

SUB-LEASE DEED

Premises No : Sports Villa No-____ Sportsmen House Type-____
Village/ City : Jaypee Greens, G-Block, Surajpur Kasna Road,
Greater Noida-201306, Uttar Pradesh
Carpet Area : ____ Sq.Mtrs. (____ Sq.Ft.)
Super area : ____ Sq. Mtrs. (____ Sq. Ft.)
Sale Consideration : Rs.____/-
Value as per Circle rate : Rs.____/-
Stamp duty paid : Rs.____/- (As per ____) (Rounded off)

THIS SUB-LEASE DEED is made and entered on this the ____ day of _____, 20____
at Greater Noida, District- Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAIPRAKASH ASSOCIATES LIMITED (having PAN-AABC1562A), a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 (now the Companies Act, 2013) and having its registered office at Sector-128, Noida-201304, U. P (hereinafter also referred to as the "**Sub-Lessor**" or the "**First Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors, legal representatives and assigns, acting through its authorized Signatory Mr. _____, S/o. Mr. _____, registered office at Sector-128, Noida-201304, U. P, duly authorized to execute this **Sub-Lease Deed** on behalf of the "**Sub-Lessor**" and to be presented before the Sub-Registrar, Greater Noida by Mr. _____, S/o. Mr. _____, registered

office at Sector-128, Noida-201304, U. P on behalf of the "**Sub-Lessor**" being his power of attorney holder vide Power of Attorney dated _____, duly registered vide Bahi No.____, Jild No.____, Pages ____ to _____, Document No.____ before Sub- Registrar- First, Noida, (U. P).

AND

_____. (hereinafter referred to as the "**Sub-Lessee**" or the "**Second Party**"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include his or her legal heirs, executors, successors, legal representatives and assigns.

The **Sub-Lessor** or the **First Party** and the **Sub-Lessee** or the **Second Party** shall individually be referred to as the respective **Party** and collectively as the "**Parties**".

WHEREAS

- (i) The **Sub-Lessor** is seized and possessed of plots of land situated in G- Block Surajpur Kasna Road, Greater Noida measuring 222.42 acres, 215.38 acres and 14.4565 acres aggregating to 452.26 acres (hereinafter referred to as "**Jaypee Greens**") granted by the Greater Noida Industrial Development Authority (hereinafter referred to as the "**GNIDA**") on leasehold basis vide three separate **Lease Deeds** viz.,
 - (a) Lease Deed dated June 8, 2000 in respect of 222.42 acres of land executed between **GNIDA** and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub- Registrar of Assurances, Gautam Budh Nagar in Book No. 246 at pages 1019-1052 at Sl. No. 2936-2937 on 08.06.2000;

- (b) Lease Deed dated May 18, 2001 in respect of 14.4565 acres of land executed between **GNIDA** and **Jaypee Greens Limited (now Jaiprakash Associates Limited)** duly registered with the Sub- Registrar of Assurances, Gautam Budh Nagar in Book No.331 at pages 393-428 at Sl. No. 3178-3179 on 18.05.2001; and
- (c) Lease Deed dated June 8, 2000 in respect of 215.38 acres of land executed between **GNIDA** and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub- Registrar of Assurances, Gautam Budh Nagar in Book No.246 at pages 1053-1086 at Sl. No.2938-2939 on 08.06.2000.

(hereinafter individually referred to as the "**Lease Deed**" and collectively referred to as the "**Lease Deeds**").

Land transferred through **Lease Deeds** as at (a) & (b) above is hereinafter referred to as "**Land-1**" and land transferred through **Lease Deed** at (c) above is hereinafter referred to as **Land-2**. **Land-1** & **Land-2** together hereinafter referred to as "**Leased Land**".

- (ii) **And the Sub-Lessor** is developing the **Leased Land** in an integrated manner as per respective plans of **Land-1** and **Land-2** approved by **GNIDA**, including interalia Golf Course with related facilities, Integrated Sports Complex with related facilities, Residential units (estate homes, town homes, villas, apartments, plots etc.), Commercial units (hotel/ resort, restaurants, offices, shops, clubs), Institutions, and services like access roads, water supply, sewerage & drainage systems, electricity cable network etc and their connectivity to the individual properties.
- (iii) **And the Sub-Lessor** is, interalia, developing Sportsmen Houses Type I to X in **Land-2** as row houses detailed in the Layout Plans approved by Greater Noida

Industrial Development Authority vide letter No. PLG/ (BP) 908Rec- 403 dated 10.09.2008 as amended vide letter No. PLG (BP) BP- 908- S/ Rec/ OPA- 5571 dated 14.08.2012 (hereinafter referred to as "**Development Plans**").

(iv) **And** the **Sub-Lessor** has been granted permission by Greater Noida Industrial Development Authority to, interalia, transfer the Sportsmen House Type I to X, in the Integrated Sports Complex in **Land-2**, to Sportspersons vide letter no. Gr. Noida/ Commercial/ 2008/ 652 dated 17.11.2008.

(v) **Greater Noida Industrial Development Authority (GNIDA)** has approved the Building Plans for the development of the **Sportsmen Houses** on the **Leased Land**.

(vi) The **Sub-Lessee** after fully satisfying himself/herself/themselves in respect to the layout plan, sanctioned building plan/building plans submission for approval, specifications and approvals for the **Sportsmen Houses** as approved by the Competent Authority and about the status right/title/interest of the **Sub-Lessor** over the **Leased Land** on which the said **Sportsmen House** is being developed/constructed had applied for allotment of Sportsmen House and has been allotted one Sportsmen House vide provisional Allotment no./ Allotment no _____ dated _____ having a Super Area _____ Sq.Mtr. & Carpet area of _____ Sq. Mtr.

(vii) The **Sub-Lessor** has got registered the project as an ongoing Project under the provisions of the RERA Act with the Real Estate Regulatory Authority on _____ under registration No. _____.

(viii) **AND** based on the information provided by the **Sub-Lessee** in the application form for allotment of a **Sportsmen House**, the **Sub-Lessee** is considered to be a Sportsperson and upon the **Sub-Lessee** agreeing to abide by the Standard

Terms & Conditions appended to the application form of Provisional Allotment/Allotment, an allotment was done in favour of the **Sub-Lessee** allotting him/ her a **Sportsmen House Type – _____ bearing No. _____**, as described in the Schedule of Property hereinafter written, and **Location & Building Plan** attached as **Annexure-__** (hereinafter referred to as the "**Demised Premises**").

- (ix) AND the **GNIDA** has granted Occupancy Certificate of the **Demised Premises** vide its letter No. _____ dated _____.
- (x) **AND** pursuant to the payment of Sale Consideration by the **Sub-Lessee**, the **Sub-Lessor** has agreed to transfer to the **Sub-Lessee** the rights, title and interest in the **Demised Premises**.

NOW THEREFORE, THIS DEED WITNESSETH AS UNDER:

1. The **Sub-Lessee** having paid the Consideration of **Rs. _____/-** (**Rupees _____ Only**), the receipt whereof the **Sub-Lessor** hereby acknowledges and admits, towards full and final Consideration, the **Sub-Lessor** hereby transfers and conveys the **Demised Premises**, as described hereinafter in the Schedule of Property and as per **Location & Building Plan** attached as **Annexure-__** and sub-leases _____ **Sq. Mtrs.** of land to the **Sub-Lessee** for the unexpired part of 94 Years, commencing from 08.06.2000, together with the rights, easements and appurtenances, on the **Sub-Lessee** agreeing to observe and perform the terms and conditions mentioned hereinafter.
2. The vacant physical possession of the **Demised Premises** has been given by the **Sub-Lessor** to the **Sub-Lessee**. This **Sub-Lease Deed** is in full and final settlement of all claims of both the **Parties**.

3. **SUB-LESSOR COVENANTS WITH THE SUB-LESSEE AS UNDER:**

- 3.1 The **Sub-Lessor** is entitled to transfer and convey its right, title and interest in the **Demised Premises** and that the **Demised Premises** is free from all encumbrances.
- 3.2 The Super Area of the building within the **Demised Premises** means the covered/ built-up area including (a) walls, columns, balconies, cupboards etc, (b) shafts, lift well and cutouts at all floor levels and (c) 50% area of terraces (hereinafter referred to as the "**Super Area**").
- 3.3 The permissible Covered Area to be counted towards **FAR** and the permissible Ground Coverage mentioned in the **Location & Building Plan** attached as **Annexure-I** are maximum permissible limits for the said areas.
- 3.4 The **Sub-Lessor** has already paid the premium amount and the lease rent for the **Leased Land** at the prevailing rate to **GNIDA** 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 SUB-LESSOR AS UNDER:**

- 4.1 The area of the land of the **Demised Premises** includes a strip of land of about 2 mtrs width, running in the entire width at the back portion of the **Plot** of

land, underneath which Cables, Pipelines etc., catering to certain services related to Shared Areas & Facilities have been laid.

- 4.2 The **Sub-Lessee** shall not be entitled to carry out any excavation or construction or any other activity on the said strip of land at any time.
- 4.3 The **Sub-Lessee** shall permit the **Sub-Lessor** and/ or the Maintenance Agency and/ or their agents, sub- agents, workmen, representatives to enter upon the said strip of land through the **Demised Premises** at all reasonable times and to carry out the required works for Inspection, Repairs, Maintenance, and/ or Replacement of the said Pipes, Cables etc. and shall not object or create hindrance for carrying out the above said works.
- 4.4 In the event the **Demised Premises** is found locked or unattended at a time when the **Sub-Lessor** and or the Maintenance Agency or their agents, sub- agents, workmen, representatives desire access to the said strip of land to carry out the Inspection, Repairs, Maintenance, and/ or Replacement of the pipes, Cables etc., the **Sub-Lessor/** Maintenance Agency or their personnel shall be entitled to enter upon the **Demised Premises** either through the adjoining Villa or through any other access to carry out the above said activities.
- 4.5 The **Sub-Lessor** and/ or the maintenance agency or their agent, sub- agent, workmen, representatives after carrying out the said works of repair, maintenance and/ or replacement of pipe, cable etc shall restore the said strip of land reasonably and to the extent possible to the same position as it was before carrying out such work. The **Sub-Lessee** shall not be entitled to claim any compensation or damages from the **Sub-Lessor** and/ or the

maintenance agency or their agent, sub- agent, workmen, representatives for any alteration, modification or damage, if any, to the said strip of land.

- 4.6 The maintenance of Shared Areas & Facilities shall be carried out by the **Sub-Lessor/ Maintenance Agency ("Designated Maintenance Agency")** and the **Sub-Lessee** shall pay the maintenance charges etc as per the terms and conditions of the Maintenance Agreement as executed/ to be executed between the **Sub-Lessee** and the **Sub-Lessor/ Designated Maintenance Agency**.
- 4.7 The **Sub-Lessee** shall abide by the terms and conditions of the **Lease Deeds** and all laws as may be applicable to the **Demised Premises** including inter-alia all regulations, bye- laws, directions and guidelines of **GNIDA** and other relevant authorities.
- 4.8 The **Sub-Lessee** shall pay any increase in the lease rent beyond the lease rent presently applicable on prorata basis as and when so applicable and demanded by the **Sub-Lessor/ GNIDA/ Designated Maintenance Agency**.
- 4.9 All taxes, dues, demands, charges, duties etc. levied or leviable in respect of the **Demised Premises** by the Government and/ or other local authorities shall be payable by the **Sub-Lessee** from/ after the date of possession of the **Demised Premises**. The **Sub-Lessor/ the Designated Maintenance Agency** shall be entitled to collect the said taxes, dues, demands, charges, duties etc. from the **Sub-Lessee**. Such taxes, dues, demands, charges, duties etc. shall be payable by the **Sub-Lessee** on pro- rata basis if the **Demised Premises** is not assessed separately.
- 4.10 The **Sub-Lessee** shall not demolish or cause to demolish any structure of the **Demised Premises** or any portion of the same and shall also not make or

cause to make any additions or alterations of any nature whatsoever in the same or in any part thereof without prior written permission from the **Sub-Lessor** and/ or **GNIDA**. The **Sub-Lessee** shall not alter the building envelope, design, elevations and colour scheme of the external facade of the **Demised Premises** in any manner whatsoever.

- 4.11 The **Sub-Lessee** shall observe, perform and abide by all the rules, guidelines, by whatsoever name called, as may be specified by the **Sub-Lessor/ Designated Maintenance Agency** from time to time for maintaining the facade of buildings, security, ambience, outlook, safety etc., in relation to the **Jaypee Greens, Greater Noida** and/ or the **Demised Premises**. The **Sub-Lessee** shall ensure that his/ her co- inhabitant(s) and/ or any of his/ her guest(s)/ visitors or any tenant/ occupier of the **Demised Premises** shall also abide by the said rules, guidelines etc.

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

- 5.1 The **Sub-Lessee**, prior to the execution of this **Sub-Lease Deed**, had applied to the **Sub-Lessor** for allotment of the **Demised Premises** after satisfying and understanding about the implications of the restrictions, covenants etc. mentioned in the **Lease Deeds** as well as other rules, regulations, bye laws, directions etc. applicable to the **Leased Land** and the **Demised Premises**.
- 5.2 The **Sub-Lessee** has inspected the site, the **Development Plans**, ownership records, the **Lease Deeds** and other documents relating to the title and all other details of the **Demised Premises**, which the **Sub-Lessee** considers relevant and has satisfied himself/herself about the right, title and capacity of the **Sub-Lessor** to deal with the **Demised Premises** and the **Leased Land** and has understood all the limitations and obligations thereof.

- 5.3 The **Sub-Lessee** has all the necessary power, authority and capacity to bind himself/ herself to this **Sub-Lease Deed**, and to perform his/ her obligations herein.
- 5.4 The **Sub-Lessee** acknowledges and understands that the **Demised Premises** is located near, adjacent to or borders upon a golf course/sports complex and that construction, post-construction and normal operational activities on the golf course/sports complex may be different than those normally associated with a residential neighborhood. The **Sub-Lessee** shall not object to and shall not interfere, in any way, with the establishment, construction, development, renovation and/ or operation of the golfing/sports facility and or residential, commercial, institutional, recreational and other developments/ activities as may, from time to time, be undertaken by the **Sub-Lessor**, members of the club or other persons permitted to enjoy the facilities at **Jaypee Greens, Greater Noida**.
- 5.5 The **Sub-Lessee** confirms that he/she is aware of the inherent risks and hazards involved in occupation of a residential property located on or about a golf course/sports complex and shall not hold the **Sub-Lessor** and / or any of its employees, representatives, agents, etc. and/ or any member(s)/ player (s) of the golf club/sports complex etc. responsible for any damage and / or injury, of whatsoever nature, which may be caused by a flying ball or any other object or otherwise to him/her and/ or to his/her property and/ or to the person and / or property of his/her co-inhabitant (s) and / or any of his/her guest (s) at **Jaypee Greens, Greater Noida**. The **Sub-Lessee** undertakes to indemnify and keep the **Sub-Lessor**, its employees, representatives, agents, etc. and / or the members / players of at **Jaypee Greens, Greater Noida** indemnified against any action whatsoever which may be brought against them by **Sub-Lessee** including his/her co-inhabitant

(s) and/ or his/her guest (s) and / or the guest (s) of his/her co-inhabitant (s) for any loss, damage or injury which may be suffered by them to their person or to their property, due to such flying ball or any other object or otherwise.

5.6 The **Sub-Lessee** understands and acknowledges that the **Sub-Lessor** shall be entitled to construct and/ or install such other buildings and/ or carry out such other development on the **Leased Land** as may be considered appropriate by the **Sub-Lessor**, at its sole discretion, or pursuant to the requirements of relevant authority.

5.7 The **Sub-Lessee** has reviewed the **Development Plans** and has been made aware of and accepts that the **Development Plans** may not be final in all aspects and that there may be variations, deletions, additions, alterations made either by the **Sub-Lessor** at its sole discretion, or pursuant to requirements of relevant authority.

5.8 Nothing herein shall be construed to provide the **Sub-Lessee** with the right to prevent **Sub-Lessor** from:

- (i) constructing or continuing with the construction of the other building (s), Estate Homes/ Villas/ Townhomes/ Apartments or other structures in the area adjoining the building in which the **Demised Premises** is situated;
- (ii) putting up additional constructions, residential, commercial or of any other kind at **Jaypee Greens, Greater Noida**.
- (iii) amending/ altering the **Development Plans**.

5.9 The **Sub-Lessee** shall, at his/her own cost, keep the **Demised Premises** in good and habitable state and maintain the same in a fit and proper condition.

5.10 In case the **Sub-Lessee** allows the use and/ or occupation of the **Demised Premises** by a person other than the **Sub-Lessee**, the **Sub-Lessee** shall ensure

that all obligations, liabilities and responsibilities devolving upon him/her 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 user and/or the new occupier.

5.11 The **Sub-Lessee** shall sign all such applications, papers and documents and do all such acts, deeds and things as the **Sub-Lessor** may reasonably require for safeguarding the interest of the **Sub-Lessee** and / or the **Sub-Lessor**, as the case may be.

6. INDEMNITY BY THE SUB-LESSEE:

6.1 The **Sub-Lessee** undertakes to comply with all the covenants, representations, warranties and undertakings contained herein, and keep the **Sub-Lessor**, its 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 or any person , and all losses, damages, penalties, judgments, attorney fee, amounts paid in settlement and expenses etc., as may be suffered by the **Sub-Lessor** on account of any act and/or omission by the **Sub-Lessee** in this regard.

6.2 The **Sub-Lessee** undertakes to observe and perform all the terms and conditions contained herein including the terms and conditions of **Lease Deeds**, and to keep the **Sub-Lessor**, its 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 employees, representatives, agents etc. as a result of which, in whole or in part, the **Sub-Lessor** or any of its representatives are made a party to, or otherwise incur 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 **Sub-Lessor** in connection with any contravention or alleged contravention by the **Sub-Lessee**.

6.3 In case of any breach/ default of the terms and conditions of this **Sub-Lease Deed** by the **Sub-Lessee**, the **Sub-Lessor** 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 **Sub-Lessor** 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**.

6.4 In case the breach/default of the terms and conditions of this **Sub-Lease Deed** is not cured or rectified by the **Sub-Lessee** within the stipulated cure period, the **Sub-Lessor** shall have the right to re-enter the **Demised Premises**

after determining the **Sub-Lease Deed**. On re-entry of the **Demised Premises**, if there is any unauthorised structure built on it, the **Sub-Lessor** will remove the same at the expense and cost of the **Sub-Lessee** and may re-allot the **Demised Premises** to any person.

7. MISCELLANEOUS:

- 7.1 The transfer of the **Demised Premises** by the **Sub-Lessee** shall be permissible only to a Sports person(s).
- 7.2 The **Sub-Lessee** or the subsequent **Sub-Lessee**, as the case may be, shall not alienate, transfer or in any manner dispose of his/her interest, rights in the **Demised Premises** without a Transfer Permission from **GNIDA** and the **Sub-Lessor** in such form as may be required by **GNIDA** and/or the **Sub-Lessor** as the case may be. **GNIDA** and/or the **Sub-Lessor** as the case may be, may give consent, on such terms and conditions including those relating to payment of transfer charges, administrative charges (or any other applicable charges) for permitting such transfer on payment of all the taxes, dues, demands, charges, duties etc. payable by the **Sub-Lessee** to **GNIDA** and/or the **Sub-Lessor** and/or the **Designated Maintenance Agency**. Further any taxes, dues, demands, charges, duties etc., payable to any concerned authority/ body/ agency /**Sub-Lessor**, as the case may be for any subsequent transfer of the **Demised Premises** shall be borne and paid by the **Sub-Lessee** or the proposed transferee as per their mutual agreement.
- 7.3 The **Sub-Lessee** is and shall always remain 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**.

- 7.4 The **Sub Lessee** may, with the previous consent **GNIDA**, mortgage the **Demised Premised** to any nationalised or RBI Licensed bank or Government recognized Financial Institution for raising loan subject to such terms and Conditions as may be decided by the **GNIDA** at the time of granting the permission.
- 7.5 The **Sub-Lessee** shall be bound by any condition/s hereafter imposed by **GNIDA** in relation to the **Demised Premises** and shall comply the same as if such condition/s is/are incorporated in this **Sub-Lease Deed**.
- 7.6 All notices to be served as contemplated herein shall be deemed to have been duly served on the **Sub-Lessee** by the **Sub-Lessor** if sent by Registered Post at the address of the **Sub-Lessee** specified hereinabove or at the **Demised Premises** or at such address as may be notified by the **Sub-Lessee** to the **Sub-Lessor** and acknowledged by the **Sub-Lessor**. It shall be the responsibility of the **Sub-Lessee** to inform the **Sub-Lessor** by a Registered Post about all subsequent changes, if any, in his/her address, failing which all communications and letters posted at the first registered address or the **Demised Premises** will be deemed to have been received by him/her.
- 7.7 In the event there are joint **Sub-Lessees**, all communications and notices shall be sent by the **Sub-Lessor** to the first **Sub-Lessee** at the address specified hereinabove or at the **Demised Premises** or at such address as may be notified by the **Sub-Lessee** to the **Sub-Lessor** and acknowledged by the **Sub-Lessor**, which shall for all purposes be considered as served on all the **Sub-Lessees** and no separate communication shall be necessary to the other named **Sub-Lessee(s)**.
- 7.8 All notices and communications, required to be sent by the **Sub-Lessee** to the **Sub-Lessor** shall be sent by the **Sub-Lessee** to the registered office of the

Sub-Lessor as specified hereinabove or at such address as may be notified by the **Sub-Lessor** to the **Sub-Lessee**. In case of joint **Sub-Lessees**, all such notices and communications shall be jointly signed by all the **Sub-Lessees**.

7.9 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-lessees in respect of the **Demised Premises** and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such subsequent sub-lessees of the **Demised Premises** who will subsequently be bound by the terms of this **Sub-Lease Deed**.

7.10 Save and except the Standard Terms and Conditions as contained in the Application Form, this **Sub-Lease Deed** supersedes and overrides all understanding and agreements, whether oral or written, between the **Parties**. Provided that in the event of inconsistency between the Standard Terms and Conditions and this **Sub-Lease Deed**, the provisions of this **Sub-Lease Deed** shall prevail.

7.11 This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India. The local Court of Greater Noida, Gautam Budh Nagar (UP) 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**.

7.12 If any provision or any part of the provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.

SCHEDULE OF PROPERTY

ALL THAT Sports Villa No-_____ Sportsmen House Type -_____ Land-2 in Sports Villa project at Jaypee Greens, G- Block, Surajpur Kasma Road, Greater Noida-201306, Uttar Pradesh having Carpet Area of _____ Sq. Mtrs.(_____ Sq.Ft.), Super Area of _____ Sq. Mtrs.(_____ Sq. Ft) and land admeasuring _____ Sq. Mtrs. as demarcated on the **Location & Building Plan** and bound as under:

At or towards the EAST :}

At or towards the WEST :} As per **Location and Building Plan** annexed

At or towards the NORTH:}

At or towards the SOUTH :}

Annexure - I: **Location & Building Plan**

IN WITNESS WHEREOF, the **Parties** hereto have executed this **Sub-Lease Deed** on the day, month and year first herein above written in the presence of following witnesses:

SIGNED AND DELIVERED BY

the within named Sub-Lessor/ First Party

For Jaiprakash Associates Limited

Authorized Signatory

SIGNED AND DELIVERED BY

the within named Sub-Lessee/ Second Party

Allottee(s)

WITNESSES:

1.

2.

