

**DRAFT SUB-LEASE DEED SUBJECT TO FINAL APPROVAL OF GNIDA AT THE TIME OF
RECEIPT OF OCCUPANCY CERTIFICATE**

Lessor/First Party

Lessee/Second Party

Sub Lessee(s)/Third Party

TRIPARTITE SUB LEASE-DEED
(Subject to approval of GNIDA)

Sale Consideration	:	Rs. _____ /-
Market Value	:	Rs. _____ /-
Stamp Duty	:	Rs. _____ /-
Floor	:	_____ Floor
Super Area	:	_____ Sq. mtrs (Super area for Stamp Duty calculation)
Carpet Area	:	_____ Sq. mtrs
Balcony Area	:	_____ Sq. mtrs
Car Parking Covered	:	_____
Car Parking Opened	:	_____
Power Backup	:	Yes
Swimming Pool	:	Yes
Security Guard	:	Yes
Gym	:	Yes
Lift	:	Yes
Community Centre/Club	:	Yes
Circle Rate	:	Rs. 32,000/- per Sq. mts

(Stamp Duty calculation is as per Circle Rate list page No. 137, Serial No-69)

THIS SUB-LEASE DEED is made at GREATER NOIDA on this day of20.....

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) (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 STELLAR SPRING PROJECTS PVT. LTD. (PAN NO. AAOC2530C), a company duly incorporated under the Indian Companies act, 1956 and having its registered office at B-29, Sheikh Sarai, Phase-1, New Delhi-17, through its _____ (_____/MOB NO. _____) S/O. _____, duly authorized by the Board of Directors vide Resolution dated _____ (hereinafter referred to as the “**LESSEE**”), which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors and assigns, of the **SECOND PART**.

AND

Lessor/First Party

Lessee/Second Party

Sub Lessee(s)/Third Party

MR. _____ S/O MR. _____ (AADHAR NO. _____, PAN NO. _____, MOB. NO. _____) & MRS. _____ W/O MR. _____ (AADHAR NO. _____, PAN NO. _____) BOTH R/O. _____ (hereinafter referred to as the 'Sub-Lessee'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **THIRD PART.**

WHEREAS:

- A. Greater Noida Industrial Development Authority ("GNIDA") as Lessor invited bids under their **Scheme Code BRS-02/2010** allotment of **Large Group Housing / Builders Residential Plots** for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida City, District Gautam Budh Nagar, Uttar Pradesh.
- B. The Lessee including the consortium was the successful **bidder** for Plot No. GH-09, Sector-1, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh vide Acceptance Letter No. **PROP/BRS-02/2010/1469** dated **30 March 2010** and Allotment Letter No. **PROP/BRS-02/2010/1512 DATED 27 April 2010**.
- C. The Lessor, **Acceptance Letter No. PROP/BRS-02/2010/1469** dated **30 March 2010** and **Allotment Letter No. PROP/BRS-02/2010/1512 DATED 27 April 2010**, demarcated a Plot No. GH- 09, ad-measuring area 72642.00 sq. mtrs. (hereinafter referred to as the "**Land**"), situated at Sector-01, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh to the Lessee.
- D. The Lessor executed a Lease Deed dated 12.08.2014, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered in Book No 1, Volume No. 16654, from Pages 163 to 194, having Document No.26868, registered on 12.08.2014 (hereinafter referred to as the "**Lease Deed**") for the lease term of 90 (ninety) years commencing from 12.08.2014 to demise the Said Land/Plot No. GH-09, area measuring 64803.00 Sq. mtrs., Sector-01, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh in favour of **M/s Stellar Spring Projects Private Limited** 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 Allotte/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.
- E. The Lessee had obtained approval of layout for development of Group Housing project on the above said land, project known as "**Stellar One Phase - II**", 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 and each consisting of several Flats/Dwelling Units, Club, Commercial Spaces, Gymnasium, Swimming Pool, Service Building etc. The said Building together with the Said Land shall hereafter be referred to and named as the "**Stellar One Phase-II**", Plot No GH-09, Sector-01, Gr. Noida, District – G. B. Nagar,U. P.
- 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. _____ on _____ Floor Block _____**, admeasuring approximately _____ **Sq. Mtrs** Carpet area &

_____ **Sq. Mtrs** Balcony area in the said **Stellar One Phase-II**, situated at Plot No. G.H.-09, Sector-1, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as “**Said Flat / Dwelling Unit**”) along with undivided and impartible lease-hold rights in the portion of the Land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the ratio of the carpet area of the said Apartment to the total carpet area in the Complex, more fully described in the Schedule given hereunder, together with proportionate rights to use the common covered area, including all easement rights attached thereto, hereinafter referred to as the “**Said Unit**” on the terms and conditions as contained in the terms and conditions of **Allotment dated** : _____ executed between the Lessee and the and 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.** _____ /- (**Rupees** _____ **Only**) paid by the Allottee/s/Sub-Lessee to the Lessee, the receipt whereof the Developers/Lessee hereby admits and acknowledges, and the Allottee/s/Sub Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment, the Lease Deed executed between the Lessor and the Lessee and the terms and conditions of **Allotment Letter executed** between the Allottee/s/Sub Lessee and the Lessee, the Lessee doth hereby agrees to demise and the Allottee(s) agrees to take on Sub-Lease the Said Flat/Dwelling Unit with all its sanitary, electrical, sewerage and other fittings, more particularly described in the Schedule hereunder written and for clearness has been delineated on the plan attached hereto 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 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 the Lessee both hereby grant Sub-Lease of the said Flat/ Dwelling Unit unto the said Sub-Lessee, for remaining unexpired period of 90 years Lease from **12.08.2014** of said land in favour of the Lessee.
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/herself/themselves as to the area of the Said Flat/Dwelling Unit, quality and extent of construction and the specifications in relation thereto and the Sub-Lessee has agreed not to raise any dispute at any time in future on this account.

4. That the said project “**Stellar One Phase-II**” is situated at Plot No. G.H.-09, Sector-1 Greater Noida (UP)” and Society maintenance charges along with the maintenance charges of the project are applicable and payable by the sub-lessee. The sub-lessee has executed separate agreements namely Society maintenance Agreement, of the “**Stellar One Phase-II**” and the sub-lessee shall be bound by all the covenants and conditions therein.
5. That the up-keeping and maintenance of the project “**Stellar One Phase-II**” shall be carried out by the Lessee / Maintenance Agency till it will be handed over to the A.A.O (Association of Apartment Owners) as mentioned in UP Apartment Act-2010 as amended in 2016
6. That the electricity supply to the Project “**Stellar One Phase-II**” 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 necessary charges for obtaining connection, security and user charges shall be payable directly by the Apartment owner to the said NPCL/Statutory power distribution Company. The Sub-Lessee has provided power back up as per the Agreement. Back up DG power charges will be payable by the Sub Lessee as per demand by Maintenance Agency.
7. That in accordance to the provisions of Uttar Pradesh Electricity Supply Code (Thirteenth Amendment) 2018, the meter installed by the NPCL at the incoming supply point of the project “**Stellar One Phase-II**” 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 NPLC. The Sub-Lease shall pay proportionate share of such extra added units without demur to the Lessee/Nominated Maintenance Agency/ AAO as the case may be, along with the Maintenance Charges.
8. That for computation purpose, the super area means and includes inter-alia the carpet area /covered area, areas of the corridors, passages, area under lifts and lift rooms, staircases, underground/ overhead water tanks, munties, entrance lobbies, electric substation, pump house, shafts, guard rooms and other common facilities of the Said Flat/Dwelling Unit. The Sub-Lessee shall get exclusive possession of the carpet area/ 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.
9. That the Sub-Lessee shall not be entitled to claim partition of his/her/their undivided share in the land of the Project **Stellar One Phase-II**, as aforesaid, and the same shall always remain undivided and impartibly and unidentified. This is further clarified that the interest of the Sub-Lessee shall be confined in the land of the project (**Stellar One Phase-II**) only.
10. 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 residential will render Sub-Lease liable for cancellation and the allottee/Sub-Lessee will not be entitled to any compensation whatsoever.

11. 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 have the right to disposed of these properties in any manner.
12. 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/ herself/ themselves to facilitate his/ her /their loan/ financial assistance for purchase of the said Flat/ Dwelling Unit.
13. That the Lessor reserves the right and title to all mines and minerals, coals, washing gold's, earth, oils, quarries, in, over, 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.
14. That the **Lessor has received one time lease rent** in respect of the land of Plot No. G.H.-09, Sector-1, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, 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-Lessee.
15. 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, any other cess, charges GST, levies and impositions, levied by the lessor and/or any other government, local or statutory authority from time to time in proportion to the area of the said Flat/ Dwelling Unit from the date of possession of the said Flat/Dwelling Unit by the Lessee.
16. 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 Allotment Letter and the terms & conditions of Allotment as referred hereinabove, 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/she has received a copy of the said lease deed.
17. That the Sub-Lessee shall not sell, transfer or assign, mortgage or sublet the whole or any part of the said Flat 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 Leasehold properties.
18. 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 Latter and other Agreements if any and he/she/ they 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.

19.
 - a) That whenever the title of the said Flat is transferred in any manner whatsoever, the transferor and transferee shall within Three (3) months of transfer give notice of such transfer in writing to the Lessor and to the Lessee and to the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges and obtain the No Dues of the Project **Stellar One Phase-II** from the Lessee or its nominee(s) or the A.A.O. as the case may be and No Dues for the Society Maintenance from the Lessee or its nominee(s) before effecting the transfer of the said Flat, failing which the transferee occupying the said Flat/ Dwelling Unit shall have to pay the outstanding dues to the Maintenance Agency.
 - 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 3(Three) months of devolution give notice of such devolution to the Lessor and the Lessee/ Maintenance Agency/A.A.O (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.
 - c) The transferee or the person on whom the title devolves as the case may be, shall furnish to the Lessor and Lessee and to the nominated Maintenance Agency certified copies of documents evidencing the transfer or devolution to the Lessor/ Sub-Lessee and to the nominated Maintenance Agency/A.A.O.
20. That notwithstanding the reservations and limitations, as mentioned in Clause-14 above, the Sub-Lessee shall be entitled to sublet the said Flat for purposes of private dwelling only in accordance with law.
21. That the Sub-Lessee may mortgage the said Flat in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessee in writing till the execution of Sub-Lease Deed. Subsequent to the execution of this Sub-Lease Deed, the Sub Lessee can mortgage the said Flat with the prior permission of the Lessor in writing. 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 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.
22. 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, 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 days prior notice except in case of emergency during the term of the Sub-Lease and the Lessor/ Maintenance Agency will give notice of the provisions of this Clause.
23. 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 deed be assessed, charged or imposed upon the said Flat/Dwelling Unit hereby transferred.
24. 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-Lessees of the Housing Complex shall deposit the same with the concerned Authority/LESSOR.

25. 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.
26. (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 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.
27. That the Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas, independent 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 or on the open or covered Car Parking space by the Sub-Lessee shall be liable to be removed at his/her/their 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.
28. That the Sub-Lessee shall on the determination of the Sub-Lease of his/her/their share in the land, peaceably yield up the proportionate interest in the Land of the project **Stellar One Phase-II**, as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the land.
29. That the Complex along with lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expense of the Sub-Lessee by the Lessee or the Maintenance Agency provided all the Sub-Lessees 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.
30. That the Sub-Lessee shall maintain the said Flat including walls and partitions, sewers, drains, pipes, allotted lawns and terrace areas (if any) thereto in good tenantable repairs, state, order and conditions in which it is delivered to him/her/them and in particular so as to support, shelter and protect the other parts of the Building/ Complex. Further, he/she/they 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/ herself/themselves permit anything to be done which damages any part of the adjacent unit/s, etc., nor violates the rules or bye-laws of the Local Authorities or the Association of the Sub-Lessees.
31. 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 provided in the U.P. Apartment Act 2010. Only common services shall be transferred to the Association. Facilities like dormitories, stores, shops, 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 as the case may be

on any terms as the Lessee would deem fit. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.

32. That the Sub-Lessee may get insurance of the contents lying in the said Flat/ Dwelling Unit at his/her/their 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/ Lessee or its Maintenance Agency or Residents Association/ Society harmless and indemnified for any loss and/or damages in respect thereof.
33. 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 colour 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 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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. **The entire construction of the complex is based on precast technology. Therefore, no internal changes and alterations/additions including the shifting of electrical points, plumbing lines, removal of internal walls, doors, windows, etc., will be allowed, and no approval will be granted for such alterations.**
39. The Sub-Lessee may undertake minor internal alterations in his/ her/ their unit only with the prior written approval of the Lessee/ Maintenance Agency. 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 colour 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.

40. 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 plumbing problems should be attended by only qualified or experienced plumber in the building. The plumbing Network inside the Flat 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 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/her/their Flat by any structure, whether permanent or temporary.**
 - (ix) The Sub Lessee shall ensure that all water drains in the Flat (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
 - (x) Sub-Lessee shall not be allowed for random parking of his/her vehicle and use only his/her/ their allotted parking.
 - (xi) In case Sub- Lessee rents out the Unit, he/she/they is/are required to submit all details of the tenants to the Maintenance Agency Office/AAO Office. The Sub-Lessee will be responsible for all acts of omission and commission of his/her/ their 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/ Lessee will be permitted for installation.
41. 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.
42. That the Sub-Lessee and all other persons claiming under him/her/them shall ensure that the premises are kept in good shape and repairs and that no substantial material damage is caused to the premises or the sanitary/water/electricity works therein.
43. **That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne and paid by the Sub-Lessee.**
44. That the Sub-Lessee/s will be responsible and liable for paying deficiency in stamp duty/penalty/interest as per the stamp act & if any stamp duty and deficiency of stamp, imposed by the Govt./Competent Authority on the Allotment letter, Agreements for maintenance and power back up etc shall be paid and borne by the Sub-Lessee.
45. That the lessor shall be entitled to recover all dues payable to it under the 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.
46. 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.

47. That all powers exercised by the lessor under the lease may be exercised by the CEO 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 lease. 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.
48. 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.
49. That in case of any breach of the terms and conditions of this 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 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.
50. 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).
51. That the declaration as provided in the section 12 of U.P. Apartment Act 2010 has been submitted by the Lessee in the office of the competent authority in respect of the building **Stellar One Phase-II**.
52. That any dispute arising with regards to the lease etc. shall be subject to the jurisdiction of the civil court at Gautam Budh Nagar or the High Court of judicature at Allahabad.

SCHEDULE OF FLAT/DWELLING UNIT

Residential **Flat/ Dwelling Unit** bearing No. _____ on _____ Floor, Block No. _____ , consisting of _____ Bed Rooms, _____ Dining Cum Drawing Room, _____ Kitchen and, _____ toilets, _____ balconies having a total **Carpet area** measuring _____ Sq. mtr. and **Balcony area** _____ Sq. mtr. in the "**Stellar One Phase-II**" situated at Plot No. GH.-09, Sector-1, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (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 carpet area of the Said Flat/Dwelling Unit, as per the enclosed plan and bounded as follows:-

East:
West:
South:
North:

As per the Floor Plan

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

Lessor/First Party

Lessee/Second Party

Sub Lessee(s)/Third Party

In presence of:

Witnesses:

(1)

Signed for & on behalf of the
Lessor/GNIDA

Signed for & on behalf of the
LESSEE
M/s Stellar Spring Projects Pvt. Ltd.

SUB-LESSEE/S