

प्रेषक,

धीरेन्द्र कुमार- तृतीय,
विशेष न्यायाधीश अनु० जाति और अनु० जनजाति
(अत्याचार निवारण) अधिनियम,
झांसी ।

सेवा में,

श्रीमान महानिबन्धक,
माननीय उच्च न्यायालय,
इलाहाबाद ।

द्वारा,

माननीय जनपद न्यायाधीश महोदय,
झांसी ।

विषय:- प्रार्थी द्वारा फ्लैट (अचल सम्पत्ति) क्रय जाने सूचना के सम्बन्ध में ।

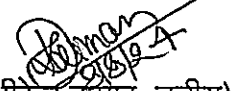
महोदय,

उपर्युक्त विषयक सन्दर्भ में ससम्मान अवगत कराना है — द्वारा अपने और अपनी पत्नी श्रीमती सीमा कम्बोज के नाम एक फ्लैट नंबर- बी- २३०२, कोको काउंटी, सैक्टर १०, एक्सटेंशन ग्रेटर नोएडा, यू०पी० में मैसर्स शिरजा रियल इस्टेट सोल्यूशंस प्राईवेट लिमिटेड पता (२ फ्लोर, एफ- ५८ जगतपुरी नियर ज्ञानसरोवर स्कूल, दिल्ली ११०५७) से मु० ८८, २६, ८२६/- मय स्टाम्प व प्रक्रिया शुल्क क्रय किया है, जिसका भुगतान ७२, ००, ०००/- रुपये स्टेट ऑफ इण्डिया, झांसी के ऋण खाता संख्या- ४३००३२२९३५८ तथा १६, २६, ८८०/- रुपये अपने वेतन स्टेट बैंक ऑफ इण्डिया, झांसी के खाता संख्या- १०५२३५०४९०८ से किया है ।

अपेक्षित सूचना निर्धारित प्रारूप पर माननीय महोदय की सेवा में सादर अवलोकनार्थ एवं सूचनार्थ प्रेषित की जा रही है ।

सादर,

भवदीय,


(धीरेन्द्र कुमार- तृतीय)

दिनांक:- ०८. ०८. २०२४


विशेष न्यायाधीश अनु० जाति और अनु० जनजाति
(अत्याचार निवारण) अधिनियम, झांसी ।

संलग्नक:-

- १- निर्धारित प्रारूप सी०एल० नंबर- २५ एडमिन- ए, दिनांकित- १३ जुलाई, १९९८ पर विवरण ।
- २- ऋण खाता संख्या- ४३००३२२९३५८ की स्टेटमेंट की ।
- ३- वेतन खाता संख्या- १०५२३५०४९०८ स्टेट बैंक ऑफ इण्डिया, झांसी की स्टेटमेंट प्रति ।
- ४- एग्रीमेंट की छायाप्रति ।
- ५- पंजीकृत विक्रय पत्र की छायाप्रति ।

C.L NO – 25/Admin (A) dated 13th July, 1998

Regarding purchase of movable / immovable Property by the Judicial Officers		
1	Date of Joining of service	03-01-2004
2	Present Gross Salary and take home salary	Gross salary—Rs.3,34,590/- & Take home salary—Rs. 2,54,190/-
3	Details of purchases (movable property exceeding to value Rs 10000/- and immovable property) made by him earlier with complete details, date of purchase, amount spent etc	A Pistol which information was given by Letter No. 515/01 dated 29.03.2006. A Mahindra XUV 700 Car with registration No. UP11CH5096 which information was given by Dated 22.08.2022 case ID-S00023662022
4	If any advance or loan taken from the High Court its amount and in what manner the loan will be repaid namely, the number of instalments, its amount and till what date the deduction will be made etc.	No.
5	If any Loan taken from Bank etc details of amount, mode of repayment, period of deduction, number and amount of instalment etc	Rs.72,00,000/- Loan taken from SBI Jhansi deduction period of 20 years loan AC.NO. 43003229358 EMI of Rs.74,311/-
6	Regarding purchase of a second hand car name of the vehicle, its model, cost price etc date of first purchase (month and year) of vehicle from car dealer to the first purchaser and a copy of the insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer	Nil
7	Detail of the property (Area of plot, locality, City/District if building or flat then its size)	A Flat No. 2302 B CoCo County Sec 10 Extention Greater Noida U.P. 1152 sq. Ft.(107.02 sq mtr)
8	Name and full address of the dealer/ seller.	M/S Shirja Real State Solutions Private Limited (2 nd floor F-58 Jagat Puri Near Gyan Sarovar School Delhi 110051
9	Whether the dealer is regular and reputed one.	Yes
10	Whether the Judicail officer is related to the seller in any way and whether any case against the seller is pending in or decided by the Judicial Officer	No.
11	Detail of source of the amount with papers in support thereof	Total Amount Rs. 88,26,880/- including stamp duty and procedure charge Rs.72,00,000/- paid from Loan Account 43003229358. and Rs.8,82,688/- on date 06.05.2024 and Rs. 7,44,192/- on date 28.5.2024. Total Rs. 16,26,880/- paid from my salary Ac. No. 10523504908. (papers attached)


 (Dharendra Kumar-III)
 Spl Judge SC/ST act, Dist Jhansi
 Employee No. 6145



STATEMENT OF ACCOUNT

STATE BANK OF INDIA
 DEFENCE BANKING BRANCH, JHANSI
 59A, SADAR BAZAR, JHANSI CANTT
 CANTT DIST: JHANSI,

Name Mr. DHIRENDRA KUMAR
 B-2 JUDGES COLONY
 SADAR BAZAR
 JHANSI
 JHANSI 284001

Branch Code : 01959
 Branch Phone : 2470100

Account No : 43003229358
 Product : EB-RLMS HOME LOAN
 IFSC Code : SBIN0001959
 MICR Code : 284002003
 Currency : INR
 Email : dhirenderkamboj68@gmail.com

Cleared Balance : 71,63,023.00DR
 Uncleared Amount : 0.00CR
 Limit : 72,00,000.00
 Theo. Bal / DP : 71,63,101.00
 Arrear / Advance : -78.00
 Interest Rate : 8.60 %
 EMI / Install. Amt : 74,311.00

Sanction Date : 27/05/2024
 Term : 166
 No. of EMIs Left : 164
 Principal Rec. Till Dt : 89,352.00

Date : 07/08/2024

Time : 16:46:35

Statement From : 01-05-2024 To 07-08-2024

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
27/05/2024	27/05/2024	ADVANCE LOAN TO GL AS PRINCIPAL NEFT SBIN224148685005 SHIRJA REAL ESTATE SOLUT- P		72,00,000.00		72,00,000.00 DR
31/05/2024	31/05/2024	PART PERIOD INTEREST		8,482.00		72,08,482.00 DR
19/06/2024	19/06/2024	DEPOSIT TRANSFER CERSAI FEE RECOVERED TFR TO 10523504908			118.00	72,08,364.00 DR
19/06/2024	19/06/2024	ADVANCE LOAN TO GL AS CHARGES RECOVERIES FOR CERSAI CHARGES - C		118.00		72,08,482.00 DR
26/06/2024	26/06/2024	O.S DEPOSIT			118.00	72,08,364.00 DR
26/06/2024	26/06/2024	TRANSFER REP-INTEREST			8,364.00	72,00,000.00 DR
26/06/2024	26/06/2024	O.S. INTEREST REPAYMENT BY XFER			8,364.00	72,00,000.00 DR
26/06/2024	26/06/2024	O.S. DEPOSIT TRANSFER TRANSFER FROM TFR TO 10523504908			65,868.00	71,34,132.00 DR
30/06/2024	30/06/2024	INTEREST		50,866.00		71,84,998.00 DR
26/07/2024	26/07/2024	TRANSFER REP-INTEREST			50,866.00	71,34,132.00 DR
26/07/2024	26/07/2024	O.S. INTEREST REPAYMENT BY XFER			50,866.00	71,34,132.00 DR
26/07/2024	26/07/2024	O.S. DEPOSIT TRANSFER TRANSFER FROM TFR TO 10523504908			23,484.00	71,10,648.00 DR

(Signature)

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
31/07/2024	31/07/2024	INTEREST		52,375.00		71,63,023.00 DR
		CLOSING BALANCE				71,63,023.00 DR

Statement Summary :

Dr Count	Cr Count	Debits	Credits	Closing Balance
5	8	73,11,841.00	2,08,048.00	71,63,023.00DR

In the event of any discrepancy observed in the statement of account, please contact Home Branch /CPC for clarification.

*****END OF STATEMENT*****



Account Name : Mr. DHIRENDRA KUMAR, Mrs. SEEMA KAMBOJ
Address : B-2 JUDGES COLONY
SADAR BAZAR
JHANSI-284001
JHANSI
Date : 7 Aug 2024
Account Number : 00000010523504908
Account Description : SBCHQ-CSA-PUB-IND-CSPLT-INR
Branch : SADAR BAZAR, JHANSI
Drawing Power : 0.00
Interest Rate(% p.a.) : 2.7
MOD Balance : 6,55,931.53
CIF No. : 80410073624
IFS Code : SBIN0001959
MICR Code : 284002003
Nomination Registered : No
Balance as on 1 May 2024 : 711.69

Account Statement from 1 May 2024 to 7 Jul 2024

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
1 May 2024	1 May 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI1232445585880*JHANSI TREASURY*-			2,54,190.00	2,54,901.69
2 May 2024	2 May 2024	TO TRANSFER-INB IMPS/P2A/412315787424/XXX XXXX445ICIC-	UA0599908125M OAJKMWMV4	80,000.00		1,74,901.69
3 May 2024	3 May 2024	TO TRANSFER-INB E mandate -	5609325f760d4b658c25c9755IGAR FGCSG6	59.00		1,74,842.69
4 May 2024	4 May 2024	TO TRANSFER-UPI/DR/412527585977/ASHWANI /UBIN/9639737611/NA-		3,500.00		1,71,342.69
4 May 2024	4 May 2024	by debit card-OTHPG 412514622069AMAZONIN 2233554466-		614.46		1,70,728.23
4 May 2024	4 May 2024	DEBIT SWEEP--		1,45,000.00		25,728.23
5 May 2024	5 May 2024	TO TRANSFER-UPI/DR/449211073453/AJAY KAM/PUNB/8923080287/NA-		8,000.00		17,728.23
6 May 2024	6 May 2024	TRANSFER CREDIT-SWEEP DEPOSIT BY TRANSFER-			1,45,000.00	1,62,728.23
6 May 2024	6 May 2024	TRANSFER CREDIT-SWEEP DEPOSIT BY TRANSFER-			7,21,331.00	8,84,059.23
6 May 2024	6 May 2024	CHQ TRANSFER-RTGS UTR NO: SBINR52024050620482147-269872 SHRIJA REAL ESTATE SOLUTIONS PVT	269872 SHRIJA REAL ESTATE SOLUTIONS PVT	8,82,688.00		1,371.23
6 May 2024	6 May 2024	CHEQUE DEPOSIT- CHQ AMT TFR-480484	480484		5,00,000.00	5,01,371.23
6 May 2024	6 May 2024	CHEQUE DEPOSIT- chq amt tfr-480485	480485		7,90,000.00	12,91,371.23
6 May 2024	6 May 2024	BY TRANSFER-UPI/CR/449375738268/RISHA BH /SBIN/8077037373/Payme-			10,000.00	13,01,371.23

Seema

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
8 May 2024	8 May 2024	BY TRANSFER- P05240201843F HPCL LPG SUBSIDY HPAP34D-			33.31	13,01,404.54
9 May 2024	9 May 2024	TO TRANSFER- UPI/DR/449634966517/TABAS SUM/UBIN/9719301007/Payme		3,000.00		12,98,404.54
9 May 2024	9 May 2024	TO TRANSFER- UPI/DR/413015456834/NIKUNJ K/HDFC/7409133923/NA-		19,000.00		12,79,404.54
10 May 2024	10 May 2024	DEBIT-ACHDr NACH00000000022163 BDACH-SBISMSMF-		5,000.00		12,74,404.54
10 May 2024	10 May 2024	TO TRANSFER- UPI/DR/413160431331/RAM KRIS/YESB/paytm-7511/Oid20-		4,500.00		12,69,904.54
11 May 2024	11 May 2024	DEBIT SWEEP--		12,44,000.00		25,904.54
12 May 2024	12 May 2024	TO TRANSFER- UPI/DR/449951012522/ASHOK FI/YESB/paytm-8905/Oid20-		2,000.00		23,904.54
12 May 2024	12 May 2024	TO TRANSFER-PMSBY RENEWAL SBISB16880202413047452369		20.00		23,884.54
12 May 2024	12 May 2024	TO TRANSFER-INB IMPS/P2A/413321739901/XXX XXXX261UBIN-	UA0601711891M OAJLYGQA9	2,500.00		21,384.54
13 May 2024	13 May 2024	by debit card- OTHPOS413305414116YOUT UBE CYBS SI 0440920005-		129.00		21,255.54
13 May 2024	13 May 2024	TO TRANSFER- UPI/DR/413430932707/ESHA S S/HDFC/eshassalon/NA-		180.00		21,075.54
13 May 2024	13 May 2024	TO TRANSFER- UPI/DR/413445196445/WINE SHOP/UTIB/9936189777/NA-		3,320.00		17,755.54
15 May 2024	15 May 2024	TO TRANSFER- UPI/DR/450223489610/Blue Dar/ICIC/bluedartex/OAI2E-		10,558.00		7,197.54
15 May 2024	15 May 2024	TO TRANSFER- UPI/DR/450239859029/KRISH NA /HDFC/krishnapoi/NA-		1,004.00		6,193.54
15 May 2024	15 May 2024	TO TRANSFER- UPI/DR/450232059064/Airtel B/AIRP/AirtelBill/UPIIn-		3,004.00		3,189.54
16 May 2024	16 May 2024	TRANSFER CREDIT--			1,000.00	4,189.54
16 May 2024	16 May 2024	TO TRANSFER- UPI/DR/450339641305/WARD ROBE/HDFC/wardrobe.4/Gener		3,897.00		292.54
17 May 2024	17 May 2024	TRANSFER CREDIT--			2,000.00	2,292.54
17 May 2024	17 May 2024	TO TRANSFER- UPI/DR/413834223692/WARD ROBE/HDFC/wardrobe.4/Gener		1,500.00		792.54
18 May 2024	18 May 2024	TRANSFER CREDIT--			3,000.00	3,792.54
18 May 2024	18 May 2024	TO TRANSFER- UPI/DR/413960521083/RAM KRIS/YESB/paytm-7511/Oid20-		3,000.00		792.54
19 May 2024	19 May 2024	TRANSFER CREDIT-SWEEP FROM 00004597882162095-			5,00,246.00	5,01,038.54
19 May 2024	19 May 2024	TO TRANSFER-INB IMPS/P2A/414015768557/XXX XXXX257UBIN-	UA0602648805M OAJMSSM	5,00,000.00		1,038.54
20 May 2024	20 May 2024	TRANSFER CREDIT-SWEEP FROM 00004698286162096-			3,99,221.00	4,00,259.54

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
20 May 2024	20 May 2024	TO TRANSFER-INB IMPS/P2A/414112603829/XXX XXXX257UBIN-	UA0602737659M OAJMUQZ	4,00,000.00		259.54
20 May 2024	20 May 2024	TRANSFER CREDIT--			4,001.00	4,260.54
20 May 2024	20 May 2024	TO TRANSFER-UPI/DR/414180085369/Tara Fil/YESB/paytm-6791/Oid20-		3,500.00		760.54
22 May 2024	22 May 2024	CREDIT INTEREST--			2,066.00	2,826.54
22 May 2024	22 May 2024	DEBIT INTEREST--		2,066.00		760.54
23 May 2024	23 May 2024	TRANSFER CREDIT--			1,000.00	1,760.54
23 May 2024	23 May 2024	TO TRANSFER-UPI/DR/414490223421/NEETU /IOBA/8736958425/Payment-		1,000.00		760.54
23 May 2024	23 May 2024	TO TRANSFER-UPI/DR/451038721910/ESHAS S/HDFC/eshassalon/NA-		30.00		730.54
23 May 2024	23 May 2024	TRANSFER CREDIT--			6,004.00	6,734.54
23 May 2024	23 May 2024	TO TRANSFER-UPI/DR/451038753902/ESHAS S/HDFC/eshassalon/NA-		6,000.00		734.54
24 May 2024	24 May 2024	TO TRANSFER-UPI/DR/414515133052/Airtel B/ICIC/Airtel-bil/UPIn-		588.82		145.72
24 May 2024	24 May 2024	TRANSFER CREDIT--			3,002.00	3,147.72
24 May 2024	24 May 2024	TO TRANSFER-UPI/DR/414532004663/KRISHNA /HDFC/krishnapoi/NA-		2,828.00		319.72
25 May 2024	25 May 2024	TRANSFER CREDIT--			2,001.00	2,320.72
25 May 2024	25 May 2024	TO TRANSFER-UPI/DR/414621313069/Decathlon/UTIB/decathlons/Pay v-		2,298.00		22.72
26 May 2024	26 May 2024	TRANSFER CREDIT--			4,003.00	4,025.72
26 May 2024	26 May 2024	TO TRANSFER-UPI/DR/451338314235/WINE SHOP/UTIB/gpay-11245/NA-		3,260.00		765.72
27 May 2024	27 May 2024	TRANSFER CREDIT--			11,010.00	11,775.72
27 May 2024	27 May 2024	TO TRANSFER-UPI/DR/451435653636/ROHIT PR/PUNB/prajapatir/Payme-		11,000.00		775.72
28 May 2024	28 May 2024	TRANSFER CREDIT-SWEEP DEPOSIT BY TRANSFER-			3,08,387.00	3,09,162.72
28 May 2024	28 May 2024	TRANSFER CREDIT-SWEEP DEPOSIT BY TRANSFER-			4,38,096.00	7,47,258.72
28 May 2024	28 May 2024	CHQ TRANSFER-RTGS UTR NO: SBINR52024052825268979-269871 SHIRJA REAL ESTATE SOLUTIONS PVT	269871 SHIRJA REAL ESTATE SOLUTIONS PVT	7,44,192.00		3,066.72
29 May 2024	29 May 2024	TO TRANSFER-UPI/DR/415072071509/Decathlon/SBIN/decathlon./Decat-		2,648.00		418.72
29 May 2024	29 May 2024	TRANSFER CREDIT--			3,014.00	3,432.72
29 May 2024	29 May 2024	TO TRANSFER-UPI/DR/415072084889/Decathlon/SBIN/decathlon./Decat-		2,648.00		784.72
29 May 2024	29 May 2024	TRANSFER CREDIT--			1,004.00	1,788.72
29 May 2024	29 May 2024	TO TRANSFER-UPI/DR/415025459930/GAUKRIP/YESB/Q052361095/NA-		1,400.00		388.72

Adman

Print Date		Flat No	2302
	B	Type	3BHK + 2T (TYPE-1)
Super Area	1152	Floor	23
Covered Area	878	Carpet Area	844

Estimate	
Payment Reqd	Down Payment
Cost Rate	8500
Discount	
Est. Cost (Rate)	7650
Basic Cost (A)	Rs. 8,121,000/-

Preferential Location Charges	
Pool P/LC	Rs. 0 per Sq. Ft.
Club House P/LC	Rs. 150 per Sq. Ft.
	Rs. 172,800/-
Garage	Rs. 0 per Sq. Ft.
Green Belt P/LC	Rs. 0 per Sq. Ft.
Total (PLC) (B)	Rs. 172,800/-

ADDITIONAL CHARGES	
Passing Charge	Covered
	Rs. 400,000/-
Onetime Transfer Fee	Rs. 95 per Sq. Ft.
	Rs. 97,920/-
Cost of Stamp	Rs. 10/-
Power Backup (U/V) In-Covered	Rs. 0/-
IRMS	Rs. 30 per Sq. Ft.
	Rs. 34,560/-
Total Additional Charge (C)	Rs. 532,480/-
Total Cost (A+B+C)	Rs. 8,826,880/-
GST	Rs. 0/-

Total Cost	Rs. 8,826,880/-
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Units are in availability
 Rupees Eighty Eight Lacs Twenty Six Thousand Eight Hundred Eighty Only.
 Cheque to be made in favour of M/s. Shirja Real Estate Solutions Pvt. Ltd.

S.I. stamp duty free



Shirja



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP08245014036548W

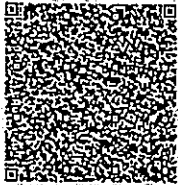
e-Stamp



Mahesh Nagar
Advocate
Sub-Registrar Office
Gr. Noida, Dadri
Mob: 9911484377

Certificate No. : IN-UP08245014036548W
 Certificate Issued Date : 11-Jul-2024 12:07 PM
 Account Reference : NEWIMPACC (SV)/ up14043304/ GAUTAMBUDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1404330411232126823854W
 Purchased by : GNIDA AND SHIRJA REAL ESTATE SOLUTIONS PVT LTD
 Description of Document : Article 35 Lease
 Property Description : FLAT NO 2302 BLOCK-B COCO COUNTY PLOT NO GH-08C SECTOR-10 GR.NOIDA U.P.
 Consideration Price (Rs.) :
 First Party : GNIDA AND SHIRJA REAL ESTATE SOLUTIONS PVT LTD,
 Second Party : DHIRENDRA KUMAR AND SEEMA KAMBOJ
 Stamp Duty Paid By : GNIDA AND SHIRJA REAL ESTATE SOLUTIONS PVT LTD
 Stamp Duty Amount (Rs.) : 4,40,000
 (Four Lakh Forty Thousand only)

सत्यमेव जयते



E-STAMP
LOCKED

Please write or type below this line

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

[Signature]
Authorized Signatory

[Signature]

[Signature]
20/7/25
प्रबन्धक (विल्डर्स)
ग्रेटर नोएडा प्राधिकरण



QIE 0011048707

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.stdestamp.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.

[Signature]



Registration Office
Gt. Noida, U.P.
Mob - 9911484377

TRIPARTITE SUB-LEASE DEED

Sale Consideration : Rs. 8792317/-
 Market Value : Rs. 3510624/-
 Stamp Duty @ 5% : Rs. 440000/-
 Car Parking : One Covered Car Parking Space
 Floor : 23rd Floor (Without Roof Rights)
 Super Area : 1152 Sq. Ft (107.02 Sq. Mtr.)
 Carpet Area : 644 Sq. Ft (59.83 Sq. Mtr.)
 Flat No. : B-2302
 Circle Rate : Rs. 30,000/- Per Sq. Mtr.

(According to Govt. Circle Rate List Mentioned on page No.137, Sr. No.75 software V-Code is 0096, floor rebate is as per rate list)

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

Stk

(Authorized Signatory)
Lessor/First Party

R. K. Sharma

(Authorized Signatory)
Lessee/Second Party

Authorized Signatory

Prakash
Prakash

Sub-Lessee(s)/Third Party



This Sub-Lease Deed (hereinafter referred to as the "Sub-Lease Deed") is made at Greater Noida Distt. Gautam Buddha Nagar, on this ..22..... day of July, 2024.

BY AND BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Section-3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) through its Manager/Authorized Signatory (hereinafter referred to as the "LESSOR"), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART**.

AND

M/s. SHIRJA REAL ESTATE SOLUTIONS PRIVATE LIMITED (PAN NO. AASCS2358G), a Company registered under the Companies Act, 1956 having its Registered Office at 2nd Floor F-58, Jagat Puri, Near Gyan Sarovar School, Delhi-110051, through its Authorized Signatory Mr. PRADHUMAN DADHICH, duly authorized by its Board of Directors vide Resolution dated 08.02.2024 (hereinafter referred to as the "LESSEE" /COMPANY, which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns) of the **SECOND PART**;

AND

MR. DHIRENDRA KUMAR, S/O MR. SUKH PAL SINGH PAN No. AGFPK0442B Aadhar 3357 6132 6737 R/o USAND POSTBEHAT, BEHAT SAHARANPUR, UTTAR PRADESH - 247121 & **MRS. SEEMA KAMBOJ**, W/O MR. DHIRENDRA KUMAR PAN No. ASDPK8726E Aadhar 9762 2669 4583 R/o USAND POSTBEHAT, BEHAT SAHARANPUR, UTTAR PRADESH - 247121 (hereinafter referred to as the "SUB-LESSEE/ALLOTTEE"), 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**;

The Lessor, Lessee and the Sub-Lessee may hereinafter individually be referred to as the "Party" and collectively as the "Parties".

WHEREAS:

- A. Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under its scheme No. BRS-03/2010 01/2014-15 for allotment of Large Group

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

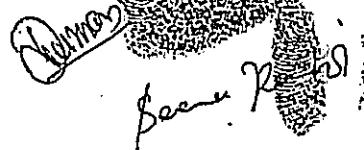


(Authorized Signatory)
Lessor/First Party



Authorized Signatory

(Authorized Signatory)
Lessee/Second Party



Sub-Lessee(s)/Third Party



उप पट्टा विलेख

वही सं०: 1

रजिस्ट्रेशन सं०: 39120

वर्ष: 2024

प्रतिफल- 8792317 स्टाम्प शुल्क- 440000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 87950 प्रतिलिपिकरण शुल्क - 100 योग : 88050

श्री धीरेन्द्र कुमार,
पुत्र श्री सुखपाल सिंह
व्यवसाय: अन्य
निवासी: उसंड पोस्ट बेहत सहारनपुर उत्तर प्रदेश

(Signature)



ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2024 एवं 12:18:19
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)

विकास गौतम,
उप निबंधक :दादरी
गौतम बुद्ध नगर
26/07/2024

ओमकार वर्मा,
निबंधक लिपिक
26/07/2024



प्रिंट करें

Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District Gautam Buddha Nagar, Uttar Pradesh.

- B. The Lessee including other consortium were the successful bidder of the Plot No. GH-03C, Sector-10, Greater Noida (West), Dist. Gautam Buddha Nagar, Uttar Pradesh, vide Acceptance Letter No. PROP/BRS-01/2014-15/1445 dated 07.07.2014 and allotment No. PROP/BRS-01/2014-15/1589 dated 07.08.2014.
- C. The Lessor, vide its letter no. PROP/ BRS-01/2014-15/ 252 dated 31.12.2014, approved the sub-division of group housing plot no GH-03, Sector-10, Greater Noida, Uttar Pradesh admeasuring 64000.00 square meters.
- D. Thereafter the Lessor executed a Lease Deed dated 30.06.2015, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Buddha Nagar, Uttar Pradesh, Registered Document No. 14034, Book No. 01; Jild No. 18346 on pages 211 to 284 dated 30.06.2015, respectively (hereinafter referred to as the "Lease Deed") for the lease term of 90 (ninety) years commencing from 30.06.2015 to demise the Said Land/Plot No. GH-03C, area ad-measuring 20000 Sq. mtrs., Sector-10, Greater Noida (West), District Gautam Buddha Nagar, Uttar Pradesh in favour of M/s. SHIRJA REAL ESTATE SOLUTIONS PRIVATE LIMITED with other consortium members on and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed flats/dwelling units/commercial space and facilities in favour of its Allottee/Sub-Lessee by executing the Sub-Lease Deed, for the un-expired period of Lease Deed executed in favour of the Lessee by the Lessor. And also a Surrender/Correction Deed was executed on dated 04.10.2018, which was duly registered on 06.10.2018 with the concerned Sub-registrar vide Registered document no. 33168, Book No. 01, Jild No. 29665 on pages 333 to 360 dated 06.10.2018, the plot area was reduced by 1620 Sq. mtr. now the clear area is 18380 Sq. Mtr.
- E. The Lessee had obtained approval of layout for development of a group housing project on the above Said Land, project known as "COCO COUNTY", having division of Said Land into various part for development of group housing, commercial and facilities project etc. and carried out internal development work comprising of site clearance, leveling, construction of roads, drains, street lighting electrification, lighting, water supply, sewerage and road side plantation, horticulture, development of parks, parking spaces as per norms fixed by the Lessor and obtained sanction of the building plans for development and construction of the Group Housing Building on the Said Land and as such, have constructed multi-storied complex consisting of several flats/dwelling units, club, shops, gymnasium, swimming pool, service building etc. The said group housing project together with the Said Land shall hereinafter be referred to and named as the "COCO COUNTY".

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

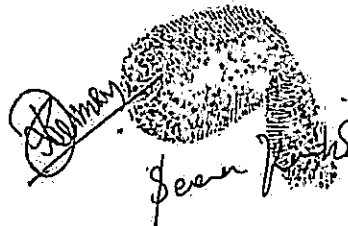


(Authorized Signatory)
Lessor/First Party



Authorized Signatory

(Authorized Signatory)
Lessee/Second Party



Sub-Lessee(s)/Third Party

वही सं०: 1

रजिस्ट्रेशन सं०: 39120

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पददा दाता: 1

श्री प्रे० नौ० औ० वि० प्रा० द्वारा सेह लता के द्वारा अवधेश कुमार शुक्ला, पुत्र
श्री जे. पी. शुक्ला

निवासी: प्रे० नौ० औ० वि० प्रा०

व्यवसाय: अन्य

पददा दाता: 2

Awared/het



श्री मै० शिरजा रियल एस्टेट सोल्युशंस प्रा० लि० के द्वारा प्रधुमन दाधीच, पुत्र
श्री गिरिजा शंकर शर्मा

निवासी: एफ-58, जगत पुरी, दिल्ली-110051

व्यवसाय: अन्य

पददा गृहीता: 1

Pradhuman

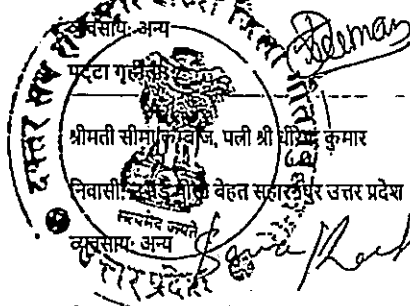


श्री धीरेन्द्र कुमार, पुत्र श्री सुखपाल सिंह

निवासी: उसंड पोस्ट देहत सहारनपुर उत्तर प्रदेश

व्यवसाय: अन्य

पददा गृहीता: 1



श्रीमती सीमा कुमारी, पत्नी श्री धीरेन्द्र कुमार

निवासी: उसंड पोस्ट देहत सहारनपुर उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता: 1

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री नरेश भाटी, पुत्र श्री ओमवीर सिंह

निवासी: एच-164, गामा-02, ग्रेटर नॉएडा

व्यवसाय: अन्य

पहचानकर्ता: 2

1



श्री देवकरण, पुत्र श्री वेदपाल

निवासी: एच-164, गामा-02, ग्रेटर नॉएडा

व्यवसाय: अन्य

2



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

विकास गौतम,
उप निबंधक : दादरी
गौतम बुद्ध नगर
26/07/2024

ने की। प्रत्यक्षतः श्रद्धा साक्षियों के निष्पन्न अंगूठे निपमानुसार लिए गए हैं।
टिप्पणी:

ओमकार वर्मा,
निबंधक लिपिक गौतम बुद्ध नगर
26/07/2024

1

- F. The Sub-Lessee named above, applied to the Lessee for allotment of a Flat/Dwelling Unit and the Lessee allotted a Flat/Dwelling Unit bearing No.2302, on 23rd Floor, Tower- B, Total super area approximate 1152 Sq. Ft (107.02 Sq. Mtr.), Carpet area 644 Sq. Ft (59.83 Sq. Mtr.) built on Plot No.GH-03C, situated at Sector-10, Greater Noida (West), District Gautam Buddha Nagar, U.P. together with proportionate rights to use the common covered area, including all easement rights attached thereto, (hereinafter referred to as "Said Flat/Dwelling Unit") along with undivided and impartible lease-hold rights in the portion of the Said Land underneath the building, consisting of several Blocks comprising the complex, in proportion of the ratio of the super area of the Said Flat/Unit to the total super area in the complex, more fully described in the Schedule given hereunder ("Details of Flat/Dwelling Unit"), on the terms and conditions as contained in the terms and conditions of Allotment Letter and Agreement for Sale/Sub-Lease dated 5/11/2024 (hereinafter referred to as the "Allotment Letter & Agreement for Sale/Sub-Lease") executed between the Lessee and the Allottee/Sub Lessee.
- G. The Sub-Lessee has carried out the inspection of the Lease Deed executed in favour of Lessee by the Lessor, building plans of said project/Dwelling Unit and has satisfied himself as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the Said Flat/Dwelling Unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex.
- H. The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa.
- I. Reference to any law shall include such law as from time to time enacted, amended, supplemented, or re-enacted.

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

1. That in consideration of the amount of Rs. 8792317/- (Rupees Eighty Seven Lac Ninety Two Thousand Three Hundred Seventeen Only), paid by the Allottee/Sub-Lessee to the Lessee, the receipt whereof the Lessee hereby admits and acknowledges, and the Allottee/Sub-Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter, the Lease Deed executed between the Lessor and the Lessee and the terms and conditions of Allotment Letter, executed between the Allottee/Sub-Lessee and the Lessee, the Lessee doth hereby agrees to demise and the Allottee/Sub-Lessee agrees to take on sub-lease the Said Flat/Dwelling Unit with all its sanitary, electrical, sewerage and other fittings and for clearness has been delineated on the plan attached hereto under the Annexure together with all rights and easements whatsoever necessary for the enjoyment of the Said Flat/Dwelling Unit along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.



(Authorized Signatory)
Lessor/First Party



(Authorized Signatory)
Lessee/Second Party



Sub-Lessee(s)/Third Party




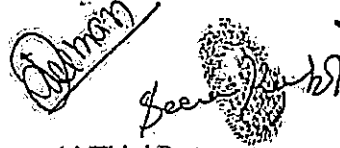

and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc., subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.

2. That the Lessor and Lessee both hereby grant sub-lease of the Said Flat/Dwelling Unit along with allotted car parking unto the said Sub-Lessee, for unexpired period of 90 years, reckoned from 30.06.2015.
3. The vacant and peaceful possession of the Said Flat/Dwelling Unit has been delivered to the Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Sub-Lessee has satisfied himself as to the area of the Said Flat/Dwelling Unit, quality and extent of construction and the specifications in relation thereto along with the valid title of the Lessee in relation to the Said Land and the Sub-Lessee has agreed not to raise any dispute at any time in future on this account.
4. That the said project is situated at Plot No. GH-03C, Sector-10, Greater Noida (West), District Gautam Buddha Nagar, U.P. and the maintenance charges of the project are applicable and payable by the Sub-Lessee. The Sub-Lessee has executed separate agreements namely Maintenance Agreement and Electricity Supply Agreement of the said project, thus the Sub-Lessee shall be bound by all the covenants and conditions therein.
5. That the up-keeping and maintenance of the project "COCO COUNTY" shall be carried out by the Maintenance Agency till it is handed over to the A.O.A.O. (Association of Apartment Owners) as mentioned in UP Apartment Act, 2010.
6. That the electricity supply to the project "COCO COUNTY" is to be taken from NPCL/any other statutory power distribution company. It is permissible for each apartment owner to obtain individual electricity connection for his/her apartment together with a separate electricity meter for which the necessary charges for obtained connection, security and user charges shall be payable directly by the apartment owner to the said NPCL/statutory power distribution company.
7. That in accordance to the provisions of Uttar Pradesh Electricity Supply Code (Thirteenth Amendment), 2018, the meter installed by the NPCL/statutory power distribution company at the incoming supply point of the project "COCO COUNTY" will act as "Reference Meter". The NPCL will compare the total electricity/energy consumption recorded by "Reference Meter" and total electricity/energy consumption of all the individual meters, installed in project, for each billing cycle. The difference of electricity/energy consumption beyond the prescribed limit of "Reference Meter" and total electricity consumption of all the individual meters installed in project shall be added in the consumption of Common Area by the NPCL/statutory power distribution company. The Sub-Lessee shall pay proportionate share of such extra added units without demur to the Lessee/Nominated Maintenance Agency/AOAO as the case may be, along with the Maintenance Charges. The Sub Lessee shall also bear cost of Common Area electricity, if provided through DG Set at applicable rates.

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.



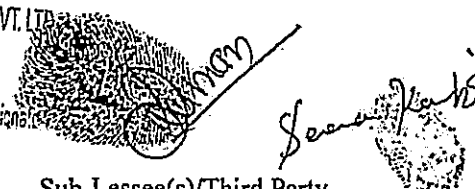

(Authorized Signatory)
Lessor/First Party


(Authorized Signatory)
Lessee/Second Party


Sub-Lessee(s)/Third Party

- 8. That the Sub-Lessee shall not be entitled to claim partition of his undivided share in the Said Land of the project "COCO COUNTY", as aforesaid, and the same shall always remain undivided and impartibly and unidentified. It is further clarified that the interest of the Sub-Lessee shall be confined in the Said Land only.
- 9. The Sub-Lessee undertakes to put to use the Said Flat/Dwelling Unit exclusively for the residential use only and for no other use/mixed use whatsoever. Use of the Said Flat / Dwelling Unit other than for residential purposes will render Sub Lessee liable for cancellation and Sub Lessee will not be entitled to any compensation whatsoever. That the Sub-Lessee shall get exclusive possession of the built-up area, i.e., covered area, areas of balconies, area of lofts and area of cub-boards, if any, of the Said Flat/Dwelling Unit. The title of the said Flat/Dwelling Unit is being transferred to the Sub-Lessee through this Sub-Lease Deed. The Sub-Lessee shall have no right, interest or title in the remaining part of the Complex, such as, club, open parking spaces, roads, parks, overhead water tanks, underground water tanks, electric sub-station, open areas, entrance lobbies, munties, pump house, shafts, guard rooms etc., except the right of ingress and outgress in common areas, which shall remain the property of the Lessee. The right of usage of the common facilities is subject to the covenants herein contained and up-to-date payment of all dues.
- 10. That except for the transfer of said Flat/Dwelling Unit all common easementary rights attached therewith, the entire common areas and facilities provided in the complex and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces, club, and facilities therein, storage areas etc., and the unallotted areas and flats/dwelling units, shopping areas, if any, shall remain the property of the Lessee and shall be deemed to be in possession of the Lessee, who has all the right to dispose of these properties.
- 11. That the said Flat/Dwelling Unit is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Lessee himself to facilitate his loan/ financial assistance for purchase of the Said Flat/ Dwelling Unit.
- 12. That the Lessor reserves the right and title to all mines and minerals, coals, washing gold, earth oil, quarries, in or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on, provided always that the Lessor shall make reasonable compensation to Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Lessee.
- 13. That the Lessor has received one time lease rent in respect of the Said Land from the Lessee and hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the Said Flat/Dwelling Unit during the period of sub-lease. Further, if any

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

 (Authorized Signatory) Lessor/First Party	 (Authorized Signatory) Lessee/Second Party	 Sub-Lessee(s)/Third Party
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8

fresh demand or additional lease rent demanded by the lesser or any government authority / department / body, it shall be borne by the Sub-Lessee.

- 14. That the Sub-Lessee shall be liable to pay on demand municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, compensation to the farmers, metro cess, cess, charges, levies, and impositions, levied by the Lessor and/or any other local or statutory authority from time to time in proportion to the area of the Said Flat/Dwelling Unit from the date of allotment of the Said Flat/Dwelling Unit by the Lessee.
- 15. That the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sub-Lease Deed, the Lease Deed and the terms & conditions of Allotment Letter and punctually observe the same in respect of the Said Flat/Dwelling Unit purchased by him. The Lease Deed shall be deemed to be a part of this Sub-Lease Deed. The Sub-Lessee confirms that he has received a copy of the said Lease Deed.
- 16. That the Sub-Lessee shall not sell, transfer or assign, mortgage or sublet the whole or any part of the Said Flat/Dwelling Unit to anyone except with the previous consent in writing of the Lessor and on such terms and conditions including the transfer charges/ fees as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by the Lessor in respect of lease-hold properties.
- 17. That whenever the title of the Sub-Lessee in the Said Flat/Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sub-Lease Deed, Lease Deed and the terms and conditions of Allotment Letter and the Maintenance Agreement referred to elsewhere in this Sub-Lease Deed and he will be answerable in all respects to the Lessor therefore in so far as the same may be applicable and relate to the Said Flat/Dwelling Unit.
- 18. a) That it will be obligatory to obtain a No Dues Certificate/NOC from the Lessee in case of subsequent sub-lease by the Sub-Lessee/ Allottee and the said NOC will be issued by the Lessee upon payment of applicable administrative charges plus GST and other additional charges as may be imposed by Lesser / Govt. Authority from time to time.
- b) In the event of death of the Sub-Lessee, the person on whom the rights of the deceased devolve by law of succession shall, within three (3) months of devolution give notice of such devolution to the Lessor and the Lessee/Maintenance Agency/ Association of Apartment Owners (as the case may be). The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Lessor, or any other Government Agency or any other agency or body as applicable.

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.


(Authorized Signatory)
Lessor/First Party


(Authorized Signatory)
Lessee/Second Party


Sub-Lessee(s)/Third Party

- c) The transferee or the person, on whom the title devolves as the case may be, shall furnish to the Lessor/Lessee and to the nominated Maintenance Agency/Association of Apartment Owners certified copies of documents evidencing the transfer or devolution.
- 19. That notwithstanding the reservations and limitations, the Sub-Lessee shall be entitled to sublet the Said Flat/Dwelling Unit for purposes of private dwelling only in accordance with law.
- 20. That the Sub-Lessee may mortgage the Said Flat/Dwelling Unit in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessor and Lessee in writing before execution of Sub-Lease Deed. Provided that in the event of sale or foreclosure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentages as may be decided by the Lessor of the unearned increase in the value of the Said Flat/Dwelling Unit as first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value shall be final and binding on all the parties concerned. Provided further the Lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid. The Lessor's right to the recovery of the unearned increase and pre-emptive right to purchase the property, as mentioned hereinbefore, shall apply equally to involuntary sale or transfer, be it by or through execution of decree or insolvency or any court of law.
- 21. That the Lessor and/or the Lessee and /or the Maintenance Agency and their employees shall have the right to enter into and upon the Said Flat/Dwelling Unit, lawn, and terrace area in order to inspect, carry out repair work from time to time and at all reasonable times of the day after giving three (3) days prior notice to the Sub-Lessee, except in case of emergency during the term of the sub-lease.
- 22. That the Sub-Lessee shall from time to time and at all times pay directly to the local Government/ Central Govt. / Local Authority or Lessor 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 Flat/Dwelling Unit hereby transferred.
- 23. So long as each Said Flat/Dwelling Unit shall not be separately assessed for the taxes, duties etc., the Sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the area of the Said Flat/Dwelling Unit to the Maintenance Agency or to the Lessee, who on collection of the same from all the Sub-Lessee(s) of the housing complex shall deposit the same with the concerned Authority/Lessor.

For SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.


 (Authorized Signatory)
 Lessor/First Party


 (Authorized Signatory)
 Lessee/Second Party


 Sub-Lessee(s)/Third Party



- 24. That the Sub-Lessee shall not raise any construction whether temporary or permanent or make any alteration or addition or sub-divide or amalgamate the Said Flat/Dwelling Unit.
- 25. (a) The Sub Lessee will not carry on, or permit to be carried on, in the Said Flat/Dwelling Unit any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done there in any act or thing whatsoever which in opinion of the Lessor and/or Lessee may be a nuisance, annoyance or disturbance to the other/ neighboring owners of the said housing complex and persons living in the neighborhood.

(b) The Sub-Lessee will obey and submit to all directions, issues and regulations made by the Lessor now existing or herein after to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the housing complex.
- 26. That the Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. All unauthorized encroachments or temporary/ permanent constructions carried out in the Said Flat/Dwelling Unit or on the open or covered car parking space by the Sub-Lessee shall be liable to be removed at his own cost by the Lessor or by the Lessee and /or by the Maintenance Agency with the prior approval of the Lessor. The charges levied by the Lessor in this regard shall be finalized and binding on the Sub-Lessee.
- 27. That the Sub-Lessee shall on the determination of the sub-lease of his share as per Deed of Declaration in the Said Land, peaceably yield up the proportionate interest in the Said Land of Project "COCO COUNTY", as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the Said Land.
- 28. That the Complex alongwith lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expenses of the Sub-Lessee by the Lessee or the Maintenance Agency and all the Sub-Lesseees pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency for the purpose of insurance. The Sub- Lessee shall not or permit to be done any act which may render void or voidable any insurance in any part of the said Building/ Complex or cause increased premium.
- 29. That the Sub-Lessee shall maintain the Said Flat/Dwelling Unit including walls and partitions, sewers, drains, pipes, attached lawns, car parking and terrace areas (if any) thereto in good tenantable repairs, state, order, and conditions in which it is delivered to him and in particular so as to support, shelter and protect the other parts of the building/ complex. Further, he will allow the complex maintenance teams access to and through the Said Flat/Dwelling Unit for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest, etc. Further, the Sub-Lessee will neither himself permit anything to be done which damages any

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Lessor/First Party

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Lessee/Second Party

Sub-Lessee(s)/Third Party


- part of the adjacent unit/s, etc., nor violate the rules or bye-laws of the Local Authorities or the Association of the Sub-Lessees.
30. That it shall be incumbent on each Sub-Lessee to form and join an Association comprising of the Sub-Lessees for the purpose of management and maintenance of the complex as per provisions of the U.P. Apartment Act, 2010. Only common services shall be transferred to the Association. Facilities like stores, shops, surplus parking, etc., shall not be handed over to the Association and will be owned by the Lessee and may be sold to any agency or individual or Allottee as the case may be on any terms as the Lessee would deems fit. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.
 31. That the Sub-Lessee may get insurance of the contents lying in the Said Flat/Dwelling Unit at his own cost and expense. The Sub-Lessee shall not keep any hazardous, explosive, inflammable material in the building/complex or any part thereof. The Sub-Lessee shall always keep the Lessee or its Maintenance Agency or Association of Apartment Owners harmless and indemnified for any loss and/or damages in respect thereof.
 32. That the Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the Said Flat/Dwelling Unit in any form. The Sub-Lessee shall also not change the color scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design. No construction or alteration of any kind will be allowed on exclusive attached courtyard on ground floor Flats /Dwelling Units and attached terraces on upper Flats/Dwelling Units and in the open car parking spaces, which shall always remain open to sky.
 33. That the Sub-Lessee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the exterior façade of the building or anywhere on the exterior or on common areas or on roads of the complex.
 34. That Lessee/Sub-Lessee will not erect or permit to be erected any part of the demised premises any stables, sheds, or other structures of description whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
 35. That the Lessee/Sub-Lessee shall not exercise its option of determining the lease for hold the Lessor responsible to make good the damages if by fire, tempest, flood, or violence of army or of a mob or other irresistible force any materials part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.


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Lessee/Second Party


Sub-Lessee(s)/Third Party





36. That the Lessee/Sub-Lessee/tenant shall not display or exhibit any picture poster, statue or their articles which are repugnant to the morals or are Indecent or immoral. The Lessee/Sub-Lessee/tenant shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building except which shall be constructed over the demised wall of the building except.
37. That the Sub-Lessee shall not remove any walls of the Said Flat/Dwelling Unit including load bearing walls and all the walls /structures of the same shall remain common between the Sub-Lessee and owners of the adjacent flats/ dwelling units.
38. The Sub-Lessee may undertake minor internal alterations in his flat/dwelling unit only with the prior written approval of the Lessee. The Sub-Lessee shall not be allowed to effect any of the following changes/alterations:
- i) Changes, which may cause damage to the structures (columns, beams, slabs etc.) of any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Sub-Lessee will get the same repaired.
 - ii) Changes that may affect the façade of the unit (e.g. changes in windows, tampering with external, changing of wardrobe position, changing the paint color of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
 - iii) Making encroachments on the common spaces in the complex
 - iv) Major Electrical work / Infrastructure.
39. That the Sub-Lessee shall strictly observe the following points to ensure safety, durability and long term maintenance of the building:
- (i) No changes in the internal lay-out of a flat should be made without consulting a qualified structural consultant and without the written permission from the Lessee or the Lessor, if required.
 - (ii) No R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
 - (iii) All the civil repairs / plumbing / electrical problems should be attended only by qualified or experienced plumber/electrician/mason in the building. The plumbing network inside the Flat/Dwelling Unit is not tampered with or modified in any case.
 - (iv) Use of acids for cleaning the toilets should be avoided.
 - (v) All the external disposal services are to be maintained by periodical cleaning.
 - (vi) No alterations will be allowed in elevation, even of temporary nature.
 - (vii) Any electrical wiring/ cable changes should be made by using good quality material as far as possible and same should be carried out by licensed electrician.
 - (viii) Sub-Lessee shall not cover the balcony/terrace of his Flat/Dwelling Unit by any structure, whether permanent or temporary.

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Lessee/Second Party




Sub-Lessee(s)/Third Party



- (ix) The Sub Lessee shall ensure that all water drains in the Flat/Dwelling Unit (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., he should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
- (x) Sub-Lessee should avoid random parking of his vehicle and use only his allotted parking bay.
- (xi) In case Sub- Lessee rents out the Unit, he is required to submit all details of the tenants to the Maintenance Agency/Association of Apartment Owners. The Sub-Lessee will be responsible for all acts of omission and commission of his tenant. The complex management can object to renting out the premises to persons of objectionable profile.
- (xii) Sub-Lessee is not allowed to put the grills in the flat/dwelling unit as per individual wish, only the designs approved by the Lessee will be permitted for installation.
- (xiii) Sub Lessee shall adhere to maintenance agency's safety guidelines issued from time to time.

40. That the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Rules, 2011 and all other rules, regulations and statutory laws, wherever applicable, will be observed and complied with by all the Parties.
41. That the Sub-Lessee and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damage is caused to the premises or the sanitary/water/electricity works therein.
42. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Sub-Lease Deed shall be borne by the Sub-Lessee.
43. That the Lessor shall be entitled to recover all dues payable to it under the Sub-Lease Deed by the Lessee as arrears of land revenue without prejudice to its other rights under any other law for the time being in force.
44. The provisions of U.P. Industrial Area Development Act, 1976 and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee.
45. That all powers exercisable by the Lessor under the Lease Deed may be exercised by the Chief Executive officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Sub-Lease Deed, Provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of the Chief Executive Officer.

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Lessor/First Party



(Authorized Signatory)
Lessee/Second Party

Authorized Signatory



Sub-Lessee(s)/Third Party





- 46. The Chief Executive Officer of the Lessor reserves the rights to make such addition alteration or modification in terms and conditions from time to time as he may consider just and reasonable and the same shall be binding and acting upon the Lessee/Sub-Lessee.
- 47. That in case of any breach of the terms and conditions of this Sub-Lease Deed by the Sub-Lessee, and/or breach of terms and conditions of the Lease Deed executed between the Lessor and the Lessee and terms and conditions of Allotment Letter for Said Flat/Dwelling Unit between the Sub-Lessee and the Lessee, the Lessor and the Lessee will have the right to re-enter the Said Flat/Dwelling Unit after determining the lease hold rights in respect thereof. On re-entry of the demised Said Flat/Dwelling Unit, if it is occupied by any structure built un-authorized by the Sub-Lessee, the Lessor and/or the Lessee will remove the same at the expense and the cost of the Sub-Lessee. Before exercising the right of re-entry, due notice to the Sub-Lessee shall be given by the Lessor and/or the Lessee to rectify the breaches within the period stipulated by the Lessor and/or the Lessee.
- 48. That all notices, orders and other documents required under the terms of the sub-lease or under the Uttar Pradesh Industrial Development Act, 1976(U.P. ACT NO. 6 OF 1976) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).
- 49. That the declaration as provided in Section 12 of U.P. Apartment Act, 2010 has been submitted by the Lessee in the office of competent Authority in respect of the building "COCO COUNTY".

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(Authorized Signatory)
Lessor/First Party

(Authorized Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

SCHEDULE

DETAILS OF FLAT/DWELLING UNIT

Residential Flat/Dwelling Unit bearing No. 2302, on 23rd Floor, Tower-B, total super area approximate 1152 Sq. Ft (107.02 Sq. Mtr.) and covered area 878 Sq. Ft (81.57 Sq. Mtr.) and carpet area 644 Sq. Ft (59.83 Sq. Mtr.) 3 BHK along with right to use One Covered Car Parking Space in the "COCO COUNTY", built on Plot No.GH-03C, situated at Sector-10, Greater Noida (West), District Gautam Buddha Nagar, U.P. along with undivided, impartibly, unidentified lease-hold rights in the portion of the said land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the super area of the Said Flat/Dwelling Unit, as per the enclosed plan and bounded as follows:-

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

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Lessor/First Party

(Authorized Signatory)
Lessee/Second Party

Sub-Lessee(s)/Third Party

आवेदन सं०: 202400742047788

बही संख्या 1 जिल्द संख्या 28164 के पृष्ठ 187 से 226 तक
क्रमांक 39120 पर दिनांक 26/07/2024 को रजिस्ट्रीकृत किया गया।



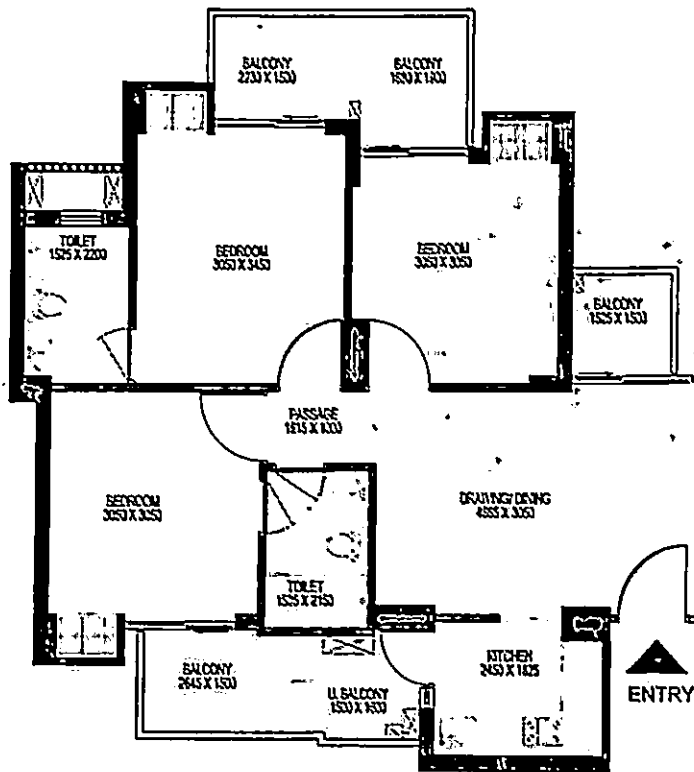
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम.
उप निबंधक : दादरी
गौतम नगर
26/07/2024

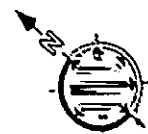
प्रिंट करे

SCHEDULE-A

Tentative Unit Plan of B-2302 on 23rd floor
Carpet area 644.4 sqft/ Super area 1152 sqft/ Built up area 878 sqft
In project COCO COUNTY on Plot no-GH-3C, sec-10, Greater noida



UNIT- 2



SH. RAJESH ESTATE SOLUTIONS PVT. LTD.

Rajesh
Authorized Signatory
PROMOTER

[Signature]
ALLOTTEE/S

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