



INDIA NON JUDICIAL
 Government of Uttar Pradesh

IN-UP94756851321396V

e-Stamp

Regd. No. UP060712021
 Ch. No. - G-846 (E) Gating
 Ch. No. -517, District Court, G.B.
 Mob. No. - 9802808190

(Advocate)

Certificate No.	: IN-UP94756851321396V
Certificate Issued Date	: 22-Aug-2023 05:31 PM
Account Reference	: NEWIMPACC (SV)/up14002404/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400240481761240085784V
Purchased by	: ANIL KUMAR
Description of Document	: Article 35 Lease
Property Description	: VILLA NO.A-1,BLOCK-A,PLOT NO.BGH-A,UPSIDC HOUSING SECTOR, SURAJPUR SITE-C EXTN PHASE-1,G.B.NAGAR
Consideration Price (Rs.)	: 7,00,200
First Party	: PARAMOUNT PROBUILD PRIVATE LIMITED
Second Party	: ANIL KUMAR
Stamp Duty Paid By	: ANIL KUMAR
Stamp Duty Amount(Rs.)	: 7,00,200 (Seven Lakh Two Hundred only).



00,2007,00,2007,00,2007,00,2007,00,2007,00,2007,00,2007

CERTIFICATE LOCKED

सत्यमेव जयते

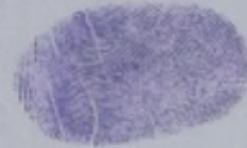
₹7,00,200



IN-UP94756851321396V

Please write or type below this line

Anil Kumar



M/s Paramount Probuild Pvt. Ltd.

M. Singh
 Authorised Signatory

M. Singh



RD 0015296199

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



AGREEMENT TO SUBLEASE DEED
(WITH POSSESSION)



KUSHVAT

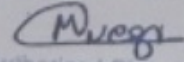
Reg. No. 11/2022
Ch. No. 517, District Court, G.B. Nagar
Mob. No. 8802808180

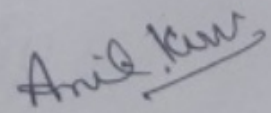
Villa No : A-1
Floor : Ground+2
Tower (Block) : A
Super Area (sq. mtr.) : 279.45
Land Area : 80.10
Sale Consideration : Rs. 1,00,00,000/-
Value as per Circle Rate : Rs. 58,63,650/-
Floor Rebate : N.A.
Stamp Duty @ 7% : Rs. 7,00,200/-
Car Parking : Open
Power Backup : Yes
Swimming Pool : Yes
Club : Yes
Security Guard : Yes
Gym : Yes
Lift : No

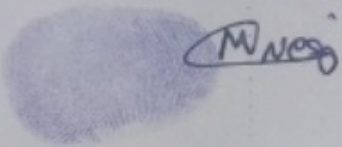
(According to Govt. Circle Rate List mentioned on Page No.-137, Sr. No.-67, Software V-Code is 0090; Floor rebate is as per Rate List.)

M/s. Paramount Propbuild Pvt. Ltd. (formerly known as M/s Paramount Villas Pvt. Ltd.) a company incorporated under the provisions of The Companies Act, 1956, having its registered office at S-565, FIRST FLOOR, OFFICE NO.111 SCHOOL BLOCK, SHAKARPUR DELHI New Delhi DL 110092, through its Authorized Signatory **Mr. Manish Negi, S/O Mr. Ram Singh R/O 2E, 203A, Kamna Vaishali, Sector-2, Vaishali, I.E. Sahibabad, Ghaziabad, Uttar Pradesh-201010**, duly authorized by the Board vide Board Resolution dated 14-10-2022 (hereinafter called the 'Lessee' which expression shall, unless the context does not so admit include its successors and assigns) of the First part. PAN no. AADCP5228P.

M/s Paramount Propbuild Pvt. Ltd.


Authorized Signatory





Anil Kumar



AND

MR. ANIL KUMAR (PAN NO. BNVPK5878F & AADHAR NO. 2013 3606 2602) S/O LATE SH. RAM KHILARI R/O 11C/11-13, RAMBAGH NARAICH MARG, NEW KOTHI, (JUDGE SAHAB KI KOTHI), NARAICH AGRA, KUBERPUR, AGRA, UTTAR PRADESH-282006. Hereinafter referred to as "Sub-Lessee" which expression shall, unless the context does not admit include its successors, administrators, representatives, transferee and assign on Second Part.

The expression and words of the Lessee & Sub Lessee shall mean and include their legal heirs, nominees, executors, successors, assignees, administrators and legal representative respectively.

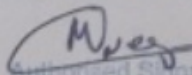
Whereas the **U.P. State Industrial Development Corporation Limited** (now known as **U.P. State Industrial Development Authority**) (UPSIDC/UPSIDA), a company within the meaning of the Companies Act, 1956 and having its registered office at A-1/4, Lakhanpur, Kanpur is the sole owner of the Land Numbered as Group Housing Plot No BGH-A, Housing Sector, Surajpur Site-C (Extension) Phase-I, Distt. Gautam budh Nagar (U.P) admeasuring 3,66,701.30 sq. mtr. to M/s Paramount Villas Pvt. Ltd. hereinafter referred to as "Demised Land" fully described together with all easements upon the said plot of land.

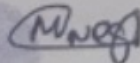
Whereas the **U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority)** has allotted the demised land to the Lessee on 18/10/2010 Vide No. 5672/SIDC/RMC/SRJ-H-C (Extn) Ph-1/Plot No. BGH-A, for the purpose of setting up a Bulk Group Housing, Commercial, Institutional and Parks, open spaces, Play Ground, Roads and public parking as per the terms and conditions of allotment letter.

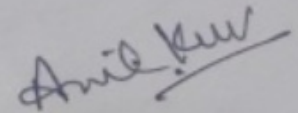
And whereas the **U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority)** has also executed on 11.04.2011 and registered with the Sub-Registrar, Greater Noida, Gautam budh Nagar vide No.6697 Book No.1, Zild No. 8383 pages 267 to 358 dated 11.04.2011, hereinafter referred to as "**Original Lease Deed**" for a period of 90 years commencing with effect from 18/10/2010. The said Lessee company has been amalgamated in the company M/s Paramount Propbuild Pvt. Ltd. (hereinafter called the Lessee/First Party) the said merger has also been taken on record by the Lessor vide letter no. 790/SIDC/RMS dated 10.05.2016.

And whereas in terms of Allotment Letter No. 5672 issued by the lessor on dated 18/10/2010 (which shall form part of this agreement along with Allotment Letter issued by the Developer to the Sub-Lessee) the Lessor has agreed to demise and the Sub-Lessee has agreed to take on Lease the Flat/Shop/Office/Villa No. **A-1** in the project "**Paramount Golfforeste**" on Bulk Group Housing Plot No BGH-A, Housing Sector, Surajpur Site-C, (Extension), Phase-I, Distt. Gautam Budh Nagar.

M/s Paramount Propbuild Pvt. Ltd.


Authorised Signatory







आवेदन सं०: 202300743056489

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 22304

वर्ष: 2023

प्रतिफल- 10000000 स्टाम्प शुल्क- 700200 बाजारी मूल्य - 0 फंजीकरण शुल्क - 100000 प्रतिनिधिकरण शुल्क - 100 योग : 100100

श्री अनिल कुमार,
पुत्र श्री राम खिताडी
व्यवसाय : अन्य

निवासी: 11 सी/11-13, रामबाग नरैच मार्ग, न्यू कोठी (जज साहब की कोठी) नरैच
आगरा, कुबेरपुर, आगरा, उत्तर प्रदेश

Anil Kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 28/08/2023 एवं 12:33:51 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

क्षमा गुप्ता/प्रभारी
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
28/08/2023

अनुपम मांगलिक
निबंधक लिपिक
28/08/2023

प्रिंट करे



AND WHEREAS all the necessary plans and approvals have been applied to U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority). That lessee will obtain requisite completion certificate from the U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority).

AND WHEREAS lessee can sell this constructed area of the said Complex, in part or in full, to the prospective buyers at the mutually settled price by way of Sub-Lease Deed, without sub dividing the whole of demised land to the person(s)/company/firm/proprietorship concern/Trust etc.

AND WHEREAS the Sub-Lessee has approached the Lessee to take a Flat/Apartment/Villa on sub lease, **3008.00 square feet (279.45 square meters)** of super area i.e. **Unit No. A-1** (in the said "**Paramount GolfForeste**" developed in the aforesaid Group Housing Plot No BGH-A, Housing Sector, Surajpur Site-C (Extension) Phase-I, Distt. Gautam Budh Nagar (U.P.) (hereinafter referred to as the "Demised Premises") as per the floor plan of the Flat/Shop/Office/Villa complex. The floor plan is annexed hereto as "**Annexure-A**".

AND WHEREAS the Sub Lessee has carried out the inspection of the building plans of the said aforesaid unit and has satisfied himself/herself/themselves as to the soundness and quality of the construction thereof besides the conditions and descriptions of all fixtures & fittings installed and/or provided therein. The responsibility of the Lessee for all types of wooden installations and the fittings in the Flat/Apartment/Villa shall seize immediately after the handing over of the possession of the Flat/Apartment/Villa to the Sub- Lessee. The Sub- Lessee has also satisfied himself/herself/themselves as to the soundness of the common amenities and passages, appurtenant to the said Flat/Apartment/Villa and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex. The Lessee do hereby acknowledge and the Sub-Lessee do hereby affirms that the Allottee/Sub-Lessee has paid and the Lessee/First party has received the cost of Flat/Apartment/Villa and undivided share of land of the Sub-Lessee.

I. NOW THIS AGREEMENT TO SUB LEASE WITNESSETH AS FOLLOWS:

That for a consideration amount of **Rs. 1,00,00,000/- (Rupees One Crore Only)** the lessee has hereby agreed to sub lease a unit bearing **Unit No. A-1 Ground+2 (4BHK+servant+Utilityterrace)(Golf Linear Foreste Facing) (3008.00SQ.FT)** of the complex (**PARAMOUNT GOLFFORESTE** constructed on Group Housing Plot No BGH-A, Housing Sector, Surajpur Site-C (Extension) Phase-I, Distt. Gautam Budh Nagar (U.P.)) contained by measurement **279.45 Sq. Mtr.** in favour of the sub lessee as per terms of lease deed dated **11.04.2011** and this premises under sub lease is marked enclosed site plan and is bounded as below:-

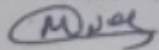
On The North by As

On The South by Per

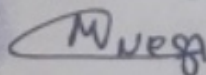
On The East by Floor

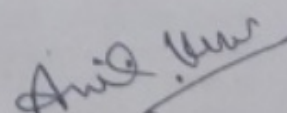
On The West by Plan

M/s Paramount Probuild Pvt. Ltd.



Authorised Signatory







आवेदन सं०: 202300743056489

बही सं०: 1

रजिस्ट्रेशन सं०: 22304

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पदटा दाता: 1

श्री मै० पैरामाउंट प्रोपबिल्ड प्रा० लि० के द्वारा मनीष नेगी, पुत्र श्री राम सिंह

निवासी: एस-565, स्कूल ब्लाक, शकरपुर, नई दिल्ली-110092

व्यवसाय: अन्य

पदटा गृहीता: 1

Mishra



श्री अनिल कुमार, पुत्र श्री राम खिताडी

निवासी: 11सी/11-13, रामबाग नरैच मार्ग, न्यू कोठी (जज साहब की कोठी) नरैच आगरा, कुबेरपुर, आगरा, उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

Anil Kumar



श्री मनोज कुमार कौशिक, पुत्र श्री एम पी. सिंह त्यागी

निवासी: कोठी कौशिक चंदर नगर सहारनपुर, उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता: 2

Manoj



श्री हरी सिंह, पुत्र श्री तोता राम

निवासी: असगरीपुर बिजनौर उत्तर प्रदेश

व्यवसाय: अन्य

Haris Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shri

क्षमी गुप्ता प्रभारी

उप निबंधक: सतुर ग्रेटर नोएडा

गौतम बुद्ध नगर

28/08/2023

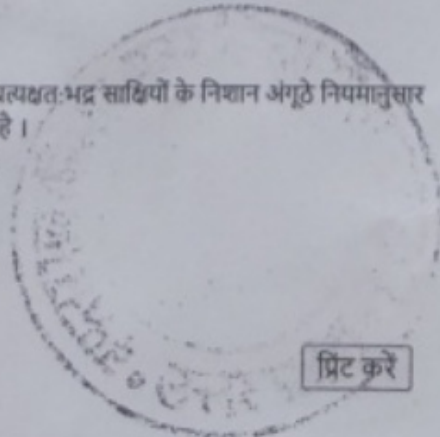
अनुपम मांगलिक

निबंधक लिपिक गौतम बुद्ध नगर

28/08/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:



प्रिंट करे

And whereas the Housing Loan from (STATE BANK OF INDIA) is taken by the Sub-Lessee.

The unit is part of the complex "PARAMOUNT GOLFFORESTE" constructed on Group Housing Plot No BGH-A, Housing Sector, Surajpur Site-C (Extension) Phase-I, Distt. Gautam budh Nagar (U.P.).

And said Flat/Apartment/Villa is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said property as described above (hereinafter referred to as "the demised premises") to the Sub-Lessee for the term of ninety years from 18.10.2010 except and always reserving to the Lessor and its successors or assigns.

II. AND THE LESSEE DOTH DECLARES AND COVENANTS WITH IN THE MANNER AS FOLLOWING.

1. PAYMENTS:-

1. The sub lessee has paid total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** as advance and there is no remaining part of the said consideration on the part of Sub-Lessee.

2. That the Sub-Lessee shall be liable to proportionately pay all charges, demands, levies etc levied or demanded by any Government authority/department in future. The payment by the Sub-Lessee shall first be adjusted towards the interest, due of any, and thereafter the balance shall be adjusted towards the regular payment.

2. RATES. TAXES AND USER CHARGES FOR FACILITIES

2.1 All Taxes, rates, charge, fees assessment of every description imposed by any statutory body in respect of the demised premises purchased by the Sub-Lessee or occupier as the case may be, will be paid by the Sub-Lessee.

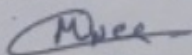
3. MAINTENANCE

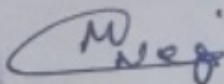
3.1 That the Sub-Lessee will keep the demised premises and common spaces:-

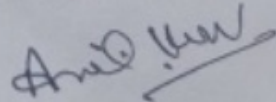
- I. At all times in a state of good and substantial repairs and in good condition to the satisfaction of the Lessee.
- II. And the available facilities as well as surroundings neat and clean and in good and safe condition to the convenience of the inhabitants of the place.

3.2 That the Sub-Lessee shall abide by all the rules and regulations, By-laws, directions and guidelines of the **U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority)** framed/ issued from time to time under any other provisions of the existing or future law or rules made therein.

W/s Paramount Probuild Pvt. Ltd.


Authorised Signatory







3.3 In case of non-compliance of any terms and condition or any directions of the **U.P. State Industrial Development Corporation Limited (U.P. State Industrial Development Authority)** or Lessee, the Lessee shall have the right to impose such penalty, as it may consider just and/or expedient.

3.4 The Sub-Lessee shall be responsible for maintenance of the building so constructed in workman like manner upto the satisfaction of the Lessee. The Lessee if not satisfied by maintenance of the demised premises including any common space, the Lessee may maintain through its agency and amount so spent on such maintenance may be recovered from the Sub-Lessee or occupier. Every Sub-Lessee or occupier shall be severally and jointly liable to pay the maintenance amount so spent in proportionate to demised premises & common space occupied by him/them. The decision of the Lessee regarding the quantum of maintenance and the amount spent shall be final and binding upon the Sub-Lessee or occupier.

4. TRANSFER OF UNIT

4.1 If there is any breach of any of the clauses mentioned in this Agreement to Sub-Lease and the breach is not remedied within a reasonable time even after a written notice to this effect by the lessee to the sub-lessee, the lessee may determine this agreement to sub lease and possession of the leased property can be resumed accordingly.

4.2 Notwithstanding any restrictions, limitations conditions mentioned herein above; the Sub-Lessee shall be entitled to create tenancy of the whole of the demised premises of its own.

4.3 The Sub-Lessee shall in no case assign, relinquish, transfer even by way of change in constitution except with prior permission of the Lessee.

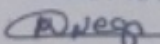
5. OTHER CLAUSES

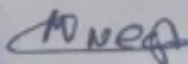
5.1 That the Sub-Lessee shall not hold the Lessee responsible, to make good the damage(s) if any by fire, tempest, flood or violence or any move or other irresistible force, if any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for the purpose for which it has been leased.

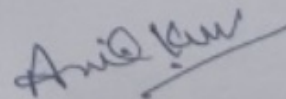
5.2 That the Sub Lessee shall keep the lessee indemnified against all claims for damages, which may be caused to any adjoining premises in consequences of the execution of any work in the demised premises. The lessee in this regard shall assess the damages.

5.3 That the lessee may require the successor in the interest of the Sub-Lessee to abide by and faithfully carry out every term, condition, stipulations and agreements herein contained.

M/s Paramount Probuild Pvt. Ltd.


Authorized Signatory







5.4 That the Sub-Lessee or the successor in the interest of the Sub-Lessee shall abide by and faithfully carry out the terms, conditions, stipulations and agreement contained in the present Sub-lease deed and also the lease deed dated 11.04.2011.

5.5 The Sub-Lessee shall be bound by the building regulations and directions of the (U.P. State Industrial Development Corporation Limited). The Sub-Lessee shall not do any act or action which are prejudice to the general safety, structural stability of the building wherein the demised premises are situated. The Sub-Lessee hereby indemnify the Lessee in respect of the any act or acts which may violate the general building regulations and directions of the competent authority.

5.6 The Sub Lessee shall always abide by the provisions of U.P. Industrial Area development Act 1976 amended from time to time.

5.7 The Sub Lessee shall be bound by the general terms and conditions of the allotment, original lease deed dated 11.04.2011. The contents of allotment and lease deed shall be jointly and severally binding on the Sub-Lessee.

5.8 The original lease deeds enumerated above shall deem to form part of this Sub Lease.

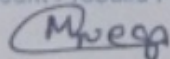
5.9 That the sub-Lessee will bear, pay and discharge all rates, taxes, charges and assessment of every description which may during the said term be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.

5.10 That the Sub-Lessee will obey and submit to the rules of municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety, convenience of the other inhabitants of the place. Any breach of such law, rules, regulations and bye-laws shall be liability solely of the Sub-Lessee.

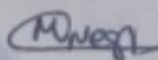
5.11 That the Sub-Lessee will keep the demised premises and the buildings thereon at all times in good state and in good sanitary conditions at his own cost.

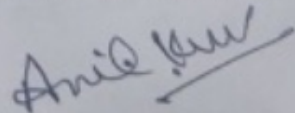
5.12 That the Sub-Lessee will not make or permit to be made any alteration or addition to the said flat/apartment/villa or other erection for the time being on the demised premises and in case of any deviation from such terms or plan will immediately upon receipt of notice from UPSIDA or the municipal or other authority requiring him so to do, correct such deviation as aforesaid and if the Sub-Lessee shall neglect to correct such deviation within the period of one calendar month after the receipt of such notice then it shall be

M/s Paramount Probulid Pvt. Ltd.



Authorised Signatory







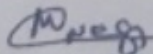
lawful for the UPSIDA or the municipal or other authority to cause such deviation to be corrected at the expenses of the Sub-Lessee which expenses the Sub-Lessee hereby agrees to reimburse by paying to the UPSIDA or municipal or other authority the amount which the UPSIDA/municipal or other authority, as the case may be shall fix in that behalf and the decision of the UPSIDA or municipal or other authority as the case, may be final and binding on Sub-Lessee.

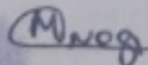
- 5.13 That the Sub-Lessee will not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the residential purpose and will not do or suffer to be done on the demised premises or any part thereof any act or thing which may be grow to be nuisance, damage, annoyance or inconvenience to the owners or occupiers of the other premises in the neighbourhood.

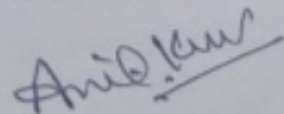
III. AND IT IS HEREBY FURTHER DECLARED BY AND BETWEEN THE PARTIES TO THOSE PRESENT AS FOLLOWS:

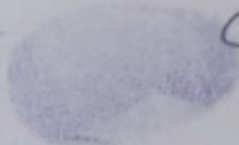
1. Upon the happening of any one or more of the under mentioned contingencies.
 - a. If the sub lessee or any person(s) claiming through or under such sub lessee commits breach of any of the covenants or conditions contained in this, and such breach is not remedied following receipt of written notice from the lessee, as the case may be, specifying the nature of breach and providing the sub lessee reasonable opportunity to remedy the breach.
 - b. If the Sub Lessee or any other person(s) claiming through or under such sub lessee fails and/or neglects to observe punctuality and/or perform any of their/its/his/her obligations stipulated under his deeds.
 - c. If the sub lessee or any person(s) claiming through or under such sub lessee whether actually or purportedly transfer creates, alienates, extinguishes, relinquishes, mortgages or assigns the whole or any part of his rights, title or interest or create lien whether in whole or any part thereof, except in the manner stipulated in this Sub Lease Deed.
 - d. If the sub lessee falls into arrears of annual rent, charges, dues, and payments of any nature or interest thereon in whole or any part thereof to the extent of two consecutive defaults.

W/s Paramount Probuild Pvt. Ltd.


Authorised Signatory







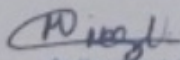
- c. In the event of discovery of fact that the sub lessee has furnished false and/or incorrect information/fact or concealed relevant and/or material information/facts and obtained allotment as a result thereof.
- f. In the event of non-observance/non-compliance or any of the terms stipulated in this deed.

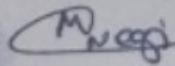
It shall be lawful for the lessee without prejudice to any other legal right or remedies available under law, to re-enter the demised premises or any part thereof thereafter this sub lease deed stand terminated with the consent of both the parties.

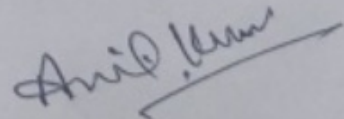
In the event of such determination following consequences shall follows:

- a. For any losses, sub lessee or person claiming through or under him shall be solely responsible, if the lessee would have to grant fresh allotment of the demised premises, on account of breaches of any of the conditions of the sub lessee or any person claiming through under him.
 - b. The lessee shall be entitled to recover all dues payable to it under the agreement from the sub lessee without prejudice to other rights under any other law for the time being in force.
 - c. That lessee or any person or persons authorized by him in writing shall have access to and the implied right and authority to enter upon the demised premises for its satisfaction that the covenants and conditions contained herein have been complied with properly and substantially.
 - d. The both the parties at mutually agreed terms and can make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
2. That this agreement to sub lease is subject to execution of Tripartite Sub Lease Deed as and when the Confirming Party U.P. State Industrial Development Corporation Limited gives its consent for execution of Tripartite Sub Lease Deed and at the time of execution of Tripartite Sub Lease Deed, a stamp duty of Rs. 50/- will be charged as per the provisions of the Article-35(B) of Schedule 1-B of India Stamp Act, 1899.
 3. That the lessee shall apply and obtain the permission to transfer the said demised premises from the U.P. State Industrial Development Corporation Limited in favour of Sub-Lessee or his/her legal heirs and shall execute the transfer Deed after obtaining such permission.
 4. That the Lessee has handed over the vacant physical peaceful possession of the said demised premises to the Sub Lessee on the spot.

M/s Paramount Probuild Pvt. Ltd.


Authorized Signatory

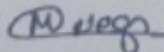




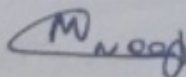


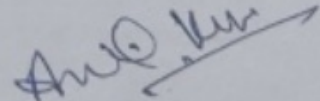
5. That the Sub-Lessee(s) shall not in any manner whatsoever encroach upon the common land areas and facilities, parking and services not handed over to the Sub Lessee/Second Party. All unauthorized encroachments made by the Sub-Lessee/Second Party shall be liable to be removed at his/her/their own cost.
6. That the Sub-Lessee(s) will be entitled to do any kind of repair/maintenance work in his flat/apartment as per the relevant laws and by-laws of the land but will do the same in that manner that will not be detrimental to other flat/apartment/villa, walls etc.
7. That the Sub-Lessee(s) will be benefited with acquisition of land in the undivided common area in respect of the covered area ratio of their flat/apartment.
8. That the Sub-Lessee do hereby undertake and declare that the staff, caretaker, guard or any person authorized and appointed by the First Party will have unfettered right to visit or stay at any place in the common area and unsold property of the First Party and Second Party will have No Objection of any kind whatsoever in this regard and even Resident Welfare Association, Flat/apartment Owners will be bound by this declaration and undertaking.
9. The Sub-Lessee or the Resident Welfare Association or the Flat/apartment/Villa Owner will have no claim whatsoever in respect of any unsold flat/apartment, parking area and any other unsold area which is not common area and therefore will have No Objection of any kind whatsoever in the First Party deploying any security guard or caretaker for protection and safety of the same.
10. That the sub-Lessee(s) hereby admits and acknowledge that he/she has before taking the possession of the said flat/apartment has physically inspected the said flat/apartment/Villa and found the said Unit in good condition and he/she has checked each item, material fitting and fixture as per specification and found the same to his/her satisfaction. The Second party is satisfied with the quality of construction, the items provided, materials, fittings and fixtures and thus confirms that to be installed at the end of First party, as the said flat/apartment is complete in all respect. The responsibility of the First Party for all types of wooden installations and the fittings in the flat/apartment shall cease immediately after the handing over of the possession of the flat/apartment to the Sub- Lessee Further the Second Party/Sub-Lessee accept that in case any damages occur inside the flat/apartment, then the Second party/Sub-Lessee will get the same repaired or rectified at their own cost.

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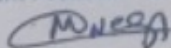
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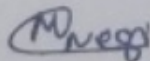


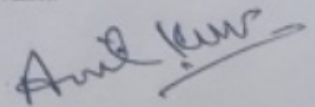
11. That the Lessee has shown all the documents to the Sub-Lessee(s) relating to the flat/apartment herein and the Sub-Lessee(s) has also satisfied himself/herself after seeing all the documents relating to the said flat/apartment. That the Sub-Lessee(s) agrees and accepts that from now onwards, all the requirements relating to the said flat/apartment, watch and ward and obeying of all the legal purposes, would be the sole responsibility of the Sub-Lessee(s).
12. That the Sub-Lessee(s) agrees and accepts that he/she shall be responsible for paying all the charges relating to the maintenance or all other society charges which includes power back-up, club, taxes and society charges etc. as per the terms and conditions of the maintenance agreement.
13. It is admitted, acknowledged and so recorded by and between the parties that the Sub Lessee shall under no circumstances be allowed to carry out any change whatsoever in the external facade, elevations and/or outer colour scheme of the flat/apartment/villa, the theme and pattern of the landscape, plantation, golf course and the lawn around/behind the allotted flat/apartment (s) to maintain the uniformity of the township. The Sub Lessee shall also not be allowed to construct or create any temporary or permanent fencing in the landscape area and the lawn around/behind the flat/apartment/villa. The role of the Sub Lessee in this respect shall be limited to the watering of plantation only. In case of non-compliance of the provision by the Sub Lessee the Lessee without any formal notice shall be at liberty to restore the original external facade, landscape, elevations and/or outer colour scheme of the flat/apartment etc. this shall be got done at the cost and risk of the Sub Lessee. Such cost shall include all formal and informal charges. It is also admitted, acknowledged and so recorded by and between the parties that the peripheral side walls of adjoining Flats/apartments/villa are common and that the Sub-Lessee shall not make any alteration/modification in these common walls.
14. In case the Central Government, State Government or any other Local Authority, Department imposes any service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. upon the said land of Group Housing Plot and construction thereupon, in future, retrospectively or prospectively, will be the liability of the Second Party to pay the same in proportion to the super area of the said flat/apartment/villa and in case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is/are paid by the Second Party, the proportionate amount thereof will be payable and be paid by the Second Party and any default by the Second Party in making such payment in time would constitute a lien upon the said flat/apartment/villa.

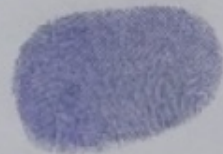
M/s Paramount Probuild Pvt. Ltd.



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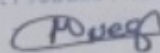


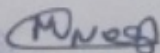


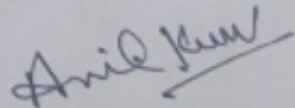


15. That the sub-lessee without any rebate or deduction whatsoever shall pay other taxes as applicable, charges levies and impositions payable for the time being to the First party in relation to the land share/super area of the flat/apartment/villa of Second party.
16. That the Lessee and the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in the said Lease executed between the Lessor and the Lessee and observe the same as applicable and relating to the land pertaining to the flat/apartment/villa given to the Sub Lessee.
17. That the terms and conditions of the Lease deed, Allotment Letter, Maintenance Agreement, Memorandum of Understanding, Affidavit or any other relevant document, executed in this regard shall be binding on the sub-Lessee on the execution of the Sub-Lease deed and the Sub-Lessee shall be having the duty to abide by its failure of which, the Lessee would be having the authority to terminate this Agreement to Sub-Lease and the Sub-Lessee cannot claim anything in this regard from the Lessee.
18. The terms and conditions of the Allotment Letter as executed between First party and the Second party or his/her predecessor in interest in case of transfer of allotment shall be deem to part and parcel of this Agreement to Sub-Lease and shall be binding upon the parties even after execution of this indentures.
19. That the Lessee/Sub-Lessee shall in all respect comply with and be bound by the building, laws, and other by laws of the UPSIDA or other authority for the time being in force or to exist in future.
20. That after this agreement to Sub-Lease Deed is executed, there remains no disputes or differences relating to the registration, booking and allotment and no matters as are instrumental to these and are likely to affect the mutual right, interest, privileges and claim would be entertained.
21. The cost and expenses of preparation, stamping and registering of this Agreement to Sub-Lease Deed and its copies and all other incidental expenses will be borne exclusively by the Sub Lessee.
22. Any relaxation, concession or indulgence granted by the Lessee to the Sub Lessee shall not in any way prejudice the legal rights of the lessee.
23. Any dispute arising out of this deed shall be subject to the territorial jurisdiction of the Civil Court, Gautam Budh Nagar, or High Court of Judicature at Allahabad.

M/s Paramount Probuild Pvt. Ltd.


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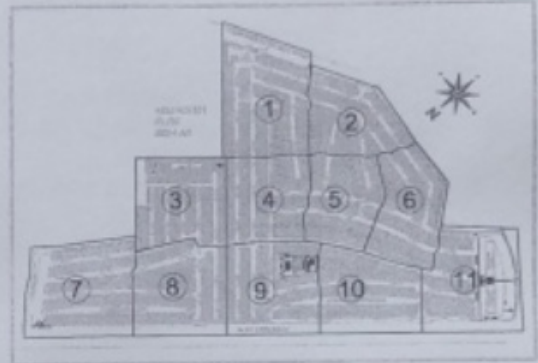






LAYOUT PLAN OF VILLA/ROW HOUSE NO.- A-1, AT **PARAMOUNT GOLF FORESTE**
SITUATED IN BGH-A, HOUSING SECTOR, SURAJPUR SITE -C (EXTN.), PHASE-1, GREATER NOIDA (U.P.)

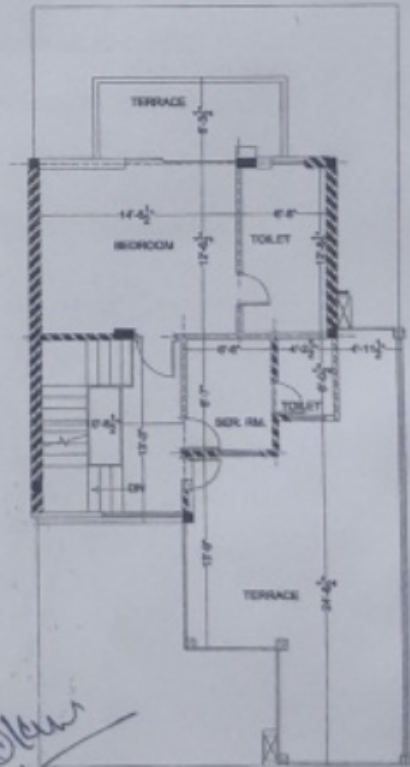
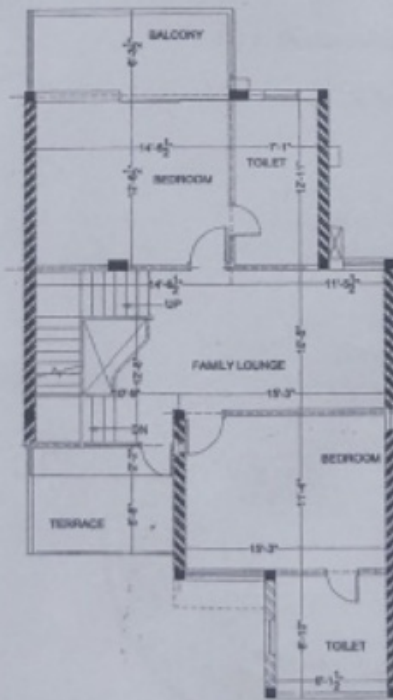
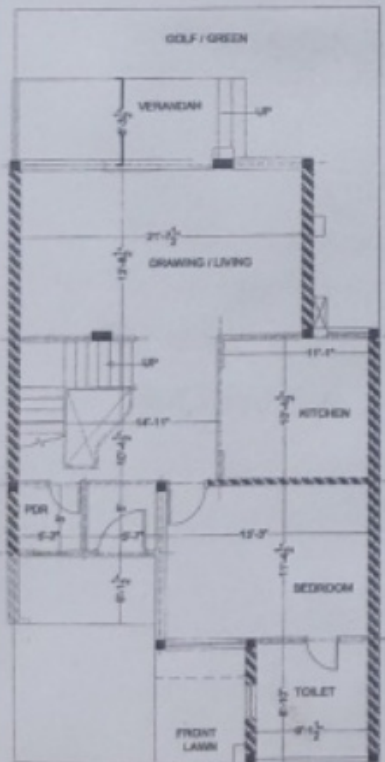
Mr. Anil Kumar



SITE PLAN
SCALE: 1:1000

ZOOM IN PLAN OF PART 1
SCALE: 1:200

	SQ.MT.	SQ.FT.
LAND AREA	80.10	862.20
TOTAL AREA	279.45	3008



FIRST FLOOR

SECOND FLOOR

M/s Paramount Floor Pvt. Ltd.

VILLA/ROW HOUSE PLAN

Authorised Signatory

VENDOR

VENDEE

24. The enforceability, invalidity or illegality of any provisions in the Lease Deed shall not cause any of the other provisions of this Lease Deed to be unenforceable, invalid or illegal.

25. The sub lessee shall also abide by and be bound by all the terms and conditions of the Allotment, Building bye laws and their amendments from time to time, Scheme brochure and in the lease deed dated 11.04.2011.

Declaration

I/we do hereby declare that I/we have carefully and understood the terms and condition mentioned in the aforesaid Paragraph, which shall be binding on us.

In witness whereof, the parties hereto have set their hand on this 28th. day of Aug. 2023 herein first above written.

In presence of

Witness

1.

[Signature]
MANOJ KUMAR KAVSHIK
S/O SH. M. P. SINGH TYAGI
CHANDER NAGAR
SAHARANPUR (U.P.)

For and on behalf of Lessee

(M/s Paramount Propbuild Pvt. Ltd.)

[Signature] *[Signature]*
Authorized Signatory

M/s. Paramount Propbuild Pvt. Ltd.

(Formerly known as M/s Paramount Villas Pvt. Ltd.)

2.

[Signature]
HARI SINGH
S/O SH. TOTARAM
R/O VILL. & P.O. ASGARIPUR
BIZANOR (U.P.)

For and on behalf of Sub-Lessee

[Signature]
MR. ANIL KUMAR



M/s Paramount Propbuild Pvt. Ltd.

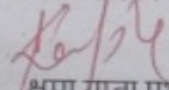
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आवेदन सं०: 202300743056489

बही संख्या 1 जिल्द संख्या 43361 के पृष्ठ 59 से 92 तक क्रमांक
22304 पर दिनांक 28/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



क्षमा गुप्ता प्रभारी

उप निबंधक: सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

28/08/2023

प्रिंट करे

