to inform the Company in writing about subsequent change(s) in the address otherwise the address given in the booking application form will be used for all correspondence and it shall be deemed to have been received by the allottee(s) and the Company shall not be responsible for any default.
- 51) That in the event of any dispute whatsoever arising connected with the booking/allotment of the said apartment/unit, the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAI WESTERN UP. The said allotment is subject to arbitration by the designated committee of arbitrators appointed by the CREDAI and the decision of the arbitrator shall be final and binding on all the parties. The arbitration proceedings shall always be held in the city of Ghaziabad (U.P) India. The Arbitration and Conciliation Act-1996 or any statutory amendments/ modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the courts subordinate to it alone shall have jurisdiction in all matters arising out of or touching and/or concerning this allotment.
- Log on to CREDAI (NCR) at www.credaincr.org
- 52) In case of NRI allottee(s) to observance of the provision of the Foreign Exchange Management Act-1999 and any other law as may be prevailing shall be responsibility of the allottee(s).
- 53) That the following Annexure are annexed herewith which are also being the part of this allotment form.
- Specifications of the Apartment/Unit
 - Specification of the project/township.
 - Details of Title and Ownership of the Company.
 - Layout Plan of Township/Project
 - Layout plan of Apartment/unit
 - Price list
 - Payment plan

Company

Signature of the Allottee(s)

Form 12

Disclaimer: I/we have fully read over and understood all the terms & conditions mentioned herein above and terms & conditions mentioned in maintenance agreement, parking allotment, agreement for supply of electrical energy agreement for power back up. My/our all queries have been duly explained by the executive of the company. I/we have discussed and taken legal advice from the counsel of my/our own choice. It is clear to me/us that for any change in layout of the project, my/our written consent is required as per the law. I/We hereby given consent to that the Company can make any type of change in layout/elevation/design of the project. My/our consent will be presumed as all-time written consent for the same.

DATE

Your fullfillity

PLACE

Company

Signature of (the Allottee/s)

COPY OF PROFORMA OF CONVEYANCE DEED.

DRAFT SUBJECTED TO FINAL APPROVAL FOR THE CONCERNED AUTHORITY

1

SUB-LEASE DEED

The Circle Rates for the Group Housing at Sector-_____ is Rs. _____/- per sq.mtr. and only _____ common facilities are available therefore total ____% has been increased (according to Page No. _____, Sr. No. _____ of Govt. Circle Rate List) floor rebate as per rate list and stamp duty has been paid for One _____ Car Parking

- | | |
|-----------------------------|--------------------------|
| 1. Power Backup:- _____ | 4. Swimming Pool:- _____ |
| 2. Gym:- _____ | 5. Lift:- _____ |
| 3. Community Center:- _____ | |

Govt. Valuation	:	Rs. _____/-
Sale Consideration	:	Rs. _____/- (Rupees _____ Only)
Stamp Duty	:	_____/-
Super Area	:	_____ sq.mtr. (_____ sq.ft.)
Flat/Dwelling Unit No.	:	_____ / _____ (Project), Floor _____
		Block/Tower " _____ "

THIS SUB-LEASE DEED is made at Greater Noida on this _____ day of _____ 2017

BY AND BETWEEN

M/s _____, a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at D-25, Vivek Vihar, Delhi-110095 And Corporate Office at Gaur Biz Park, Plot No. -1, Abhay Khand-II, Indirapuram, Ghaziabad(U.P) through its Authorized Signatory **Mr.** _____ **S/D/W/O Sh.** _____, duly authorized by the Board of Directors vide Resolution dated _____ (hereinafter referred to as the "**LESSEE**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **FIRST PART (PAN No.** _____ **)** and said Mr. _____ executed an Authentic Power of Attorney duly registered vide Document No. _____ Dated _____ with the Sub-registrar Sadar at Gautam Budh Nagar in favour of Mr. _____ for the presentation of the duly executed document for registration in the Sub-Registrar office.

AND

_____ (**NAME OF ALLOTTEE(S)**)
R/o _____ (individually/Jointly hereinafter referred to as the "**SUB-LESSEE**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **SECOND PART:: (PAN-** _____

- A. The Second Party/Sub-Lessee has carried out the inspection of the lease deed executed in favour of Second Party by the First Party, Building plans of the said Project / dwelling unit, and has satisfied himself/herself/themselves 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 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 (PROJECT NAME).

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

1. That in consideration of the amount Rs. _____ /- (Rupees _____ Only) paid by the Allottee/s/Sub-Lessee to the Sub-Lessor/Developer, the receipt whereof the Sub-Lessor/Developer hereby admits and acknowledges, and the Allottee/s/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 Sub-Lessor/Developer and the Lessee and the terms and conditions of Allotment Letter executed between the Allottee/s/Sub-Lessee and the Lessee, the Lessee doth hereby agree to demise and the Allottee(s) agree to take on Sub-Lease the Said Flat/Dwelling Unit with all its sanitary, electrical, sewerage and other fittings, more particularly described in the Schedule hereunder written and for clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the Said Flat / Dwelling Unit along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc., subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.
2. The vacant and peaceful possession of the Said Flat/Dwelling Unit has been delivered to the Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Sub-Lessee has satisfied himself/herself/themselves as to the area of the Said Flat/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.
3. That the said project (PROJECT NAME) is situated in the Large Group Housing Project "_____" and "Township" maintenance charges along with the maintenance charges of the project are applicable and payable by the sub-lessee. The one time interest free maintenance security (IFMS) also has been deposited by the sub-lessee, 25% of the IFMS deposit and 15% from the monthly maintenance charges of the flat/dwelling unit shall be transferred in the head of Township Maintenance [applicable on Township Project]. The Lessee shall have the right to apply all best possible methods available to him for collecting the "Township" maintenance charges (applicable on Township Project). The sub-lessee has executed separate agreements namely Township Maintenance Agreement, Maintenance Agreement of the Project (PROJECT NAME) and Electricity supply agreement, the sub-lessee shall be bound by all the covenants and conditions mentioned therein.

2. That the up-keeping and maintenance of the project (**PROJECT NAME**) shall be carried out by the Sub-Lessor or its nominated agency till it be handed over to the AAO (Association of Apartment Owners) as mentioned in UP Apartment Act-2010. The "Township" maintenance of the Township _____ will be carried out by the Sub-Lessor or its nominee(s) (applicable on Township Project).
3. That the electricity supply to the apartments of the project (**PROJECT NAME**) has been provided from single point electricity connection through separate meters. The maintenance charges of the Project (**PROJECT NAME**), Township maintenance charges (applicable on Township Project), electricity consumption charges and Power Back-up (if availed) will be charged through that electricity meter on prepaid basis, the electricity supply of the flat/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.
4. That for computation purpose, the super area means and includes the covered area, areas of the balconies, cupboards, if any, lofts plus proportionate common areas such as projections, corridors, passages, area under lifts and lift rooms, staircases, underground/ overhead water tanks, munties, entrance lobbies, electric sub station, pump house, shafts, guard rooms and other common facilities of the Said Flat/Dwelling Unit. 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 Flat/Dwelling Unit. The title of the Said Flat/ Dwelling Unit is being transferred to the Sub-Lessee through this Sub Lease Deed.
5. That the Sub-Lessee shall not be entitled to claim partition of his/her/their undivided share in the land of the Project (**PROJECT NAME**), as aforesaid, and the same shall always remain undivided and impartibly and unidentified. This is further clarified that the interest of the Sub-Lessee shall be confined in the land of the project (**PROJECT NAME**) only, sub-lessee shall not be concerned with the remaining land of the Project (Township Project Name) "Said Land".
6. The Sub-Lessee undertakes to put to use the said Flat/Dwelling Unit exclusively for the residential use only and for no other use/mixed use whatsoever. Use of the said Flat/ Dwelling Unit other than residential will render Sub-Lease liable for cancellation and the allottee/Sub-Lessee will not be entitled to any compensation whatsoever.
7. That except for the transfer of said flat/dwelling unit all common easementary rights attached therewith, the entire common areas and facilities provided in the complex and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces and facilities therein, storage areas etc., and the unallotted areas and flats/ dwelling units, shopping areas, if any, shall remain the property of the Lessee and shall be deemed to be in possession of the Lessee, who have the right to disposed of these properties, after handing over the project to AAO any kind of NOC shall not be required to obtain from AAO for disposal of these properties.
8. That the said Flat/ Dwelling Unit is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Lessee himself/ herself/ themselves to facilitate his/ her /their loan/ financial assistance for purchase of the said Flat/ Dwelling Unit.

2. That the Sub-Lessor/Developer has received one time lease rent in respect of the land of **(PROJECT NAME)**, from the Sub-Lessee and hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the said Flat/ Dwelling Unit during the period of Sub-Lease.
3. That the Sub-Lessee shall be liable to pay on demand municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, charges, levies and impositions, levied by the Sub-Lessor/Developer and/or any other local or statutory authority from time to time in proportion to the area of the said Flat/ Dwelling Unit from the date of possession of the said Flat/Dwelling Unit by the Lessee.
4. That the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sub-Lease Deed, the Lease Deed and the Allotment Letter and the terms & conditions of Allotment as referred hereinabove, and punctually observe the same in respect of the said Flat/Dwelling Unit purchased by him. The Lease deed shall be deemed to be a part of this sub lease deed. The sub lessee confirms that he/she has received a copy of the said lease deed.
5. That the Sub-Lessee shall not sell, transfer, mortgage or assign the whole or any part of the said Flat/ Dwelling Unit to any one except with the previous consent in writing of the Sub-Lessor/Developer and on such terms and conditions including the transfer charges/ fees as may be decided
by the Sub-Lessor/Developer from time to time and shall have to follow the rules and regulations prescribed by the Sub-Lessor/Developer in respect of Lease-hold properties.
6. That whenever the title of the Sub-Lessee in the said Flat/ Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sub-Lease Deed, Lease Deed and the terms and conditions of Allotment and the Agreements referred in this Sub -Lease Deed and he/she/ they be answerable in all respects to the Sub-Lessor/Developer therefore in so far as the same may be applicable and relate to the said Flat/ Dwelling Unit.
7. a) That whenever the title of the said Flat/ Dwelling Unit is transferred in any manner whatsoever. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges and obtain the No Dues of the Project **(PROJECT NAME)** from the Lessee or its nominee(s) or the A.A.O. as the case may be and No Dues for the "Township" Maintenance (applicable on Township Project) from the Lessee or its nominee(s) before effecting the transfer of the said Flat/ Dwelling Unit, failing which the transferee occupying the said Flat/ Dwelling Unit shall have to pay the outstanding dues.
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 3(Three) months of devolution give notice of such devolution to the Sub-Lessor/Developer and the Lessee/ Maintenance Agency/A.A.O (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, Sub-Lessor/Developer 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 Sub-Lessor/Developer and Lessee certified copies of documents evidencing the transfer or devolution.

2. That notwithstanding the reservations and limitations, as mentioned in Clause-16 above, the Sub-Lessee shall be entitled to sublet the said Flat/ Dwelling Unit for purposes of private dwelling only in accordance with law.
3. That the Sub-Lessee may mortgage the said Flat/ Dwelling Unit in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessee in writing till the execution of Sub-Lease Deed. Subsequent to the execution of this Sub-Lease Deed, the Sub Lessee can mortgage the said Flat/ Dwelling Unit with the prior permission of the Sub-Lessor/Developer in writing. Provided that in the event of sale or foreclosure of the mortgaged or charged property, the Sub-Lessor/Developer shall be entitled to claim and recover such percentages as may be decided by the Sub-Lessor/Developer of the unearned increase in the value of the said Flat/Dwelling Unit as first charge, having priority over the said mortgage charge. The decision of the Sub-Lessor/Developer in respect of the market value shall be final and binding on all the parties concerned. Provided further the Sub-Lessor/Developer shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Sub-Lessor/Developer of the unearned increase as aforesaid. The Sub-Lessor/Developer'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.
4. That the Sub-Lessor/Developer /and/or the Sub-Lessee and /or the Maintenance Agency and their employees shall have the right to enter into and upon the said Flat/ 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 except in case of emergency during the term of the Sub-Lease.
5. That the Sub-Lessee shall from time to time and at all times pay directly to the local Government/ Central Govt./ Local Authority or SUB-LESSOR/ DEVELOPER existing or to exist in future all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the validity of this deed be assessed, charged or imposed upon the said Flat/Dwelling Unit hereby transferred.
6. So long as each said Flat/ 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 Flat/ Dwelling Unit to the Maintenance Agency or to the Lessee, who on collection of the same from all the Sub-Lessees of the Housing Complex shall deposit the same with the concerned local Authority or YEIDA.
7. 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 Flat/Dwelling Unit.

(a) The Sub Lessee will not carry on, or permit to be carried on, in the said Flat/Dwelling unit any trade or business whatsoever or use the same or permit the same to be used for any

2. purpose other than residential or to do or suffer to be done there in any act or thing whatsoever which in opinion of the Sub-Lessor/Developer and/or Lessee may be a nuisance, annoyance or disturbance to the other 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 Sub-Lessor/Developer 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.
3. That the Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas, independent 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 Flat/Dwelling Unit or on the open or covered Car Parking space by the Sub-Lessee shall be liable to be removed at his/her/their cost by the Sub-Lessor/Developer or by the Lessee and /or by the Maintenance Agency with the prior approval of the Sub-Lessor/Developer. The charges levied by the Sub-Lessor/Developer in this regard shall be finalized and binding on the sub-lessee.
25. That the Sub-Lessee shall on the determination of the Sub-Lease of his/her/their share in the land, peaceably yield up the proportionate interest in the Land of the project (**PROJECT NAME**), as aforementioned, unto the Sub-Lessor/Developer with/without removing the superstructure within the stipulated period from the land.
26. That the Complex along with lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expense of the Sub-Lessee by the Lessee or the Maintenance Agency provided all the Sub-Lessees pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency 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.
27. That the Sub-Lessee shall maintain the said Flat/ Dwelling Unit including walls and partitions, sewers, drains, pipes, allotted lawns and terrace areas (if any) thereto in good tenantable repairs, state, order and conditions in which it is delivered to him/her/them and in particular so as to support, shelter and protect the other parts of the Building/ Complex. Further, he/she/they will allow the Complex maintenance teams access to and through the said Flat/ 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/ herself/ themselves permit anything to be done which damages any part of the adjacent unit/s, etc., nor violates the rules or bye-laws of the Local Authorities or the Association of the Sub-Lessees.

That it shall be incumbent on each Sub-Lessee to form and join an Association comprising of the Sub-Lessees 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

26. Association, unsold flat/dwelling unit and independent areas of limited common use shall not be handed over to the Association and will be owned by the Lessee/ Lessee and may be sold to any agency or individual as the case may be on any terms as the Lessee would deem fit. After handing over the project to AAO any kind of NOC shall not be required to obtain from AAO for disposal of these properties. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.
27. That the Sub-Lessee may get insurance of the contents lying in the said Flat/ Dwelling Unit at his/her/their 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/ Lessee or its Maintenance Agency or Residents Association/ Society harmless and indemnified for any loss and/or damages in respect thereof.
28. 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 Flat/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 elevation and design. No construction or alteration of any kind will be allowed on exclusive attached courtyard on ground floor Flats /Dwelling Units and attached terraces on upper Flats/ Dwelling Units and in the open car parking spaces, which shall always remain open to sky.
29. 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.
30. That Sub-Lessor/Developer /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 Sub-Lessor/Developer in writing.
31. That the Sub-Lessor/Developer / Sub Lessee shall not exercise its option of determining the lease for hold the Sub-Lessor/Developer responsible to make good the damages if by fire, tempest, flood or violence of army or of a mob or other irresistible force any materials part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
32. 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 except.
33. That the Sub-Lessee shall not remove any walls of the said Flat/ 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 Flats/ Dwelling Units.
34. The Sub-Lessee may undertake minor internal alterations in his/ her/ their unit only with the prior written approval of the Lessee/ 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 units. In case damage is caused to an adjacent unit or common area, the Sub-Lessee will get the same repaired.
- (ii) Changes that may affect the façade of the unit (e.g. changes in windows, tampering with external, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
- (iii) Making encroachments on the common spaces in the complex.

26. 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 flat should be made without consulting a qualified structural consultant and without the written permission from the Lessee or the Sub-Lessor/Developer, 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 by only qualified or experienced plumber in the building. The plumbing Network inside the Flat/ Dwelling Unit is not tampered with or modified in any case.
- (iv) Use of acids for clearing 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/her/their Flat/Dwelling Unit by any structure, whether permanent or temporary.
- (ix) The Sub Lessee shall ensure that all water drains in the Flat/ Dwelling Unit (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
- (x) Sub-Lessee shall not be allowed for random parking of his/her vehicle and use only his/her/ their allotted parking bay.
- (xi) In case Sub- Lessee rents out the Unit, he/she/they is/are required to submit all details of the tenants to the Maintenance Agency Office/NAO Office. The Sub-Lessee will be responsible for all acts of omission and commission of his/her/ their 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 Flat/ Dwelling Unit as per individual wish, only the designs approved by the Lessee/ Lessee will be permitted for installation.

That the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership

26. & Maintenance] Rules, 2011 and all other rules, regulations and statutory laws, wherever applicable, will be observed and complied with by all the Parties.
27. That the Sub-Lessee 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 damage is caused to the premises or the sanitary/water/electricity works therein.
28. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne by the Sub-Lessee.
29. That the Sub-Lessor/Developer shall be entitled to recover all dues payable to it under the deed by the lessee as arrears of land revenue without prejudice to its other rights under any other law for the time being in force.
30. 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.
31. That all powers exercised by the Sub-Lessor/Developer under the lease may be exercised by the CEO of the Sub-Lessor/Developer. The Sub-Lessor/Developer may also authorize any of its officers to exercise all or any of the powers exercisable by it under this lease. Provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Sub-Lessor/Developer with the functions similar to those of the Chief Executive Officer.
32. That any dispute arising with regards to the lease etc. shall be subject to the jurisdiction of the civil court at Gautam Budh Nagar or the High Court of judicature at Allahabad.
33. The Chief Executive Officer of the Sub-Lessor/Developer 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, same shall be binding and acting upon the lessee/sub-lessee.
34. 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 Lease Deed executed between the Sub-Lessor/Developer and the Lessee and terms and conditions of Allotment for said Flat/ Dwelling Unit between the Sub-Lessee and the Lessee, the Sub-Lessor/Developer and the Lessee will have the right to re-enter the said Flat/Dwelling Unit after determining the lease hold rights in respect thereof. On re-entry of the demised said Flat/Dwelling Unit, if it is occupied by any structure built unauthorisedly by the Sub-Lessee, the Sub-Lessor/Developer 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 Sub-Lessor/Developer and/or the Lessee to rectify the breaches within the period stipulated by the Sub-Lessor/Developer and/or the Lessee.
35. 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 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) 1974 (U.P. Act No. 30 of 1974).
36. 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 the competent authority in respect of the building **(PROJECT NAME)**.

26. That all powers exercisable by the Sub-Lessor/Developer under the Deed may be exercised by the Chief Executive officer/Chairman of the Sub-Lessor/Developer. The Sub-Lessor/Developer 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/Chairman shall include Chief Executive Officer/Chairman for the time being or any other officer who is entrusted by the Sub-Lessor/Developer with the functions similar to those of the Chief Executive Officer/Chairman.

SCHEDULE OF FLAT/DWELLING UNIT

Residential Flat/Dwelling Unit bearing No. _____/(PROJECT NAME) on the _____ Floor in Tower No. "_____" consisting of _____, having a total area measuring _____ Sq.ft. in the "(PROJECT NAME)" situated at Plot No. _____, along with undivided, unpartibly, 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 Flat/Dwelling Unit, as per the enclosed plan and bounded as follows:-

East:	}	As per the Floor Plan
West:		
South:		
North:		

Loan Detail :- _____

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

Sub-Lessor/Developer

(1) Name:
Address :-

(2) Name:
Address:

(3) Name :
Address:-

Signed for & on behalf of the

SUB-LESSEE/S