



Practising Advocate India Pvt. Ltd.

Authorised Signatory




32. That the Lessee/Developer would be having the right to put the Hoardings etc. on the terrace on the elevation or on the boundary wall, or any other place of the Project and to sell/rent/permit for use by the intending users, for which the Purchaser/Sub-Lessee(s) would not be having any kind of objection of whatsoever nature.
33. That the Purchaser/Sub-Lessee shall not display or exhibit any picture, poster, statue or their articles which are repugnant to the morals or are indecent or immoral on the walls of allotted flat doors thereof. The Developer/Lessee shall have the exclusive right to display or exhibit any signage, hoardings, billboards, advertisement or placard in any part of the exterior wall of the building, except otherwise specified for the purpose by the Lessee in writing. The Developer/Lessee shall be entitled to recover the charges for uses of such publicity/display areas for the uses.
34. The Sub-Lessee undertakes to apply and obtain membership of the Resident Welfare Association/ Apartment Owner's Association formed under the supervision and patronage of the Lessee, which shall be constituted and managed according to the Provisions of the Societies Registration Act 1860 and the Uttar Pradesh Apartments (Promotion of Construction, Ownership and Maintenance) Act, 2010. The Sub-Lessee further undertakes that he/she will not accept or recognize nor form any other association as Resident Welfare and Association, and if he/she found contrary this would amount to breach of terms and conditions of this sub-lease.
35. That the Lessee has provided certain recreational and commercial facilities including 'Club' to facilitate the occupants of the complex with the extended use by the relatives & guests which excludes outsiders, of sub lessees/tenants, as may be allowed by Lessee. The Sub-Lessee shall also be entitled to use the same in adherence to the Rules/Regulations framed by the Lessee for the use of such facilities on payment of charges etc. That the Lessee and Sub-Lessee have agreed that other Terms & Conditions of the, allotment letter, parent lease Agreement and Government Laws, building bye-laws, as amended from time to time shall be binding and shall be applicable on the Lessee/Sub Lessee.
36. That the Stamp duty, registration charges and all other incidental charges required for execution and registration of this Indenture shall be exclusively borne by the Sub-Lessee.
37. That any dispute arising out of this Indenture shall be referred to the District Courts at Ghaziabad,UP as jurisdiction.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
उ०प्र० आवास एवं विकास परिषद्
बमुन्धारा, गजियाबाद

Prateek Realtors India Pvt. Ltd.

Authorized Signatory


Kankar