

SUB-LEASE DEED

Plot No :
Project : <Project Name> project situated at Jaypee Greens Sports City SDZ at <Pocket No.>, Sector-25, YEIDA Area, District-Gautam Budh Nagar, Uttar Pradesh
Carpet Area : _____ Sq. Mtrs. (_____ Sq. Fts.)
Super Area : _____ Sq. Mtrs. (_____ Sq. Fts.)
Sale Consideration : Rs. _____/-
Circle Rate : Rs. _____/-
Value as per Circle rate : Rs. _____/-
Stamp duty payable : Rs. _____/- (as per _____)
Rebate for Women : Rs. _____/-
Stamp duty paid : Rs. _____ - (as per _____) (rounded off)

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

BY AND AMONGST

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

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

AND

(hereinafter referred to as the "**Sub-Lessee**" which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include its legal heirs, executors, successors and legal representatives) of the **SECOND PART.**

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

WHEREAS

The Government of Uttar Pradesh constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No.697/ 77- 04- 2001- 3(N)/ 2001 dated 24th April, 2001 (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the "**YEA**") vide GoUP Notification No.1165/ 77- 04- 08- 65N/ 08 dated 11th July, 2008), under the U. P Industrial Area Development Act, 1976, presently having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District- Gautam Budh Nagar-201308, (U. P).

AND YEA formulated a scheme to develop Mega Projects in Special Development Zones (hereinafter referred to as "**SDZs**") along the Taj Expressway

(renamed as Yamuna Expressway vide GoUP Notification No.1165/ 77- 04- 08- 65N/ 08 dated 11th July, 2008) between Greater Noida and Agra and invited applications for allotment of **SDZs**.

AND JPSK Sports Private Limited (hereinafter referred to as “**JPSK**”) was incorporated under the Companies Act, 1956 on 20.10.2007 and applied to **YEA** for allotment of one **SDZ** admeasuring 1000 hectares for development of the area with sports as its core activity (hereinafter referred to as the “**Core Activity**”). **JPSK** subsequently changed its name to Jaypee Sports International Private Limited and then changed from Private Limited to Public Limited Company and a fresh Certificate of Incorporation in the name of Jaypee Sports International Limited (**JSIL**) was issued by the Registrar of Companies of Uttar Pradesh and Uttarakhand on 28.07.2010.

AND YEA allotted a **SDZ** with an area of approximately 1000 hectare at Sector- 25, Jaypee Greens Sports City SDZ, District- Gautam Budh Nagar, (U. P) (hereinafter referred to as the “**Leased Land**”) to **JSIL** for development with Sports as core activity and granted lease of the **Leased Land** in various lots in favour of **JSIL** through various lease deeds, the details of which are provided in **Annexure-I** attached hereto (hereinafter referred to as the “**Lease Deeds**”) as per the terms and conditions specified therein, which inter-alia include use of minimum 35% of the **Leased Land** for **Core Activity** including roads and open spaces (hereinafter referred to as the “**Core Area**”), while, balance **Leased Land** (hereinafter referred to as the “**Non Core Area**”) could be used for other specified activities (hereinafter referred to as the “**Non Core Activity**”).

AND JSIL was granted an unfettered right to sub-lease the whole or any part of the **Non Core Area** [hereinafter referred to as the “**Subject Land**”], whether developed or undeveloped; by way of plots or constructed properties; or give

on leave and license; or otherwise dispose of its interest in the **Subject Land** to any person in any manner whatsoever, without requiring any consent or approval of **YEA** or any other relevant authority.

AND JSIL has prepared land use plan, the layout plan and other relevant plans for the development of the **Leased Land** named as **Jaypee Greens Sports City** and submitted the same to **YEA** for requisite approvals which were duly approved by **YEA**. The said land use plan, layout plan and other plans as approved by **YEA** or any revision thereof are hereinafter referred to as **“Development Plans”**.

AND M/s. Jaypee Sports International Limited (JSIL) amalgamated with **M/s. Jaiprakash Associates Limited (JAL)** in terms of the Scheme of Amalgamation as sanctioned by the Hon'ble High Court of Judicature at Allahabad vide order dated September 14, 2015 and consequent upon the said order and the said amalgamation scheme being filed with Registrar of Companies, Uttar Pradesh and Uttarakhand, the amalgamation has become effective on October 16, 2015.

AND consequent to the said amalgamation all the rights and obligations of **JSIL** including the leasehold rights in the **Leased Land** granted vide the **Lease Deeds** to **JSIL** got merged in **JAL** and **JAL** now being the Lessee of the **Leased Land** is executing this **Sub-Lease Deed** as the **Sub-Lessor**.

AND accordingly the **Sub-Lessor** is, interalia, developing, marketing and selling Villas/independent houses, named and styled as **“<Project Name>” in Pocket _____ at Jaypee Greens Sports City, G B Nagar**. (hereinafter referred to as the **“said Sub-Project”**).

YEA has approved the Building Plans/layout plans for the development of the **said Sub Project** on the **Subject Land**.

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

The Apartment Ownership Act was notified by the Govt of Uttar Pradesh on 19.03.2010 and the rules thereunder were notified on 16.11.2011. Thereafter, the **Sub-Lessor** filed the declaration under the provisions of the said Act with **YEA**.

In the meantime, all the provisions of Real Estate (Regulation and Development) Act including Section 3 has been notified by the Central Government.

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

AND based on an application made by the **Sub-Lessee** for provisional allotment/allotment of a “<Project Name>” in the **said Sub-Project** being developed in the **Subject Land** and upon the **Sub-Lessee** agreeing to abide by the Standard Terms and Conditions of provisional allotment/allotment, the **<Project Name> bearing No. in said sub- project having a super Area of ____ Sq.**

mtrs (____Sq. fts.) situated at Jaypee Greens Sports City, SDZ, Sector- 25, YEIDA Area, District- Gautam Budh Nagar, (U.P) as described in the Schedule of Property hereinafter written as **Location and Building Plan** attached as **Annexure – __** (hereinafter referred to as the “**Demised Premises**”) was provisionally allotted/allotted to the **Sub-Lessee** vide Provisional Allotment/ Allotment Letter no._____ dated _____ read with all amendments done from time to time.

AND the **Sub-Lessor** has done construction of the **Demised Premises** to the extent of ____ **Sq. Mtr.** (_____ **Sq. ft**) of Super Area out of the total permissible Super Area of _____ **Sq. Mtr** (_____ **Sq. ft**). The **Sub-Lessee** had desired to carry out the balance construction on its own as per the sanctioned building plans.

AND the **Sub-Lessee** thereafter has the option to construct the balance part of the **Demised Premises** as per the said Sanctioned Building Plans at his own cost :-

AND pursuant to the payment of **Sale Consideration** by the **Sub-Lessee**, for the **Demised Premises** constructed upto the extent of _____ **Sq. Mtr** of Super Area by the **Sub-Lessor**, the **Sub-Lessor** has agreed to transfer to the **Sub-Lessee** the rights, title and interest in the **Demised Premises**.

AND pursuant to the execution of the said Standard Terms of the provisional allotment/allotment of the **Sub-Lessee** and the fulfillment of the conditions of payment of Consideration mentioned therein, **Jaypee Sports International Limited** as the **Sub-Lessor** has agreed to transfer its rights, title and interest in the **Demised Premises** and also to Sub-Lease the proportionate, undivided, indivisible and impartible right and interest in the portion of **Leased Land** underneath the **Demised Premises** for the unexpired portion of 90 years,

commencing on 24.09.2009 being the date of the first lease deed of the **Lease Deeds**, to the **Sub-Lessee** and to execute this **Sub-Lease Deed** and the **Sub-Lessee** has agreed to acquire the same on the terms and conditions mentioned herein.

NOW THEREFORE, THIS DEED WITNESSETH AS UNDER:

1. The **Sub-Lessee** having paid the Consideration of **Rs _____/- (Rupees _____ Only)**, the receipt whereof the **Sub-Lessor** hereby acknowledge and admit, towards full and final Consideration, the **Sub-Lessor** hereby sub- leases to the **Sub-Lessee** the **Demised Premises**, as described hereinafter in the **Schedule of Property** and as per **Location & Building Plan** attached as **Annexure-__** and sub- leases **_____Sq.mtrs of Plot area & Super Area _____Sq. Mtrs.(____Sq.ftts.)** to be constructed with tentative specification as per the **Annexure__**, to the **Sub-lessee**, together with the rights, easements and appurtenances for the unexpired portion of 90 years, commencing on 24.09.2009 being the date of the first lease deed of the **Lease Deeds**, on the **Sub-Lessee** agreeing to observe and perform the terms and conditions mentioned hereinafter.
2. The Vacant physical possession of the **Demised premises** has been given by the **Sub-Lessor** to the **Sub-Lessee**. This **Sub-Lease Deed** is in full and final settlement of all claims of all the **Parties**.

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

- 3.1 The **Sub-Lessor** is entitled to transfer and convey its right, title and interest in the **Demised premises** and that the **Demised premises** is free from all encumbrances.
- 3.2 The **Super Area** of the building within the **Demised Premises** means the covered/ built-up area including (a) walls, columns, balconies, cupboards etc, (b) shafts, lift, well, and cutouts at all floor levels and (c) 50% area of terraces (hereinafter referred to as the "**Super Area**").
- 3.3 The Covered Area to be counted towards **FAR** and the Ground Coverage mentioned in the **Location & Building Plan** attached as **Annexure-__** are maximum permissible limits for the said areas.
- 3.4 The **Sub-Lessor** has already paid the premium amount and the lease rent for the **Leased Land** at the prevailing rate to **YEA** till date and shall also pay the lease rent for the balance lease period. However, the **Sub-Lessee** shall be liable to pay any increase in the lease rent beyond the lease rent presently applicable, in the manner provided hereinafter.
- 3.5 The **Sub-Lessee** shall be entitled to transfer the **Demised premises** on further sub- lease. The **Sub-Lessee**/ subsequent sub- lessees shall however notify to the **Sub-Lessor** the details of such sub- leases and provide three copies of such transfer/ sub- lease deeds to the **Sub-Lessor** and/ or any other authority as may be specified by the **Sub-Lessor**.
- 3.6 The Ground Coverage, Floor Area Ratio (FAR), Height of building, Parking and Setbacks etc. in respect of the **Demised premises** shall be governed by the applicable Building Regulations, orders and directions of Yamuna

Expressway Industrial Development Authority (hereinafter referred to as the “**YEA**”) in this regard.

3.7 The **Sub-Lessee** shall have a right of way to the roads adjoining the **Demised premises** and shall be entitled to enter upon such roads for the purpose of accessing the **Demised premises** without detriment to the **Sub-Lessor** or **YEA** or public interest.

3.8 **Sub-Lessee** may be permitted to mortgage the **Demised premises** in favour of banks/ financial institutions on such terms and conditions as may be specified by **Sub-Lessor** and/ or **YEA**.

4 **THE SUB-LESSEE COVENANTS WITH THE SUB-LESSOR AS UNDER:**

4.1 The **Sub-Lessee** shall follow all laws and bye- laws, rules, building regulations, guidelines and directions of **YEA** and the local municipal or other authority now existing or hereinafter to exist so far as the same relate to the immovable property & construction of buildings and so far as they affect the health, safety and convenience of other inhabitants of the place.

4.2 The **Sub-Lessee** shall abide by the terms and conditions of the **Lease Deeds** and all laws as may be applicable to the **Demised premises**.

4.3 The **Sub-Lessee** shall enter into a separate maintenance agreement (the “**Maintenance Agreement**”) as may be required by the **Sub-Lessor**, with the **Sub-Lessor/ Maintenance Agency** (hereinafter the “**Designated Maintenance Agency**”) for the maintenance of areas and facilities as

defined in the **Maintenance Agreement**. The **Sub-Lessee** shall abide by the terms and conditions of the **Maintenance Agreement**.

- 4.4 The **Sub-Lessee** shall pay any increase in the lease rent beyond the lease rent presently applicable on prorata basis as and when so applicable and demanded by the **Sub-Lessor/ YEA/ Designated Maintenance Agency**.
- 4.5 All taxes, dues, demands, charges, duties etc. if any, levied or leviable in respect of the **Demised premises** by the Government and/ or other local authorities shall be payable by the **Sub-Lessee** with effect from the date of possession of the **Demised premises**. The **Sub-Lessor/ the Designated Maintenance Agency** shall be entitled to collect the said taxes, dues, demands, charges, duties etc. on pro rata basis from the **Sub-Lessee** so long each Plot/ residential unit is not separately assessed for such purposes.
- 4.6 The **Sub-Lessee** shall observe, perform and abide by all the rules, guidelines, by whatsoever name called, as may be specified by the **Sub-Lessor/ Designated Maintenance Agency** from time to time for maintaining the standard of living, facade of buildings, security, ambience, outlook, safety etc., in relation to the **Jaypee Greens Sports City** in general, and in relation to **the said Sub-Project** project in particular. The **Sub-Lessee** shall also ensure that his/ her co- inhabitant(s) and/ or any of his/ her guest(s)/ visitors or any tenant/ occupier of the **Demised premises** shall also abide by the said rules, guidelines etc.
- 4.7 The **Sub-Lessee** shall not demolish or cause to demolish any structure of the **Demised Premises** or any portion of the same and shall also not make

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

4.8 That the **Demised Premises** shall comprise of the structure constructed as per the Location & Building Plan attached hereto as **Annexure-II**, and subject to the terms of the Lease Deeds and to the extent permitted by it, the proportionate, undivided, indivisible and impartible right and interest in the portion of **Leased Land** underneath the **Demised Premises**, as demarcated in the Location and Building Plan as attached hereto as **Annexure-II**, the said interest in the portion of **Leased Land** underneath, so demarcated, not being alienable / transferable separately and always remaining attached to the **Demised Premises** and being a part of the **Demised Premises**.

4.9 The maintenance of facilities namely Colony level areas and facilities within **Jaypee Greens Sports City** including roads, parks, gardens, play grounds, sitting areas, jogging tracks, strolling parks, pathways, worship places, firefighting services, designated parking areas for visitors, plantations and trees, landscaping, sewerage lines, drainage lines, water lines/ mains, STP, power receiving Sub- Station(s), DG electrical Sub- Station(s), water storage, filtration & distribution system etc., outside the **Demised premises and other Sub-projects** (hereinafter referred to as "**Shared Areas & Facilities**") shall be carried out by the **Sub-Lessor/ Designated Maintenance Agency** and the **Sub-Lessee** shall pay the

maintenance charges etc as per the terms and conditions of the **Maintenance Agreement** as executed/ may be executed between the **Sub-Lessee** and the **Sub-Lessor/ Designated Maintenance Agency**.

- 4.8 The **Sub-Lessee** shall not have any exclusive right, title or interest in the **Shared Areas & Facilities** in any manner whatsoever except the right of use.
- 4.9 The **Sub-Lessee** shall pay, from the date of possession or upon expiry of 30 days from the date of offer of possession, whichever is earlier, all such maintenance and replacement charges ("**Maintenance Charges**") as may be intimated to the **Sub-Lessee** by the **Sub-Lessor** or the **Designated Maintenance Agency** in accordance with the **Sub-Lease Deed** and/ or the **Maintenance Agreement**, as applicable.
- 4.10 The **Sub-Lessee** shall carry out the entire development on the **Demised premises** adhering to:-
- (i) Standards and Specifications laid down in the building and other regulations of **YEA**/ relevant Indian Standards/ National Code etc.
 - (ii) Master Plans and Rules & Regulations of the **YEA** and other relevant authorities.
 - (iii) Government policies and relevant Codes of BIS/ IS relating to disaster management in land use planning and construction work.
- 4.11 The Building drawings and relevant details for construction of residential building on the **Demised premises** shall be subject to the approval by the **YEA** for which the **Sub-Lessee** shall follow the procedure as prescribed by the **YEA** from time to time. However, if necessary, the **Sub-Lessor** may, at

the request of the **Sub-Lessee**, extend reasonable assistance to **Sub-Lessee** by submitting such drawings and other relevant details, as may be provided by the **Sub-Lessee**, to the **YEA** without being responsible and/ or liable for approval of the same by **YEA** in any manner.

- 4.12 The **Sub-Lessee** shall permit the members, officers and subordinates of the **Sub-Lessor** and/ or **YEA** and workmen and other persons employed by the **Sub-Lessor** and/ or **YEA** at all reasonable time of the day with prior notice in writing to enter into and upon the **Demised premises** and building to be erected thereupon in order to inspect the **Demised premises** and building erected thereupon.
- 4.13 The **Demised Premises** shall be used for permissible lawful residential purpose only.

5. REPRESENTATIONS AND WARRANTIES OF THE SUB-LESSEE:

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

Leased Land and has understood all the limitations and obligations thereof.

- 5.3 The **Sub-Lessee** acknowledges that it has verified the physical measurement of the **Demised premises** and that this **Sub-Lease Deed** truly depicts the area of the **Demised premises** and that it shall have no claim of any nature whatsoever against the **Sub-Lessor** in this regard.
- 5.4 The **Sub-Lessee** specifically understands that the **Demised premises** is being conveyed to him on the terms and conditions stated herein subject to the provisions of the **Lease Deeds**.
- 5.5 The **Sub-Lessee** has all the necessary power, authority and capacity to bind himself/ herself to this **Sub-Lease Deed**, and to perform his/ her obligations herein.
- 5.6 The **Sub-Lessee** understands and acknowledges that the **Sub-Lessor** shall be entitled to construct and/ or install such other buildings and/ or carry out such other development on the **Leased Land** as may be considered appropriate by the **Sub-Lessor**, at its sole discretion, or pursuant to the requirements of relevant authority.
- 5.7 The **Sub-Lessee** has reviewed the **Development Plans** and has been made aware of and accepts that the **Development Plans** may not be final in all aspects and that there may be variations, deletions, additions, alterations made either by the **Sub-Lessor** at its sole discretion, or pursuant to requirements of any Government/ Statutory authority.

- 5.8 Nothing herein shall be construed to provide the **Sub-Lessee** with the right to prevent **Sub-Lessor** from:
- (i) constructing or continuing with the construction of the other building(s), independent houses, Apartments or other structures and services in the area adjoining the **Demised premises**;
 - (ii) putting up additional constructions, residential, commercial or of any other kind at **Jaypee Greens Sports City**; and
 - (iii) amending/ altering the **Development Plans**.
- 5.9 The **Sub-Lessee** shall, at his/ her own cost, keep the building constructed on **Demised premises** in good and habitable state and maintain the same in a fit and proper condition.
- 5.10 In case the **Sub-Lessee** allows the use and/ or occupation of the **Demised premises or the building constructed on it** by a person other than the **Sub-Lessee**, the **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon him/ her under this **Sub-Lease Deed**, shall be complied with by the new occupier as part and parcel of the terms and conditions of the agreement of the **Sub-Lessee** with the said new occupier.
- 5.11 The **Sub-Lessee** shall sign all such applications, papers and documents and do all such acts, deeds and things as the **Sub-Lessor** may reasonably require for safeguarding the interest of the **Sub-Lessee** and/ or the **Sub-Lessor**, as the case may be.

6. INDEMNITY BY THE SUB-LESSEE:

- 6.1 The **Sub-Lessee** undertakes to comply with all the covenants, representations, warranties and undertakings contained herein, and keep

the **Sub-Lessor**, its employees, representatives, agents etc. harmless and indemnified against all claims, actions, suits, proceedings as may be brought by the **Sub-Lessee**/ his or her co- inhabitants/ his or her guests or any person, and all losses, damages, penalties, judgments, attorney fee, amounts paid in settlement and expenses etc., as may be suffered by the **Sub-Lessor** on account of any act/ omission by the **Sub-Lessee** in this regard.

6.2 The **Sub-Lessee** undertakes to observe and perform all the terms and conditions contained herein including the terms and conditions of **Lease Deeds**, and to keep the **Sub-Lessor**, its employees, representatives, agents etc. indemnified against all claims, actions, suits, proceedings, costs, losses, damages, penalties, judgments, attorney fee, amounts paid in settlement and expenses relating to or arising out of;

- (i) any inaccuracy in or breach of the representations, warranties, covenants or agreements made by the **Sub-Lessee** herein;
- (ii) any other conduct by the **Sub-Lessee** or any of its employees, representatives, agents etc. as a result of which, in whole or in part, the **Sub-Lessor** or any of its representatives are made a party to, or otherwise incur any loss or damage pursuant to any action, suit, claim or proceedings arising out of or relating to such conduct;
- (iii) any action undertaken by the **Sub-Lessee**, or any failure by the **Sub-Lessee** to act when such action or failure to act is a breach of the terms and conditions herein;
- (iv) any action or proceedings taken against the **Sub-Lessor** in connection with any contravention or alleged contravention by the **Sub-Lessee**.

6.3 In case of any breach/ default of the terms and conditions of this **Sub-Lease Deed** by the **Sub-Lessee**, the **Sub-Lessor** may, at its sole discretion,

issue a written notice calling upon the **Sub-Lessee** to rectify the breach/ default within such period as may be prescribed under the said notice. The **Sub-Lessee**, immediately upon notice of such breach/ default, shall be under obligation to rectify/ remove the breach/ default within the "Stipulated Period" and inform the **Sub-Lessor** of such rectification or removal of breach/ default by a written notice failing which the **Sub-Lessee** shall be liable for all consequences that may follow because of such breach/ default of the **Sub-Lessee**.

- 6.4 In case the breach/ default of the terms and conditions of this **Sub-Lease Deed** is not cured or rectified by the **Sub-Lessee** within the Stipulated Period, the **Sub-Lessor** shall have the right to re- enter the **Demised premises** after determining the **Sub-Lease Deed**. On re- entry into the **Demised premises**, if there is any unauthorised structure built on it, the **Sub-Lessor** will remove the same at the expense and cost of the **Sub-Lessee** and may re-allot the **Demised premises** to any person.
- 6.5 The **Sub-Lessee** shall keep the **Sub-Lessor** indemnified against any claims for damages which may be caused to any property belonging to the **Sub-Lessor** or any third party resulting directly or indirectly from the execution of the works on the **Demised premises** and also against claims for damages arising from the actions of the **Sub-Lessee** or his workmen or representatives which:-
- a. injures or destroys any building or part thereof or other structure contiguous or adjacent to the **Demised premises**.
 - b. keeps the foundation, tunnels or other pits on the **Demised premises** open or exposed to weather causing any injury to contiguous or adjacent plot and/ or building.

c. digs any pit near the foundation of any contiguous or adjacent building thereby causing any injury or damages to such building.

6.6 The damages shall be assessed by the **Sub-Lessor** and/ or **YEA** whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the **Sub-Lessee**.

7. MISCELLANEOUS:

7.1 The **Sub-Lessee** is and shall always remain liable to pay and bear all expenses towards the cost of stamp duty, registration and other legal and incidental expenses for the execution and registration of this **Sub-Lease Deed**.

7.2 The **Sub-Lessee** shall be bound by any condition/s hereafter imposed by **YEA** in relation to the **Demised premises** and shall comply the same as if such condition/s is/ are incorporated in this **Sub-Lease Deed**.

7.3 Any building constructed on the **Demised premises** may be sub- let, by the **Sub-Lessee**.

7.4 The **Sub-Lessee** shall not in any manner encroach upon the **Shared Areas & Facilities** or any other areas not handed over to the **Sub-Lessee**. All unauthorized encroachments, in any manner whatsoever, made by **Sub-Lessee** shall be treated as a default under clause 6.3 of this **Sub-Lease Deed**.

7.5 The **Sub-Lessee** shall not display or exhibit any picture posters, statues, other articles which are indecent or immoral. The **Sub-Lessee** shall also not

display or exhibit any advertisement or placard in any part of the exterior wall of the building, which shall be constructed over the **Demised premises**.

- 7.6 **YEA** shall have full rights and title to all mines and minerals, coals, gold washing, earth oils and quarries in and under the **Demised premises** or any part thereof and to do all acts and things, which may be reasonably necessary or expedient for the purpose of searching, removing and enjoying the same, without affecting the **Sub-Lessee's** right to peaceful possession and enjoyment. The **Sub-Lessee** shall not be allowed to take excavated earth/ soil out of **Jaypee Greens Sports City**.
- 7.7 The **Sub-Lessee** is aware that in terms of the said **Lease Deeds** the **Sub-Lessee** shall not sell, transfer or otherwise dispose of the **Demised premises** at any time in future to any third party without obtaining a prior consent from the **YEA**. Any transfer charges payable to **YEA** and any administrative or other charges, duty, taxes, levies payable to any concerned authority/ body/ agency/ **Sub-Lessor**, as the case may be, shall also be borne and paid by the **Sub-Lessee** alone.
- 7.8 All sale, transfer or other disposal of the **Demised premises** by the **Sub-Lessee** to any Person (the "**Proposed Transferee**"), shall also require prior written consent of the **Sub-Lessor**, which the **Sub-Lessor** may give on such terms and conditions including inter alia those relating to payment for administrative charges for permitting such transfer. The **Sub-Lessor** shall grant the consent only after all the dues, payable to the **Sub-Lessor** and/ or to the **Designated Maintenance Agency**, are paid for in full. No administrative charges shall, however, be payable in the case of succession of the **Demised premises** to the legal heirs of the **Sub-Lessee**.

Further, the **Proposed Transferee** shall be bound by the terms and conditions of the **Lease Deeds** and those contained herein, and shall furnish an undertaking to that effect.

- 7.9 The **Sub-Lessee** shall ensure that all obligations, liabilities and responsibilities devolving upon the **Sub-Lessee** under this **Sub-Lease Deed** shall be complied with by the subsequent sub- lessees in respect of the **Demised premises** and the **Sub-Lessee** shall bring all obligations, liabilities and responsibilities to the notice of such subsequent sub- lessees of the **Demised premises** who will subsequently be bound by the terms of this **Sub-Lease Deed**.
- 7.10 Save and except the **Standard Terms and Conditions** as contained in the Application Form, this **Sub-Lease Deed** supersedes and overrides all understanding and agreements, whether oral or written, between the **Parties**. Provided that in the event of inconsistency between the Standard Terms and Conditions and this **Sub-Lease Deed**, the provisions of this **Sub-Lease Deed** shall prevail.
- 7.11 This **Sub-Lease Deed** shall be construed and interpreted in accordance with and governed by the laws of Union of India. The local Courts of Gautam Budh Nagar (U. P) and Hon'ble High Court of Judicature at Allahabad shall have exclusive jurisdiction over all matters arising out of or relating to this **Sub-Lease Deed**.
- 7.12 If any provision or any part of the provision hereof is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part of such

provision and the remaining part of such provision and all other provisions hereof shall continue to remain in full force and effect.

- 7.13 All notices to be served as contemplated herein shall be deemed to have been duly served on the **Sub-Lessee** by the **Sub-Lessor** if sent by Registered Post at the address of the **Sub-Lessee** specified hereinabove or at the **Demised premises** or at such address as may be notified by the **Sub-Lessee** to the **Sub-Lessor** and acknowledged by the **Sub-Lessor**. It shall be the responsibility of the **Sub-Lessee** to inform the **Sub-Lessor** by a Registered Post about all subsequent changes, if any, in his/ her address, failing which all communications and letters posted at the first registered address or the **Demised premises** will be deemed to have been received by him/ her.
- 7.14 In the event there are joint **Sub-Lessee(s)**, all communications and notices shall be sent by the **Sub-Lessor** to the first **Sub-Lessee** at the address specified hereinabove or at the **Demised premises** or at such address as may be notified by the **Sub-Lessee** to the **Sub-Lessor** and acknowledged by the **Sub-Lessor**, which shall for all purposes be considered as served on all the **Sub-Lessee(s)** and no separate communication shall be necessary to the other named **Sub-Lessee(s)**.
- 7.15 All notices and communications, required to be sent, by the **Sub-Lessee** to the **Sub-Lessor** shall be sent by the **Sub-Lessee** to the registered office of the **Sub-Lessor** as specified hereinabove or at such address as may be notified by the **Sub-Lessor** to the **Sub-Lessee**. In case of joint **Sub-Lessee(s)**, all such notices and communications shall be jointly signed by all the **Sub-Lessee(s)**.

SCHEDULE OF PROPERTY

ALL THAT <Project Name> bearing number:_____in said Sub-Project having a Carpet Area of ____Sq. mtrs. (____Sq. fts.), Super Area of ____Sq. mtrs. (____Sq. fts.) and Covered Area____Sq. mtrs. (____Sq. fts.) and land admeasuring ____Sq mtrs., situated at Jaypee Greens Sports City SDZ at <Pocket NO.>, Sector-25, YEIDA Area, District- Gautam Budh Nagar (U. P) as demarcated on the Schedule of Land and Location Plan and bounded as under:

At or towards the EAST :}

At or towards the WEST :} As per **Schedule of Land & Location Plan**

At or towards the NORTH:}

At or towards the SOUTH :}

Annexure -_ : Details of Lease Deeds

Annexure-__ : Schedule of Land and Location Plan

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

SIGNED AND DELIVERED BY

**the within named Sub-Lessor
Jaiprakash Associates Limited**

Authorized Signatory

**SIGNED AND DELIVERED BY
the within named Sub-Lessee**

WITNESSES:

1.

2.