

xiv) The Allottee / Sub lessee / tenant / occupier of the said unit / dwelling unit shall not block the common entrances / passages / corridors / spaces etc in any manner.

36. The provisions of the Uttar Pradesh Unit (Promotion of Construction, Ownership and Maintenance) Act, 2010 as amended from time to time and all other applicable laws, rules and regulations will be observed and complied with.

37. The Allottee Sub Allottee / 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 damage is caused to the complex or the sanitary/ water / electricity work therein.


38. The Allottee Sub Allottee / Sub-Lessee shall have no right to object to the Promoter/Lessee constructing and / or continuing to construct other buildings / units / dwelling units adjoining the Said Unit/Dwelling Unit. The Promoter/Lessee has the right to raise further construction so as to fully utilize the permissible FAR or enhanced FAR, if subsequently allowed / permissible. Furthermore, if any further construction in the complex becomes permissible, hence forth and in the future, the Promoter/Lessee shall have the sole right to undertake and dispose of such construction without any claim or objection from the Allottee Sub Allottee / Sub-Lessee.


39. The terms and conditions of the unit allotment agreement executed between the Promoter/Lessee and the Allottee /Sub Lessee, in so far as they are not inconsistent with the terms of this document, shall be applicable and binding between the Promoter/Lessee and the Allottee /Sub Lessee and the terms of the said unit allotment agreement shall be deemed to form a part of this document.

40. Stamp duty, registration fee and all other incidental charges required for execution and registration of this Sub Lease Deed have been borne by the Allottee SubAllottee / Sub Lessee.

41. In case of any breach by the Allottee SubAllottee / Sub-Lessee of the terms and conditions of this Sub Lease Deed, and / or breach of terms and conditions of the Lease Deed executed between the Authority and the Promoter/Lessee and terms and conditions of Unit Allotment Agreement between the Allottee /Sub Lessee and the Promoter/Lessee, the Authority and the Promoter/Lessee will have the right to re-enter the Said Unit / Dwelling Unit after determining the Sub lease hold rights in respect thereof. On re-entry of the demised Said Unit / Dwelling Unit, if it is found to have any structure built un-authorisedly by the Allottee SubAllottee / Sub-Lessee, the Authority and/or the Promoter/Lessee will remove the same at the expenses and cost of the Allottee /Sub Lease. At the time of re-entry of the Said Unit/Dwelling Unit, the Authority and/or the Promoter/Lessee may re-allot the Said Unit/Dwelling Unit to any person. Before exercising the right of re-entry, due notice to the Allottee SubAllottee / Sub-Lessee shall be given by the Authority and/or the Promoter/Lessee to rectify the breaches within a period stipulated by the Authority and/or the Promoter/Lessee.

42. All powers exercisable by the Authority under this Sub Lease Deed may be exercised by the Chief Executive Officer/Chairman of the Authority. The Authority may also authorize any of its officers to exercise all or an of the powers exercisable by it under this Sub Lease 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 Authority with the functions similar to those of the Chief Executive Officer/Chairman.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub Lessee

maintenance teams access to and through the Said Unit/Dwelling Unit for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest etc. Further the Allottee / Sub Lessee will neither himself do nor permit anything to be done which damages any part of the adjacent unit/s etc. or violate the rules or bye-laws of the Local Authorities or the Association of Unit Owners.

29. It shall be incumbent on each Allottee / Sub Lessee to join the Association of Unit Owners for the purpose of management and maintenance of the Housing Complex. Only common areas and facilities shall be transferred to the Association of Unit Owners. Areas and facilities not handed over to the Association of Unit Owners will be owned by the Promoter / Lessee and may be sold to any agency or individual as the case may be or dealt with on such terms as the Promoter / Lessee deems fit.

30. That the Allottee SubAllottee / Sub-Lessee may get insurance of the contents lying in the Said Unit/Dwelling Unit at his/her/their own cost and expenses. The Allottee SubAllottee / Sub-Lessee shall not keep any hazardous, explosive, inflammable, illegal material in the unit / building or any part thereof. The Allottee SubAllottee / Sub-Lessee shall always keep the Promoter/Lessee and/or the Association of Unit Owners harmless and indemnified for any loss and/or damages in respect thereof.


31. That the Allottee SubAllottee / Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the Said Unit / Dwelling Unit in any form. The Allottee SubAllottee / Sub-Lessee shall also not change the colour 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 terraces on upper units / dwelling unit and in the car parking spaces / stores.


32. That the Allottee s / Sub-Lessee shall not put up any name or sign board, neon-light or any kind of advertisement / publicity material, hoarding or hang clothes etc., at the exterior facade of the building or anywhere on the exterior or on common areas or on roads of the Housing Complex.


33. That the Allottee SubAllottee / Sub-Lessee shall not remove any structure / walls of the Said Unit / Dwelling Unit including load bearing walls and all the walls/structure of the unit shall remain common between the Allottee SubAllottee / Sub-Lessee and owners of the adjacent units/dwelling units.

34. The Allottee / Sub Lessee may undertake minor internal alterations in his unit dwelling unit only with the prior written approval of the Promoter / Lessee / Association Unit Owners. The Allottee / Sub Lessee or his/her Tenants or Occupier of the unit shall not be allowed to effect any of the following changes/alterations:

i) Changes, which may cause damage to any building / structure (columns, beam slabs etc.) or to any part of adjacent units. In case damage is caused to an adjacent unit or common area by or at the behest of an Allottee / Sub Lessee / tenant /occupier, then the said Allottee / Sub Lessee / tenant / occupier shall be liable and will get the same repaired besides being liable to such action / penalties consequences as provided for under all applicable laws, rules and regulations.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub Lessee


Lessee to the Promoter / Lessee or the Association of Unit Owners in proportion to his share as determined by Promoter / Lessee or Association of Unit Owner. Default in payment of said charges or / and maintenance charges shall entitle the Promoter / Lessee and / or Association of Unit Owners to effect disconnection / discontinuation of services and disallow the use of common services including lifts, water supply, sewer connection, overhead tank facility for water storage, power supply, power back up etc. to the Allottee / Sub Lessee / Tenant / Occupier of the Said Unit / Dwelling Unit.


25. Electricity, power back up charges, maintenance charges, sinking funds and any other applicable charge / fee are payable by the Allottee / Sub lessee to the Promoter / Lessee / Association of Unit Owners within 7 days of demand. In case of delay in payment of the same within this period, interest @ 21% or as decided from time to time by the Promoter / Lessee / Association of Unit Owners shall be charged for the period of delay. Further the Promoter / Lessee and /or Association of Unit Owners can also recover the defaulted amount from the Interest Free Maintenance Security Deposit of the Allottee / Sub Lessee. In such a situation, the Allottee / Sub Lessee shall be obliged to forthwith pay up the requisite money so as to maintain the necessary amount of Interest Free Maintenance Security Deposit. The Promoter / Lessee / Association of Unit Owners reserves the right to enhance the maintenance amount payable by way of further one time / annual / half yearly / quarterly or monthly charge, should the charges fall insufficient for the proper maintenance of the housing complex. The Promoter / Lessee shall maintain the complex till the maintenance is handed over to the Association of Unit Owners. The Promoter / Lessee shall transfer the balance Interest Free Maintenance Security Deposit to the Association of Unit Owners for maintenance of the complex thereafter. The Promoter / Lessee / Association of Unit Owners may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard.


26. That the Promoter/Lessee have provided power back-up system to each Unit / Dwelling Unit and to the common services/facilities. The Allottee SubAllottee / Sub- Lessee shall be liable to pay regularly and within prescribed time the charges towards electricity consumed by the Allottee SubAllottee / Sub-Lessee / occupier vis a vis the regular power supply and also the proportionate charges qua the power back up system over and above the general maintenance charges, at such rates, taxes, levies, charges etc., as determined by the Promoter / Lessee / Association of Unit Owners failing which supply of Electricity, Power Backup and other services can be discontinued by the Promoter / Lessee / Association of Unit Owners. The Allottee / Sub Lessee shall be liable to pay his / her proportionate share qua any other service(s) introduced / provided for in future at the charges / rates as determined by the Promoter / Lessee / Association of Unit Owners.

27. That the Housing Complex including all common facilities / equipment may be got insured against fire, earth-quake, civil commotion, terrorism, etc at the expenses of the Allottee Sub Allottee / Sub-Lessee by the Promoter / Lessee / Association of Unit Owners and the Allottee (s) Sub-Lessee(s) shall pay and continue to pay the proportionate insurance charges to be incurred. The Allottee Sub Allottee / Sub-Lessee shall not do or permit to be done any act which may render void or voidable any insurance in any part of the Housing Complex or cause increase in premium.

28. That the Allottee Sub Allottee / Sub-Lessee shall maintain the Said Unit / Dwelling Unit including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in good state, order and condition 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. Further, he/she/they will allow the


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub Lessee

of the Sub-Lease and the Allottee /Sub Lessee will give notice of the provisions of this clause to his/her/their tenants.

18. The Allottee SubAllottee / Sub-Lessee shall from time to time and at all times pay directly to the GNIDA, Local Government/Central Government or any other Local Authority 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 Sub Lease Deed be assessed, charged or imposed upon the Said Unit / Dwelling Unit hereby allotted.

19. So long as each Said Unit / Dwelling Unit shall not be separately assessed for the taxes, duties etc. the Allottee SubAllottee / Sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the Super Area of the Said Unit / Dwelling Unit to the Promoter / Lessee or to the Association of Unit Owners, who on collection of the same from all the Allottee s / Sub-Lessee of the Housing Complex shall deposit the same with the concerned authority/ GNIDA.

20. The Allottee SubAllottee / Sub-Lessee shall not raise any construction temporary or permanent or make any alteration or addition or Sub-divide or amalgamate the Said Unit / Dwelling Unit.

21. The Allottee SubAllottee / Sub-Lessee will not carry on, or permit to be carried on, in the Said Unit/Dwelling Unit any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential purpose or to do or suffer to be done therein any act or thing whatsoever which in the opinion of the Authority and/or Promoter/Lessee and / or Association of Unit Owners may be a nuisance, annoyance, illegal, immoral or disturbance to the other owners of the said Housing Complex and persons living in the neighbourhood.

22. The Allottee SubAllottee / Sub-Lessee will obey and comply with all applicable laws, rules and regulations as regards the said unit / dwelling unit and the complex known as "THE KINGS RESERVE".

23. The Allottee SubAllottee / Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, common facilities, limited use areas and shall also have no right to use the facilities and services not specifically permitted for use of the Allottee SubAllottee / Sub-Lessee. All unauthorized encroachments or temporary / permanent constructions carried out in the Said Unit / Dwelling Unit or on the open Car Parking space or at any other area within the housing complex by or at the instance of the Allottee SubAllottee / Sub-Lessee shall be liable to be removed by the Allottee / Sub lessee himself / herself, failing which the same shall be removed at his/her/their cost by the Authority or by the Promoter / Lessee and / or by the Association of Unit Owners.

24. That the Promoter/Lessee and / or the Association of Unit Owners reserves the right to entrust the job of maintenance and upkeep of the open areas, common areas facilities of the Housing Complex including services to any agency they deem fit. The Allottee / Sub lessee shall pay the recurring maintenance charges, power and water consumption charges and other charges including administrative charges etc., as determined by the Promoter / Lessee / Association of Unit Owners maintaining the Housing Complex. Any recurring or lump sum charge for provision of any common facilities to be provided in future by the Promoter / Lessee or Association of Unit Owners, or any additional / enhancement of maintenance security deposit will be payable by Sub

For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub-Lessee

14. a) That whenever the title to the Said Unit / Dwelling Unit is transferred in any manner whatsoever, the Allottee /Sub lessee / transferor and the transferee shall within three months of transfer give notice of such transfer in writing to the Authority and to the Promoter/Lessee and to the Association of Unit Owners. It will be the responsibility of the Allottee / Sub Lessee / Transferor to pay the outstanding maintenance charges, transfer charges and other charges payable to the Promoter / Lessee / Association of Unit Owners before effecting the transfer of the Said Unit / Dwelling Unit failing which the Transferee shall have to pay the outstanding dues of the Promoter / Lessee / Association of Unit Owners before occupying the Said Unit / Dwelling Unit.

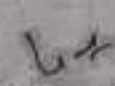
b) In the event of death of the Allottee SubAllottee / Sub-Lessee, the person(s) on whom the right of the deceased devolve shall, within three months of devolution give notice of such devolution to the Authority, Promoter/Lessee and the Association of Unit Owners. The person(s) on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance charges, transfer charges and other charges due to the Promoter / Lessee, Association of Unit Owners, Authority and / or any other Government Agency.


c) The transferee or the person on whom the title devolves as the case may be shall supply to the Authority, Promoter/Lessee and to the Association of Unit Owners certified copies of document(s) evidencing the transfer or devolution.

15. Notwithstanding the reservations and / or limitations as mentioned in this Sub Lease Deed, the Allottee SubAllottee / Sub-Lessee shall be entitled to Sublet the whole or any part of the Said Unit / Dwelling Unit leased to him / her for purposes of private residential dwelling only. It shall be the absolute duty and responsibility of the Allottee / Sub lessee to ensure the compliance of all terms and conditions of this Sub lease, the lease deed between the authority and the promoter / lessee and the unit allotment agreement. The obligation for payment of maintenance charges and any other common charges or levies shall be joint and several of the Allottee / Sub lessee and the tenant / occupier. In case of any default or non payment, the occupier shall be deprived of the use of the common areas, common services, facilities and amenities including disconnection of electric and water supply.

16. The Allottee SubAllottee / Sub-Lessee may mortgage the Said Unit / Dwelling Unit in favour of the State or Central Government or Financial Institutions/ Commercial Banks etc., for raising loans with the prior permission of the authority and the Promoter/Lessee in writing. Provided that in the event of sale or fore closure of the mortgaged or charged property, the Authority shall be entitled to claim and recover such percentage as decided by the Authority of the unearned increase in the value of the flat as first charge, having priority over the said mortgage charge. The decision of the Authority in respect of the market value shall be final and binding on all the parties concerned. Provided further the Authority shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage as decided by the Authority of the unearned increase as aforesaid. The Authority's right to the recovery of the unearned increase and pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of decree or insolvency/Court.

17. The Authority and/or Promoter and/or Association of Unit Owners and their employees have the right to enter into and upon the units / dwelling units, lawn and terrace area in order to inspect and carry out repair work from time to time and at all reasonable times of the day during the term


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub Lessee

property of the Promoter/Lessee and those shall be seized and deemed to be in possession of the Promoter/Lessee.

7. That the Said Unit / Dwelling Unit is free from all sorts of encumbrances, liens and charges etc. except those created at the request of the Allottee SubAllottee / Sub-Lessee himself/herself/themselves to facilitate his/her/their loan for purchase of the Said Unit/Dwelling Unit and Subject to the overriding claims, liens of GNIDA under the' Lease Deed.

8. The Authority reserves the right to all mines and minerals, coals, washing goods, earth,, oil, quarries, in, over, or under the Said Land and full right and power at the time to do acts and things which may be necessary and / or expedient for enjoining the same without providing or leaving any vertical support for the surface of the Said Land or for any building for the time being standing thereon provided always the Authority shall make reasonable compensation to Promoter / Lessee and Allottee SubAllottee / Sub-Lessee for all damages directly ascertained by the exercise of such rights. To decide the amount o the reasonable compensation, the decision of the Authority will be final and binding on the Sub-Lessee.

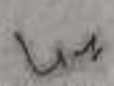
9. The one time lease rent in respect of the Said Land stands paid to the Authority. In case of any revision in the lease rent or raising of any additional demand on account of any lease rent by the authority in future, the Allottee / Sub Lessee shall be liable to pay his / her , its share of the additional demand qua lease rent, if so demanded / raised by the authority.


10. That the Allottee SubAllottee / Sub-Lessee shall pay municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, charges, levies and impositions, levied or to b levied by any local or statutory authority from time to time in proportion to the super area of the Said Unit / Dwelling Unit from the date of allotment of the Said Unit to the Allottee / Sub Lessee.


11. The Allottee SubAllottee / 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 Unit Allotment Agreement as referred hereinabove and observe the same as applicable and pertaining to the Said Unit / Dwelling Unit. The Allottee / Sub-Lessee shall join / become a member of the Association of Unit Owners, obey the bye laws of the said association and abide with the decisions of the Association of Unit Owners ordinarily working / conducting its affairs through the Board of Management (hereinafter referred to as the Board) of said association and / or the President / Secretary / Treasurer / Manager / any authorized person of the said association.

12. The Allottee SubAllottee / Sub-Lessee shall not sell, transfer or assign the whole or part of the Said Unit / Dwelling Unit to any one except with the previous consent in writing of the Authority and the Promoter / Lessee and on such terms and conditions including the transfer charges/fees as may be decided by the Authority and the Promoter / Lessee from time to time and shall have to follow the rules and regulations prescribed by the Authority in respect of lease-hold properties.

13. Whenever the title of the Allottee SubAllottee / Sub-Lessee in the Said Unit / 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 between the Authority and the Promoter / Lessee, Unit Allotment Agreement and the bye laws of the Association of Unit Owners and he/she/they will be answerable in all respects thereof.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub-Lessee

NOW THEREFORE THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the total amount, as per Schedule -A attached herewith, paid by the Allottee / Sub Lessee to the Promoter/Lessee, the receipt whereof the Promoter/Lessee hereby admits and acknowledges, and the Allottee /Sub Lessee agreeing to observe and perform the terms and conditions contained in this Sub Lease Deed, the Lease Deed executed between the Authority and the Promoter/Lessee as well as the terms and conditions contained in the Unit Allotment Agreement dated 09-12-2006 executed between the Allottee /Sub Lessee and the Promoter/Lessee, the Promoter/Lessee doth hereby agree to demise and the Allottee /Sub Lessee agrees to take on Sub lease the Said Unit / Dwelling Unit with all its sanitary, electrical, sewage and other fittings, more particularly described in the Schedule hereunder written and for greater clarity has been delineated on the plans attached hereto as Annexure together with all rights and easements whatsoever necessary for the enjoyment of the Said Unit / Dwelling Unit along with right to use the common areas and common facilities including common staircases, corridors, common roads, 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, stipulation and conditions hereinafter contained and the terms as agreed under the Unit Allotment Agreement dated 09-12-2006.


2. The Promoter/Lessee doth hereby grants lease of the said unit / dwelling unit unto the said Allottee SubAllottee / Sub-Lessee, for unexpired period of 90 years, reckoned from 05.12.2005.


3. The vacant and peaceful physical possession of the Said Unit / Dwelling Unit has been delivered to the Allottee, SubAllottee / Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Allottee / Sub-Lessee has satisfied himself/herself/themselves as to the super area of the Said Unit/Dwelling Unit, quality and extent of construction and the specifications in relations thereto and the Allottee SubAllottee / Sub-Lessee has agreed not to raise any dispute at any time in future on this account.

4. That for computation purpose the super area means and includes the full area of the unit, outside walls, cupboards, columns, projections, balconies, galleries, sunshades, inside walls, window sills etc., and proportionate area under the common services like electric Substation, standby generator, fire fighting equipment, water tanks, shafts, machine room, lift wells, security man's booth etc, and the proportionate area of common corridors, open spaces, lobbies, staircases, common toilets etc, common amenities and common facilities like gymnasium, spa, multipurpose hall, conference room, family lounge, indoor games room etc. and any other common or open space in the complex.

5. The Allottee SubAllottee / Sub-Lessee undertakes to use the said unit / dwelling unit for residential use only. The car parking shall be used for parking purposes only. The basement store shall be used for domestic storage only. In case of default, the Allottee / Sub lessee shall be liable to pay such penalty as prescribed in the applicable laws, rules and regulations as amended from time to time. Any breach of the said prescribed user of the unit/dwelling unit / parking / basement store will render this Sub-lease liable for cancellation and the Allottee /Sub-Lessee will not be paid any compensation on this account.

6. That except for the Said Unit / Dwelling Unit transferred herein and right of use of common area and common facilities attached therewith, the remaining unallotted areas shall remain the


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub Lessee

B. M/s Hastaakshar India was the successful bidder for Plot No. GH-01A, Sector-GAMMA-II, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.


C. The said plot was allotted to M/s Hastaakshar India vide Authority's letter No. Prop./Builder/BRS-10/05/222 dated 06.05.2005 on the terms and conditions of the Builders Scheme BRS-10.


D. M/s Hastaakshar India with the consent of Greater Noida Industrial Development Authority transferred its rights in respect of the said allotment of the plot of land in favour of M/s Kings Township Pvt. Ltd. i.e. the "PROMOTER/LESSEE". The Greater Noida Industrial Development Authority executed the Perpetual Lease Deed dated 5.12.2005 in favour of M/s Kings Township Pvt. Ltd. i.e. the "PROMOTER/LESSEE" in respect of Plot No. GH-01A, Sector-GAMMA-II, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh admeasuring 9808 sq. mts and thus M/s Kings Township Pvt. Ltd. i.e. the "PROMOTER/LESSEE" became the lessee in respect of the said plot (hereinafter referred to as the "SAID LAND").


E. The "PROMOTER/LESSEE" exercised the option of getting the Lease Deed (hereinafter referred as "The Lease/Lease Deed") of the Said Land executed in its favour from the Authority. The Authority as Lessor executed a Lease Deed dated 05.12.2005 duly registered on 05.12.2005 as document No.10189 in Book No. I, Volume No.1062 on pages 831 to 888 with the Sub-Registrar, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, and thereby leased / demised the Said Land in favour of "M/s Kings Township Pvt. Ltd." as Lessee on certain terms and conditions contained in the Lease Deed, inter-alia to transfer the developed units / dwelling units in favour of the Allottee / Sub Lessees for the un-expired period of the Lease Deed.

F. The "PROMOTER/LESSEE" obtained sanction of the building plans for development and construction of the Group Housing Complex on the said Land and carried out internal development work as per norms fixed by the Authority and has constructed multi-storeyed complex consisting of several units / dwelling units / buildings in accordance with the terms contained in the Lease Deed / sanctions. The said complex together with the said Land is named as "THE KINGS RESERVE" and is herein after referred to as "The Housing Complex".

G. The Allottee (s) / Sub -Lessee(s) named above, applied to the "PROMOTER/LESSEE" for allotment of unit and the "PROMOTER/LESSEE" allotted an Unit No.-3A on the 3rd floor in Wing A of THE KINGS RESERVE situated at Plot No. GH01A, Sector-GAMMA-II, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as "Said Unit / Dwelling Unit") with all its sanitary, electrical, sewage and other fittings, more particularly described in the Schedule hereunder written and for greater clarity has been delineated on the plans attached hereto as Annexure together with all rights easements whatsoever necessary for the enjoyment of the Said Unit / Dwelling Unit along with right to use the common areas and common facilities including common staircases, corridors, common roads, 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, stipulation and conditions hereinafter contained and the terms as agreed under the Unit Allotment Agreement dated 09-12-2006.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub-Lessee

SUB-LEASE DEED

Value as per Circle Rate:- Rs. 98,12,000/-
Sale Consideration:- Rs. 1,22,83,200/-
Floor:- 3rd
Stamp Value:- Rs. 6,14,500/-

Super Area:-4199 Sq. Ft. (390.09 Sq. Mtr)
Store Area:- 224 Sq. Ft. (20.81 Sq. Mtr)
Car parking Area:-25 Sq. Mtr.
Wing:- A

This SUB-LEASE DEED is made at GREATER NOIDA on this 24th day of October 2011
(Two Thousand Eleven)

BETWEEN

Greater Noida Industrial Development Authority, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter referred to as "AUTHORITY" of the First Part.

AND


M/s Kings Township Pvt. Ltd., a company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at ICS House, C-19, Commercial Centre, Safdarjang Development Area, New Delhi-110016 and (Correspondence Address at B-7, Info City, Sector-34, Gurgaon, Haryana - through its Authorised Representative Shri Niranjn Kr. Sharma son of Shri Nathi Ram Sharma resident of House No.252, RPS Colony, DDA Flats, M.B.Road, Khanpur, New Delhi-110062 authorized by the Board of Directors vide resolution dated 6.5.2011, herein after referred to as the "PROMOTER" and/or "LESSEE", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the Second Part;


AND

MR. RAMANDEEP JUNEJA S/o. DR. JOGINDER SINGH JUNEJA R/o. E-9/4, VASANT VIHAR, NEW DELHI-110057, hereinafter referred to as "Allottee and/or "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 third part;

WHEREAS:

A. Greater Noida Industrial Development Authority ("Authority") invited bids under their Scheme No. BRS-10 for allotment of various plots for development of Group Housing situated in different Sectors of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub-Lessee

SUB-LEASE DEED

Value as per Circle Rate:- Rs. 98,12,000/- Super Area:-4199 Sq. Ft. (390.09 Sq. Mtr)
Sale Consideration:- Rs. 1,22,83,200/- Store Area:- 224 Sq. Ft. (20.81 Sq. Mtr)
Floor:- 3rd Car parking Area:-25 Sq. Mtr.
Stamp Value:- Rs. 6,14,500/- Wing:- A

This SUB-LEASE DEED is made at GREATER NOIDA on this 24th day of October 2011
(Two Thousand Eleven)

BETWEEN

Greater Noida Industrial Development Authority, a body corporate constituted under Sec. 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter referred to as "AUTHORITY" of the First Part.

AND


M/s Kings Township Pvt. Ltd., a company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at ICS House, C-19, Commercial Centre, Safdarjang Development Area, New Delhi-110016 and (Correspondence Address at B-7, Info City, Sector-34, Gurgaon, Haryana - through its Authorised Representative Shri Niranjn Kr. Sharma son of Shri Nathi Ram Sharma resident of House No.252, RPS Colony, DDA Flats, M.B.Road, Khanpur, New Delhi-110062 authorized by the Board of Directors vide resolution dated 6.5.2011, herein after referred to as the "PROMOTER" and/or "LESSEE", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns, of the Second Part;

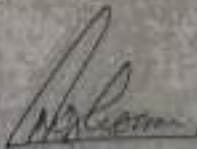
AND

MR. RAMANDEEP JUNEJA S/o. DR. JOGINDER SINGH JUNEJA R/o. E-9/4, VASANT VIHAR, NEW DELHI-110057, hereinafter referred to as "Allottee and/or "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 third part;

WHEREAS:

A. Greater Noida Industrial Development Authority ("Authority") invited bids under their Scheme No. BRS-10 for allotment of various plots for development of Group Housing situated in different Sectors of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.


For & on behalf of GNIDA
Lessor


M/s. Kings Township Pvt. Ltd.
Lessee


Sub-Lessee