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Description of Document

Property Description

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First Party

Second Party Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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25-Apr-2018 03:18 PM

SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN

SUBIN-UPUPSHCIL0105315109084299Q

MOHINI RAI

Article 35 Lease

APARTMENT NO.MC00011103 IN MOON COURT TOWER-01, AT

JAYPEE GREENS, GREATER NOIDA

JAIPRAKASH ASSOCIATES LTD

MOHINI RAI

MOHINI RAI

4,68,200

(Four Lakh Sixty Eight Thousand Two Hundred only)



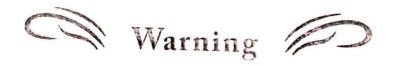
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Premises No

: Moon Court Apartment No.MC00011103 at 11th Floor

in Tower No.01 of Moon Court project

Village/City

: situated at Land-2 at Jaypee Greens, G-Block,

Surajpur Kasna Road, Greater Noida-201306, Uttar

Pradesh

Super area

: 184.32 Sq. Mtrs. (1984.02 Sq. Ft.)

Sale Consideration

: Rs.95,59,266/-

Value as per Circle rate : Rs.67,88,064/-Stamp duty payable : Rs.4,77,963/- (A

: Rs.4,77,963/- (As per Consideration)

Rebate for Women

: Rs.10,000/-

Stamp duty paid

: Rs.4,68,200/- (As per Consideration) (Rounded off)

THIS SUB-LEASE DEED is made and entered on this 27 day of 100, 2018 at Greater Noida, District-Gautam Budh Nagar, Uttar Pradesh.

BY AND AMONGST

JAIPRAKASH ASSOCIATES LIMITED (having PAN-AABCB1562A), 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. RAHUL SINGH S/O. Mr. YESHBIR SINGH 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. CANDEEP PURIS ______ S/o. Mr. R.L. Puris , 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 26.12.16 , duly registered vide Bahi No. 06 Jild No. 03, Pages 35 to 66, Document No. 16 with Sub-Registrar-First, Noida, (U.P).









1.4.1

din

Mukut Lal S/o Shauraj Singh R/o House No. 791, Vivekanand Nagar, Ghaziabad - 201002 (U.P.)



Vaibhav Saigal S/o Shri Sharad Saigal R/o A-405, Gandharva Society, Omega-I, Greater Noida G. B. Nagar-201310 (U.P.)



AND

Ms. Mohini Rai (having PAN-AMTPR6781Q & Aadhaar No.3699 4390 3364), D/o. Mr. Ghan Shyam Rai, R/o. Flat No.191 A, Pocket-1, Mayur Vihar, Phase-I, Delhi-110091, India. (hereinafter referred to as the "Sub-Lessee" or the "Second Party"), which expression or term shall, unless excluded by or repugnant to the context or meaning hereof, be deemed to include his or her legal heirs, executors, successors and legal representatives.

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

WHEREAS

- (i) The **Sub-Lessor** is seized and possessed of plots of land situated in G-Block Surajpur Kasna Road, Greater Noida measuring 222.42 acres, 215.38 acres and 14.4565 acres aggregating to 452.26 acres (hereinafter referred to as "Jaypee Greens") granted by the Greater Noida Industrial Development Authority (hereinafter referred to as the "GNIDA") on leasehold basis vide three separate Lease Deeds viz.,
 - (a) Lease Deed dated June 8, 2000 in respect of 222.42 acres of land executed between GNIDA and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No. 246 at Pages 1019-1052 at SI. No. 2936-2937 on 08.06.2000;





उप पट्टा विलेख

प्रतिफल- 9559266 स्टाम्प शुल्क- 468200 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 260 योग : 20260

सुश्री मोहिनी राय , पुत्री श्री घन श्याम राय

व्यवसाय : अन्य

निवासी: फ्लैट न. 191 ए, पॉकेट-1, मयूर विहार, फेज-1, दिल्ली-110091





ने यह लेखपत्र इस कार्यालय में दिनाँक 27/04/2018 एवं 12:23:29 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव उप निबंधक :सदर ग्रेटर नोएडा गौतम बुद्ध नगर

प्रिंट करें



- (b) Lease Deed dated May 18, 2001 in respect of 14.4565 acres of land executed between GNIDA and Jaypee Greens Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No.331 at Pages 393-428 at Sl. No. 3178-3179 on 18.05.2001; and
- (c) Lease Deed dated June 8, 2000 in respect of 215.38 acres of land executed between **GNIDA** and Mussoorie Hotels Limited (now Jaiprakash Associates Limited) duly registered with the Sub-Registrar of Assurances, Gautam Budh Nagar in Book No. 246 at Pages 1053-1086 at Sl. No.2938-2939 on 08.06.2000.

(hereinafter individually referred to as the "Lease Deed" and collectively referred to as the "Lease Deeds").

Land transferred through Lease Deeds as at (a) & (b) above is hereinafter referred to as "Land-1" and land transferred through Lease Deed at (c) above is hereinafter referred to as "Land-2". Land-1 & Land-2 together hereinafter referred to as "Leased Land".

(ii) And the Sub-Lessor is developing the Leased Land in an integrated manner as per respective plans of Land-1 and Land-2 approved by GNIDA, including interalia Golf Course with related facilities, Integrated Sports Complex with related facilities, Residential units (estate homes, town homes, villas, apartments, plots etc.), Commercial units (hotel/resort, restaurants, offices, shops, clubs), Institutions and services like access roads, water supply, sewerage & drainage systems, electricity cable network etc and their connectivity to the individual properties.





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

पट्टा दाता: 1

श्री जयप्रकाश एसोसिएट्स लिमिटेड द्वारा श्री राहुल सिंह के द्वारा संदीप

पुरी, पुत्र श्री आर एल पुरी

निवासी: सेक्टर-128, नॉएडा

व्यवसाय: नौकरी

पट्टा गृहीता: 1





सुश्री मोहिनी राय, पुत्री श्री घन श्याम राय

निवासी: फ्लैट न. 191 ए, पॉकेट-}, मयुर विहार, फेज-1, दिल्ली-110091

व्यवसाय: अन्य





ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री मुकुट लाल, पुत्र श्री श्यौराज सिंह

निवासी: म.न. 791, विवेकानंद नगर, गाज़ियाबाद, उ.प्र.

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री वैभव सहगल, पुत्र श्री शरद सहगल

निवासी: ए-405, गन्धर्व सोसाइटी, ओमेगा-। गृंदर नॉएडा,उ.प्र.

व्यवसायः नौकरी





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमनिसी रिलए गए

टिप्पणी:

प्रिंट करें

उप निबंधक : सदर ग्रेटर नोएडा गौतम बुद्ध नगर

मिन्द्र श्रीवास्तव

- (iii) And the Sub-Lessor is, interalia, developing various types of residential units in Leased Land as per the Layout Plans approved by Greater Noida Industrial Development Authority vide letter No. PLG/ (BP) 907 Rec- 439 dated 01.10.2008 as amended vide letter no. PLG/ (BP)- 907- (S)/ Rec/ OPA- 5578 dated 14.08.2012 for Land-1 and vide letter no. PLG/ (BP) 908 Rec- 403 dated 10.09.2008 as amended vide letter no. PLG (BP) BP- 908(S)/ Rec/ OPA- 5571 dated 14.08.2012 for Land-2 (hereinafter referred to as "Development Plans").
- (iv) AND based on the information provided by the Sub-Lessee in the application form for allotment of a residential unit and upon the Sub-Lessee agreeing to abide by the Standard Terms & Conditions, the Sub-Lessor had allotted to him/ her the Unit No.MC00011103 at 11th Floor in Tower No.01 as described in the Schedule of Property hereinafter written and Unit Location & Building Plan attached as Annexure-I (hereinafter referred to as the "Demised Premises").
- (v) The Sub-Lessor has filed the Declaration under Section-12 of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 with GNIDA and the true copy of the said Declaration is attached as Annexure-II.
- (vi) AND the GNIDA has granted Occupancy Certificate of the Demised Premises vide its letter No. PLG/ (BP) 3070 C/ 2015/6975 dated 26.11.2015.
- (vii) AND pursuant to the payment of Sale Consideration by the Sub-Lessee, the Sub-Lessor has agreed to transfer to the Sub-Lessee the rights, title and interest in the Demised Premises.



NOW THEREFORE, THIS DEED WITNESSETH AS UNDER:

1. That having received from the Sub-Lessee the Consideration of Rs.95,59,266/-(Rupees Ninety Five Lac Fifty Nine Thousand Two Hundred and Sixty Six Only), the receipt whereof the Sub-Lessor hereby acknowledges and admits, towards full and final Consideration, the Sub-Lessor hereby transfers and conveys to the Sub-Lessee the Demised Premises, as described hereinafter in the Schedule of Property and as per Unit Location and Building Plan attached as Annexure-I, together with the rights, easements and appurtenances on the Sub-Lessee agreeing to observe and perform the terms and conditions mentioned hereinafter.

The Consideration, interalia, includes charges towards common use of Internal Development & Electric Substation etc. and (01) One Car Parking Slot(s), as communicated to the Sub-Lessee alongwith the Offer of Possession has/ have been reserved in the Basement of the Moon Court project for exclusive use by the Sub-Lessee for parking his/ her Car(s). The exclusive right to use the said Car Parking Slot(s) neither gives any right of ownership nor gives any sub leasehold right to the Sub-Lessee on the land of the said Car Parking Slot(s). The right to use of the said Car Parking Slot(s) is inseparable right with the Demised Premises and the Sub-Lessee has no right to transfer/ sub-lease/ sell and/ or deal with the Parking Slot(s) independent of the Demised Premises.

2. That the vacant physical possession of the **Demised Premises** and the Car Parking Slot(s) for use only 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 That 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.
- That the Demised Premises comprises of the structure constructed as per the Unit Location and Building Plan attached hereto as Annexure-I. The area of the Demised Premises including its covered area, area under the periphery walls, area under columns and walls within the Demised Premises, half of the area of the walls common with other premises adjoining the Demised Premises, area under cupboards, plumbing shafts, electric shafts of the Demised Premises, area of the balconies and 50% area of exclusive open- to- sky terraces, if any; and inclusive of the proportionate share of the Common Areas is 184.32 Sq. Mtrs. (1984.02 Sq. Ft.) (hereinafter referred to as the "Super Area").
- 3.3 That the Sub-Lessee shall have the common interest in the area under the common staircases, circulation areas, common walls, shafts, lifts, corridors, lobbies, stilts, electric sub- stations, meter rooms, passages, canopies, refuge areas, mumty, machine room, guard room, maintenance rooms, common pantries, common toilets, underground tanks, overhead tanks, pump rooms, blower room, fire alarm room and area under common services excluding the Basement reserved for Car Parking and Services (hereinafter referred to as "Common Areas"). However, the Sub-Lessee shall not have any title or ownership of the Common Areas in any manner whatsoever notwithstanding that Common Areas have been considered for the purpose of calculation of the Super Area of the Demised Premises.





- 3.4 That the Sub-Lessor also sub-leases to the Sub-Lessee the proportionate, undivided, indivisible and impartible right and interest in the portion of land underneath Moon Court project for the unexpired portion of 94 years, commencing from 08.06.2000. The said interest in the portion of Leased Land shall not be alienable/ transferable separately and shall always remain attached to the Demised Premises.
- 3.5 That the FAR mentioned in the Completion/ Occupation Certificate dated 26.11.2015 issued by GNIDA is the maximum permissible FAR for the Moon Court project for the entire period of this Sub-Lease Deed.
- 3.6 That the Sub-Lessor has already paid the premium amount and the lease rent for the Leased Land at the prevailing rate to GNIDA 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.
- 4. THE SUB-LESSEE COVENANTS WITH THE SUB-LESSOR AS UNDER:
- That 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 (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.
- That 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 including inter- alia all regulations, bye- laws, directions and guidelines of GNIDA and other relevant authorities.



- 4.3 That 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/ GNIDA/ Designated Maintenance Agency.
- That 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 residential unit is not separately assessed for such purposes.
- 4.5 That the **Sub-Lessee** shall not demolish or cause to be demolished any structure of the **Demised Premises** or any portion of the same and shall also not make or cause to be made any additions or alterations of any nature whatsoever in the same or in any part thereof without prior written permission from the **Sub-Lessor**. The **Sub-Lessee** shall not alter the layout, design, elevations and colour scheme of the external facade of the **Demised Premises** in any manner whatsoever.
- 4.6 That the Sub-Lessee shall not remove any walls of the Demised Premises including load bearing walls, and the common walls.
- 4.7 That 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, Greater



Noida in general, and in relation to Moon Court 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.

4.8 That the Sub-Lessee acknowledge that the Sub-Lessor shall have the right to use the un- allotted Parking Slots in the Basement of the Moon Court project in any manner or transfer the same to any person on such terms and conditions as deemed fit by the Sub-Lessor and the Sub-Lessee shall not raise any objection or dispute in this regard.

5. REPRESENTATIONS AND WARRANTIES OF THE SUB-LESSEE:

- 5.1 That 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 about the implications of the restrictions, covenants etc. mentioned in the **Lease Deeds** as well as other laws applicable to the **Leased Land** and the **Demised Premises**.
- 5.2 That 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 That 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.



- Premises is located near, adjacent to or borders upon a golf course and that construction, post-construction and normal operational activities on the golf course may be different than those normally associated with a residential neighborhood. The Sub-Lessee shall not object to and shall not interfere, in any way, with the establishment, construction, development, renovation and/ or operation of the golfing facility and or residential, commercial, institutional, recreational and other developments/ activities as may, from time to time, be undertaken by the Sub-Lessor, members of the club or other persons permitted to enjoy the facilities at Jaypee Greens, Greater Noida.
- 5.5 That the **Sub-Lessee** confirms that the **Sub-Lessee** is aware of the inherent risks and hazards involved in occupation of a residential property located on or about a golf course and shall not hold the Sub-Lessor and/ or any of their employees, representatives, agents, etc. and/ or any member(s)/ player(s) of the golf club etc. responsible for any damage and/ or injury, of whatsoever nature, which may be caused by a flying golf ball or otherwise to him/ her and/ or to his/ her property and/ or to the person and/ or property of his/ her co- inhabitant(s) and/ or any of his/ her guest(s) at Jaypee Greens, Greater Noida. That the Sub-Lessee undertakes to indemnify and keep the Sub-Lessor, its employees, representatives, agents, etc. and/ or the members/ players of at Jaypee Greens, Greater Nolda indemnified against any action whatsoever which may be brought against them by Sub-Lessee's co-inhabitant(s) and/ or his/ her guest(s) and/ or the guest(s) of his/ her co- inhabitant(s) for any loss, damage or injury which may be suffered by them to their person or to their property, due to such flying golf ball(s) or otherwise.



- 5.6 That the Sub-Lessee understands and acknowledges that the Sub-Lessor shall be entitled to construct and/ or install such other buildings and/ or such other things as may be decided by the Sub-Lessor on the Leased Land as may be considered appropriate by the Sub-Lessor.
- 5.7 That 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, deletion, additions, alterations made either by the **Sub-Lessor** at its sole discretion, or pursuant to requirements of relevant authority.
- 5.8 That nothing herein shall be construed to provide the Sub-Lessee with the right to prevent Sub-Lessor from:
 - constructing or continuing with the construction of the other building(s), Estate Homes/ Villas/ Townhomes/ Apartments or other structures in the area adjoining the building in which the **Demised** Premises is situated;
 - (ii) putting up additional constructions, residential, commercial or of any other kind at Jaypee Greens , Greater Noida;
 - (iii) amending/altering the Development Plans.
- 5.9 That the Sub-Lessee shall, at his own cost, keep the Demised Premises in good and habitable state and maintain the same in a fit and proper condition.
- 5.10 That in case of the **Sub-Lessee** allows the use and/ or occupation of the **Demised Premises** 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 That 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 That the Sub-Lessee undertakes to comply with all the covenants, representations, warranties and undertakings contained herein, and keep the Sub-Lessor, their 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 omission by the Sub-Lessee in this regard.
- 6.2 That the Sub-Lessee hereby further assures and undertakes to observe and perform all the terms and conditions contained herein including the terms and conditions of the Lease Deeds, and to keep the Sub-Lessor, their 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 representatives as a result of which, in whole or in part, the Sub-Lessor or any of their representatives are made a party to, or otherwise incurs 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 such contravention or alleged contravention by the **Sub-Lessee**.
- 5.3 That 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 said cure 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.
- 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 of the Demised Premises, if it is occupied by any structure built unauthorisedly by the Sub-Lessee, 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.

7. MISCELLANEOUS:

- 7.1 That the Sub-Lessee is 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 That the **Sub-Lessee** shall be bound by any condition/s hereafter imposed by **GNIDA** 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 The Sub Lessee may, with the previous consent of the Greater Noida Industrial Development Authority (GNIDA), mortgage the Demised premised to any nationalised or RBI Licensed bank or Government recognized Financial Institution for raising loan subject to such terms and Conditions as may be decided by the GNIDA at the time of granting the permission.
- 7.4 That 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**. 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.



- 7.5 That in the event there are joint **Sub-Lessees**, 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**, which shall for all purposes be considered as served on all the **Sub-Lessees** and no separate communication shall be necessary to the other named **Sub-Lessee(s)**.
- 7.6 That all notices and communication, 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-Lessees**, all such notices and communications shall be jointly signed by all the **Sub-Lessees**.
- 7.7 That 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 GNIDA. Any Transfer charges payable to GNIDA 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.
- That 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/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



3



- 7.9 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.
- 7.10 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 Greater Noida, 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**.
- 7.11 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.
- 7.12 That 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.



SCHEDULE OF PROPERTY

ALL THAT Moon Court Apartment No.MC00011101 at 11th Floor in Tower No.01 having a Super Area of 184.32 Sq. Mtrs. (1984.02 Sq. Ft.) or thereabouts and Covered Area of 148.72 Sq. Mtrs. (1600.82 Sq. Ft.) or thereabouts constructed on the Leased Land known as Jaypee Greens at G-Block, Surajpur Kasna Road, Greater Noida-201306, (U. P) as demarcated on the Unit Location and Building Plan and bound as under:

At or towards the EAST :}

At or towards the WEST : As per Unit Location and Building Plan Annexed

At or towards the NORTH :}

At or towards the SOUTH :}

Annexure-I: Unit Location and Building Plan

Annexure-II: True copy of Declaration







14th October 2014

The General Manager (Planning & Architecture)
Greater Noida Industrial Development Authority,
169, Chitvan Estate,
Sector Gamma II,
Greater Noida.
Dist. Gautam Budh Nagar (U.P)

Sub: Submission of Declaration Form "A" as per U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010 for various Plots at Jaypee Greens, Greater Noida, Dist. Gautam Budh Nagar (U.P.)

Dear Madam,

Enclosed please find "Declaration" for the Moon Court Apartments, Crescent Court Apartments, Sea Court Apartments and Sun Court Apartments, which have been constructed at Jaypee Greens, Greater Noida in the Declaration Form "A" as per U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010 as per details mentioned in Annexure-I.

Hope you will find the above in order.

Thanking you,

Yours faithfully, For Jaypee Greens, (A division of Jaiprakash Associates Limited)

Authorized Signatory.

Encl: As above.

JAYPEE GREENS.

(A Division of Jaiprakash Associates Limited)
rck, Surajpur Kasna Road, Greater Noida 201 306, (U.P.) India

FORM A

(See Rule 3)

FORM OF DECLARATION

Date: September 29, 2014

Place: Greater Noida Promoter Details:

1. Name:

Jaiprakash Associates Ltd.

2. Registered Address:

Sector-128, Noida-201304 (U.P.)

3. Local/Postal Address:

G-Block, Surajpur Kasna Road,

,

Greater Nolda. 201306 (U.P.)

4. Date of Incorporation (if applicable):

15.11.1985

5. Name/designation of Authorized Signatory:

Mr Rajeev Goyal. Asstt General Manager.

The Declarant hereby solemnly states the following:

FIRST: The Promoter owns / holds the land as lessee which is fully described and detailed in Annexure 'A' to this declaration.

SECOND: The Promoter has constructed on the parcel of land, described in Annexure 'A' to this declaration, an Apartment Building/Group Housing scheme, detailed below:

SI.	Description	Particulars
No.		
(1)	(2)	(3)
1.	Name of the building / Group	Moon Court Apartments, Jaypee Greens,
	Housing Scheme	Greater Noida
2.	Sanctioning Authority of the plan	Greater Noida Industrial Development Authority
3,	Date of sanction/Completion	Sanction: 18.03.2009, 20.05.14
4.	Municipal No. of the property	Sector- 26 & 31, Greater Noida
5.	Municipal Ward of the property	
6.	Postal address of the property	Jaypee Greens, G- Block, Surajpur Kasna Road,
		Greater Noida, U.P. 201306
7.	Name of Architect/ Structural Engineer	Architects: M/s Arcop Associates Pvt ltd.
8.	Height of the building	68.80 meters (from road lvl. to top of building)
9.	Scheme whether residential or commercial (other than multiplex or mall)	Residential
10.	No. of Floors	5 Towers having 20 floors.
14.	4	C. Jr

MOON COURT APARTMENTS, JAYPEE GREENS, GREATER NOIDA

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THIRD: That the said property consists of the apartments detailed in Annexure 'B' to this declaration. The various apartments of the scheme are capable of individual utilization on account of having their own exit to common areas and facilities of the building/property scheme and the apartment will be sold to one or more persons, each person obtaining a particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as the 'Apartment') and also an undivided interest in the general and/or 'limited common areas and facilities' of the building/property scheme, as listed in this declaration deed, necessary for their adequate use and enjoyment, and referred to as:-

- (a) Common facilities for dwelling units of individual block.
- (b) Limited common facilities for apartments, means those common areas and facilities which have been designated in writing by the promoter as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."

FOURTH: That the aforesaid building has a total floor area of 56370.71 square meters on all floors, of which 33641.22 square meters will constitute the apartments and remaining will consist of 12455.10 square meters of 'common areas and facilities', 3062.50 square meters of 'limited common areas and facilities' and 7211.89 square meters of 'independent area', which have been detailed in Annexure 'C'.

FIFTH: That this condominium shall be known as "MOON COURT APARTMENTS" and that the apartments and 'common areas and facilities' (as defined in 5.3 (i) of the Act), the 'limited common areas and facilities' of the building / scheme (as defined in 5.3(s) of the Act), and the 'independent areas' (as defined in 5.3 (p) of the Act), and shall be as follows:-

Sl.No.	Item	Details
1.	Covered area of Apartments.	33641.22 sq. mt.
2.	"Common areas & facilities" (as per Annexure 'D' as defined in 5.3 (i) of the Act)	12455.10 sq. mt.
3.	"Limited common areas & facilities [as per Annexure 'E' as defined in 5.3(s) of the Act]	3062.50 sq. mt.
4.	"Independent areas" [as defined as per Annexure 'F' in 5.3(p) of the Act]	7211.89 sq. mt

SIXTH: (a) that the right, title and interest of each apartment owner and his proportionate share in the profits and common expenses for the common areas and facilities, as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the Moon Court Condominium is based on the proportionate value of each apartment to the total value of all apartments.

SEVENTH: That the Administration of Moon Court Apartments Condominium consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws of the association of the apartment owners. The promoter shall





be responsible for full quality control of materials and workmanship at site. The specifications of construction detailed in 'Schedule-A' hereto.

EIGHTH: That for the purpose of stamp duty and registration fees payable on the deed of apartments under S. 13 of the Act, the value of the

- (a) land of each apartment would be computed on the basis of the percentage of the undivided share so that the aggregate of the land component of all of the apartments of the building is equivalent to the total value of the land of the building;
- (b) the construction of each apartment would be also computed on the basis of the percentage of the undivided share as it bears to the total covered area.

NINTH: that the 'common areas and facilities' as well as the 'limited common areas and facilities' shall remain undivided and no apartment owner shall bring any action for their partition or division thereof.

TENTH: that the percentage of the undivided interest in the "common areas and facilities" as well as the "limited common areas and facilities" established herein shall not be changed except with the unanimous consent of all the apartment owners and approval of Competent Authority expressed in amendment to this deed.

ELEVENTH: that the undivided interest in the 'common areas and facilities' as well as the 'limited common areas and facilities' shall not be separated from the apartment to which they pertain and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument;

TWELTH: that neither the dedication of the property to the plan of apartment ownership herein shall not be revoked, nor the property removed from plan of apartment ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by only registered instruments;

THIRTEENTH: that if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction, or disposition of the property shall be as provided by the Act;

FOURTEENTH: that where an apartment is sold pursuant to the recovery of the mortgage money, then neither the mortgagee nor the purchaser who derives title to be apartment at such sale or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of the title by such acquirer but the association of apartment owners would be entitled to recover the amount subsequent to the date of acquisition of title by such acquirer.

FIFTEENTH: that the 'independent areas', declared herein in the Annexure 'F' are not included as common areas for the joint use of the apartment and the promoter would be at liberty to sell them or to construct thereupon without interference of other apartment owners in view of the provisions of 5. 3 (p) of the Act.





SIXTEENTH: The promoter shall maintain the common areas and facilities till the association is formed and shall be entitled to collect the actual maintenance charges which is currently expected to be about @ Rs 3.00/- per sq. ft from the owners of each apartment.

In witness whereof, Shri Rajeev Goyal for on and behalf of M/s. Jaiprakash Associated Ltd (the promoter) hereto set his hand this 29th day of September, year 2014.

For JAYPEE GREENS
(A Division of Jaiprakash Associates Ltd.)

Authorised Signatory

Signed and delivered by (Seal of the Promoter)

In the presence of:-

1 Samular

(P.P. Wandalkas)

(VIKAS)





Annexure 'A' Details of the land of the building to which the present declaration relates

SI. No.	Items		
1.	Location of the land of the building	Revenue village	Sector-26 & 31, Greater Noida
		Tehsil	Dadri
		District	Gautam Budh Nagar
2.	Survey No. with area	Specify no.	Land area for these apartments (admeasuring 7311.87 sq mt) is part of the overall Jaypee
3.	Date of last document of title under which the promoter claims the land	Specify date	Green, Greater Noida for which the land has been leased to the company by GNIDA vide 3 lease deeds listed at Exhibit-1. The date of last document is 18.05.2001
4.	Details of Registration of the above title document		As per Exhibit - 1
5.	Boundaries of the land	North	As per approved Layout plan
		South	**
		East	7
		West	
6.	Land whether freehold or leasehold		Leasehold
7.	If land is leasehold, the unexpired period of the lease		As per Exhibit - 1

Note: Additional area of 3007.56 sq mts towards landscaping etc also earmarked for use of these apartments.

For JAYPEE GREENS
(A Division of Jaiprakash Associates Ltd.)

Place: Greater Noida Date: September 29, 2014 Signature of declarant with designation and seal





				Annex	ure -'B'				
				(Details of /	Apartments)				
		lucon	COLIGE ASABTERES						
	condominium:		COURT APARTMENTS						
alue of	condominium (in i	(3): 1195039	11/1.1/	-	In	Proportionate	1		
				1	Percentage of undivided	representation		1	
	Floor	Identifiable	of the No. of Rooms	Covered	share in land	for voting	Approved use	Super Area	Value of the
S.No.		No. of the Apartment		area (in sq.	on the basis	purpose in the	Residential/	(In sq. mts.)	Apartment (In Rs)
		Apartment		mits.)	of covered area of the	meeting of the	Commercial		(m vs)
				1	apartment	apartment			
						owners			
NC-1			7.0						
		MC-1 001	1 BHK	56.26	0.17%	0.18%	Residential	69.73	3423773
1	GROUND FLOOR	MC-1 002	2 BHK	106,42	0.32%	0.32%	Residential	131.89	6208851
		MC-1 003	1 BHK	61.42	0.18%	0.19%	Residential	76.12	3710332
		MC-1 101	3 BHK	143.43	0.43%	0.42%	Residential	177.76	8263790
2	1ST FLOOR	MC-1 102	2 BHK	106.42	0.32%	0.32%	Residential	131.89	6208851
		MC-1 103	3 BHK	148.72	0.44%	0.44%	Residential	184.32	8557511
	****	MC-1 201	3 BHK	143.82	0.43%	0.42%	Residential	178.25	8285444
3	ZND FLOOR	MC-1 202	2 BHK	106.42	0.32%	0.32%	Residential	131.89	6208851
		MC-1 203	3 BHK	148.97	0.44%	0.44%	Residential	184.63	8571392
		MC-1 301	3 8HK	143.43	0.43%	0.42%	Residential	177.76	8263790
4	3RD FLOOR	MC-1 302	2 BHK	106.42	0.32%	0.32%	Residential	131,89	6208851.
		MC-1 303	3 BHK	148.72	0.44%	0.44%	Residential	184.32	8557511
		MC-1 401	3 BHK	143.82	0.43%	0.42%	Residential	178.25	8285444.
5	4TH FLOOR	MC-1 402	2 BHK	106.42	0.32%	0.32%	Residential	131.89	6208851
		MC-1 403	3 BHK	148.97	0.44%	0.44%	Residential	184.63	8571392.
		MC-1 501	3 BHK	143.43	0.43%	0.42%	Residential	177.76	8263790.
6	STH FLOOR	MC-1 502	2 BHK	106.42	0.32%	. 0.32%	Residential	131.89	6208851.
		MC-1 503	3 BHK	148.72	0.44%	0.44%	Residential	134.32	8557511.
	6TH FLOOR	MC-1 601	3 BHK	143.82	0.43%	0.42%	Residential	178.25	8285444.
7		MC-1 602	2 BHK	106.42	0.32%	0.32%	Residential	131.89	6208351.
		MC-1 603	3 BHK	148.97	0.44%	0.44%	Residential	134.63	8571392.
		MC-1 701	3 BHK	143.43	0.43%	0.42%	Residential	177.76	8263790.
8	7TH FLOOR	MC-1 702	2 BHK	105.42	0.32%	0.32%	Residential	131.89	5208851.
		MC-1 703	3 BHK	148.72	0.44%	0.44%	Residential	184,32	8557511.
		MC-1 E01	3 BHK	143.82	0.43%	0.42%	Residential	178.25	3285444.
9	BTH FLOOR	MC-1 802	2 BHK	106.42	0.32%	0.32%	Residential	131.89	6208851.
		MC-1 803	3 BHK	148.97	0.44%	0.44%	Residential	184,63	8571392.
		MC-1 901	3 BHX	143.43	0.43%	0.42%	Residential	177.76	3263790.
10	9TH FLOOR	MC-1 902	2 BHX	106.42	0.32%	0.32%	Residential	131.89	6208851.
		MC-1 903	3 BHK	148.72		0.44%	Residential	184.32	8557511.
		MC-1 1001	3 BHK	143,82		0.42%	Residential	178.25	8285444.
11	10TH FLOOR	MC-1 1002	2 BHK	106,42		0.32%	Residential	131.89	6208351.
		MC-1 1003	3 BHK	148.97	diam'r.	0.44%	Residential	184.63	8571392.
		MC-1 1101	3 BHK	143,43	70.0	0.42%	Residential	177.76	8263790.
12	11TH FLOOR	MC-1 1102	2 BHK	106.42		0.32%	Residential	131.89	6208851.
	1	MC-1 1103	3 BHK	148.72		0.44%	Residential	184.32	8557511.
		MC-1 1201	3 BHK	143.82	- Marie	0.42%	Residential	178,25	8285444.
13	12TH FLOOR	MC-1 1202	2 BHK	106.42		0.32%	Residential	131.89	6208951.
		MC-1 1203	3 BHK	148.97	-	Married A	Residential	184.63	8571392.
_	1	MC-1 12A01		143.43	All Park Co.	0.44%	Residential	177.76	8263790.
14	13TH FLOOR	MC-1 12A02	F (8) 7.30)		467800	0.42%	Residential	131.89	6208851.
		MC-1 12A03	A dealer of	106.42		0.32%	Residential	184.32	8557511.





		MC-2 1203	3 BHK	143.84			-		
13	12TH FLOOR	MC-2 1202	ZBHK	106.46	0.32%	0.32%	Residential	131.94	621107
		MC-2 1201	1 8HK	143.76	0.43%	0.42%	Residential	178.17	824211
	-	MC-2 1103	3 8HK	143.82	0.43%	0.42%	Residential	178.25	828544
12	117H FLOOR		5 BHK	106.45	0.32%	0.32%	Residential	131.94	621107
12	11711 (1000	MC-2 1101	3 BHK	143.75	0.43%	0.42%	Residential	178.15	828155
		MC-2 1003	3 BHK	143.84	0.43%	0.42%	Residential	173.27	824655
11	10TH FLOOR	MC-2 1002	2 BHK	106,46	0.32%	0.32%	Residential	131.94	621107
11	101H ELOOP	MC-2 1001	3 BHK	143.76	0.43%	0.42%	Residential	178.17	878211
		MC-2 903 MC-2 1001	3 BHK	143.82	0.43%	0.42%	Residential	178.25	E78544
10	ZITI TOOK		2 BHK	105.46	0.32%	0.32%	Residential	131.54	621107
10	9TH FLOOR	MC-2 902	-	143.75	0.43%	0.42%	Residential	178.16	828155
		MC-2 901	3 BHK	143.84	0.43%	0.42%	Residential	178.27	828655
,	3, 6.00.	MC-2 803	3 DHK	105,46	0.32%	0.32%		131.94	621107
9	8TH FLOOR	MC-2 802	2 BHK		0.43%		Residential	178.17	828211
		MC-2 801	3 BHK	143.76	0.43%	0.42%	Residential Residential	173.25	828544
o	1	MC-2 702	3 BHK	143.82		0.42%	1		621107
я	ZIHELOOR	MC-2 702	2 BHK	106.46	0.32%	0.32%	Residential	131.94	
		MC-2 701	3 8HK	143.75	0.43%	0.42%	Residential	178.15	878155
,	- Interest	MC-2 603	3 BHX	143.84	0.43%	0.42%	Residential	178.27	828655
,	GTH FLOOR	MC-2 602	2 BHX	105.46	0.32%	0.32%	Residential	131.94	621107
	-	MC-2 503	3 BHK	143.82	0.43%	0.42%	Residential	178.17	828211
b	SINFLOOR	MC-2 502	2 BHK	106.46	0.32%	0.32%	Residential	178.25	828544
	CTU CLOOP	MC-2 501	3 2HK		0.43%	0.42%	Residential	131.94	621107
		MC-2 403	3 BHK	143.75		0.42%	Residential	178.16	828155
>	ALL PLOOM	MC-2 402		143.84	0.43%	0.42%	Residential	173.27	828655
	ATH FLOOR	MC-2 401	3 BHK	106.46	0.32%	0.32%	Residential	131.94	521107
_		MC-2 303	3 BHX	143.76	0.43%	0.42%	Residential	173.17	825211
4 3RD F	SKD FLOOR	MC-2 302		143.82	0.43%	0.42%	Residential	178.25	828544
	ren succe	-	2 BHK	106,46	0.32%	0.32%	Residential	131.94	621107
-		MC-2 301	3 BHK	143.75	0.43%	0.42%	Residential	178.16	R28155
3	ZHID FLOOR	MC-2 203	3 BHK	143.84	0.43%	0.42%	Residential	178.27	828655
1	ZND FLOOR	MC-Z 202	2 BHK	105.46	0.32%	0.32%	Residential	131.54	6211577
-	-	MC-2 201	3 BHK	143.76	0.43%	0.42%	Residential	172.17	828211
•	23,7000	MC-2 103	3 BHK	143.82	0.43%	0.42%	Residential	178.25	828544
,	15751008	MC-2 102	2 BHK	106,46	0.32%	0.32%	Residential	131.94	671107
-	-	MC-2 101	3 BHK	143.75	0.43%	0.42%	Residential	172.15	828155
1	GROUND FLOOR	MC-2 002	3 BHK	143.35	0.43%	0.42%	Residential	177.85	825934
	Charles Class	MC-2 001	2 BHK	105.46	0.32%	0.32%	Residential	131.94	621107
C-5		140 2 001	1 BHK	56.34	0.17%	0.18%	Residential	69.83	342821
		MC-1 1904	STUDIO APARTMENT	34.35	0.10%	0.117			
20	19TH FLOOR	MC-1 1902	2 BHK	106.42	0.32%	0.11%	Residential	42.57	220724
•		MC-1 1804	STUDIO APARTMENT	34.35	0.10%	0.11%	Residential	131.89	620885
10	18TH FLOOR	MC-1 1802	2 BHK	106.42	0.32%	0.32%	Residential	42.57	220724
10		MC-1 1704	STUDIO APARTMENT	34.35	0,10%	0.11%	Residential	131.89	620005
10	17TH FLOOR	MC-1 1702	2 BHK	106.42	0.32%	0.32%	Residential	42.57	220724
17	16TH FLOOR	MC-1 1603	2 8HK	106,42	0.32%	0.32%	Residential	131.89	520885
		MC-1 1503	3 BHK	148,72	0.44%	0.44%	Residential	131.89	620,685
16	15TH FLOOR	MC-1 1502	2 8HK	106.42	0.32%	0.32%	Residential Residential	184.32	855751
	16 15TH FLOOR 17 16TH FLOOR 18 17TH FLOOR 19 18TH FLOOR 20 19TH FLOOR 21 GROUND FLOOR 22 1ST FLOOR 3 2ND FLOOR	MC-1 1501	3 BHK	143.43	0.43%	0.42%	Pesidential	131.89	620885
		MC-1 1403	3 BHK	142.97	0.44%	0.44%	Residential	177.76	8253791
15	14TH FLOOR	MC-1 1402	2 BHK	105,42	0.32%	0.32%	Residential	184.63	857139
					THE RESERVE THE PERSON NAMED IN				6208851





т		MC-7 12A01	Is nex	143.75	0.120	0.42%	Residential	178,16	8281557.9
		MC-2 12A02	2 DHK			0.32%	Residential	131,94	6211072.4
14	13TH FLOOR	MC-2 12A03	3 8HK	106.46			Residential	178.25	8285444.6
-				143.32	0.43%	0.42%	Residential	178.17	8282113.2
	4711 (1000	MC-2 1401 MC-2 1402	3 BHK	143.76	0.43%	0.42%	Residential	131.94	6211072.4
15	14TH FLOOR		2 BHK	105.46	0.32%	0.32%		178.27	8286555.1
-		MC-2 1403	3 BHK	143.64	0.43%	0.42%	Residential	178.16	8281557.98
		MC-2 1501	3 BHK	143.75	0.43%	0.42%	Residential	131.94	6211072.43
15	15TH FLOOR	MC-2 1502	2 BHK	106.46	0.32%	0.32%	Residential	-	8285444.65
_		MC-2 1503	3 BHK	143.82	0.43%	0.42%	Residential	178.25	
17	16TH FLOOR	MC-2 1602	2 BHK	105.46	0.32%	0.32%	Residential	131.94	6211072.43
18	17TH FLOOR	MC-2 1702	2 BHK	105.46	0.32%	0.32%	Residential	131.94	6211072.43
		MC-2 1704	STUDIO APARTMENT	34.35	0.10%	. 0.11%	Residential	42.57	2207245.33
19	18TH FLOCK	MC-2 1802	2 BHK	106.46	0.32%	0.32%	Residential	131.94	6211072.43
		MC-2 1804	STUDIO APARTMENT	34.35	0.10%	0.11%	Residential	42.57	2207245.33
20	19TH FLOOR	MC-2 1902	2 BHK	106.46	0.32%	0.32%	Residential	131.94	6211072,43
		MC-2 1904	STUDIO APARTMENT	34.35	0.10%	0.11%	Residential	42.57	2207245.33
IC-3							-	-	
		MC-3 001	1 BHK	61.04	0.18%	0.19%	Residential	75.65	3689177.73
1	GROUND FLOOR	MC-3 002	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
2		MC-3 003	1 BHK	55.88	0.17%	0.17%	Residential	69.26	3402674.50
		MC-3 101	3 BHK	148.57	0.44%	0.44%	Residential	184.13	8549183.09
2	1ST FLOOR	MC-3 102	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
	MC-3 103	3 BHK	143.46	0.43%	0.42%	Aesidential	177.80	8265456.05	
		MC-3 201	3 BHK	148.89	0.44%	0.44%	Residential	184.53	8566950.73
3	2ND FLOOR	MC-3 202	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 203	3 BHK	143.46	0.43%	0.42%	Residential	177.80	8265456.05
		MC-3 301	3 BHK	148.57	0.44%	0.44%	Residential	184.13	8549183.09
4	3RD FLOOR	MC-3 302	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 303	3 BHK	143.45	0,43%	0.42%	Residential	177.80	8265456.05
		MC-3 401	3 ВНК	148.89	0.44%	0.44%	Residential	184.53	8566950.73
5	4TH FLOOR	MC-3 402	2 BHK	105.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 403	3 BHK	143.46	0.43%	0.42%	Residential	177.80	8265456.05
		MC-3 501	3 BHK	148.57	0.44%	0.44%	Residential	184.13	3549183.09
6	STH FLOOR	MC-3 502	2 BHK	105.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 503	3 BHX	143.46	0.43%	0.42%	Residential	177.80	8265456.05
		MC-3 501	3 BHK	148.89	0.44%	0.44%	Residential	134.53	8566950.73
,	6TH FLOOR	MC-3 602	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 603	3 BHK	143.45	0.43%	0.42%	Residential	177.80	8265456.05
-		MC-3 701	3 BHK	148.57	0.44%	0.44%	Residential	194.13	8549183.09
8	7TH FLOOR	MC-3 702	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 703	3 BHK	143.46	0.43%	0.42%	Residential	177.80	8265456.05
-		MC-3 801	3 BHK	143.59	0.44%	0.44%	Residential	184.53	8566950.73
9	STH FLOOR	MC-3 802	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
1		MC-3 803	3 BHK	143.46		0.42%	Residential	177.80	8265456.05
-		MC-3 901	3 BHK	-	0.43%	0.44%	Residential	184.13	8549183.09
10	9TH FLOCK	MC-3 902	2 BHK	148.57	0.44%		Residential		
-		MC-3 903	3 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
-		MC-3 1001	3 BHK	143.46	0.43%	0.42%		177.90	8265456.05
,, 1	10TH FLOOR	MC-3 1002	For the	148.89	0.44%	0.44%	Residential	184.53	8566950,73
11	ANTI- COOM	The state of the s	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961,96
_		MC-3 1003	3 BHK	143.46	0.43%	0.42%	Residential	177.80	826S456.0S
. 1	11711 (1000		3 BHK	148.57	0.44%	0.44%	Residential	184.13	8549183.09
12	11TH FLOOR	MC-3 1102	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961.96
		MC-3 1103	3 BHK	143.46	0.43%	0.42%	Residential	177.80	8265456.05





			To priv	1 110.00	1 0416	0.44%	Residential	184.53	8566950
		MC-3 1201	3 BHK	148.89		0.32%	Residential	131.92	620996
13	12TH FLOOR	MC-3 1202	2 BHK	106.44		0.42%	Residential	177.80	8265456
		MC-3 1203	3 6HK	143.46		0.44%	Residential	184.13	8549183
		MC-3 12A01		148.57	0.44%	0.32%	Residential	131.92	6209961
14	13TH FLOOR	MC-3 12A02		105.44	0.32%		Residential	177.80	8265456
		MC-3 12A03		143.46	0.43%	0.42%	Residential	184.53	8566950
		MC-3 1401	3 BHK	148.89	0.44%	0.44%		131.92	6209961
15	14TH FLOOR	MC-3 1402	2 BHK	106.44	0.32%	0.32%	Residential	177.80	8265456
	1	MC-3 1403	3 BHK	143.46	0.43%	0.42%	+	184.13	8549183
		MC-3 1501	3 BHK	148.57	0.44%	0.44%	Residential	131.92	6209961
16	15TH FLOOR	MC-3 1502	2 BHK	106.44	0.32%	0.32%	Residential	177.80	8265456
		MC-3 1503	3 BHX	143.46	0.43%	0.42%	Residential		6209961
17	16TH FLOOR	MC-3 1602	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961
		MC-3 1702	2 BHK	106.44	0.32%	0.32%	Residential	131.92	2207245
18	17TH FLOOR	MC-3 1704	STUDIO APARTMENT	34.35	0.10%	0.11%	Residential	42.57	Service Contraction
22	1	MC-3 1802	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961
19	18TH FLOOR	MC-3 1804	STUDIO APARTMENT	34.35	0,10%	0.11%	Residential	42.57	2207245
		MC-3 1902	2 BHK	106.44	0.32%	0.32%	Residential	131.92	6209961
20	19TH FLOOR	MC-3 1904	STUDIO APARTMENT	34.35	0.10%	0.11%	Residential	42.57	2207245
AC-4		T T			1.00		- Anderdal	69.42	3409892
		MC-4 001	1 BHK	56.01	0.17%	0.17%	Residential	131.45	6188862
1 GRO	GROUND FLOOR	MC-4 002	2 BHK	105.05	0.32%	0.32%	Residential	74.20	3624214
		MC-4 003	1 BHX	59.87	0.18%	0.19%	Residential		8255461
2 1ST FLOOR	MC-4 101	3 BHK	143.28	0.43%	0.42%	Residential	177.58	5185867	
	1ST FLOOR	MC-4 102	2 BHK	105.06	0.32%	0.32%	Residential	131.45	
		MC-4 103	3 BHK	148.20	0.44%	0.44%	Residential	183.67	8528639
		MC-4 201	3 BHK	143.28	0.43%	0.42%	Residential	177.53	8255461
3 2	2ND FLOOR	MC-4 202	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862
		MC-4 203	3 BHK	148.20	0.44%	0.44%	Residential	133.67	8528639
		MC-4 301	3 ВНК	143.28	0.43%	0.42%	Residential	177.58	8255461.
4	3RD FLOOR .	MC-4 302	2 BHK	105.06	0.32%	0.32%	Residential	131.45	6188852
	55 , 15	MC-4 303	3 9HK	148.20	0.44%	0.44%	Residential	183.67	3528639.
	-	MC-4 401	3 8HX	143.28	0.43%	0.42%	Residential	177.58	8255461.
	4TH FLOOR	MC-4 402	2 BHX	106.06	0.32%	0.32%	Residential	131.45	5198962.
5	41H FLOCK	MC-4 403	3 BHK	148.20	0.44%	0.44%	Residential	183.67	8528639.
		MC-4 501	3 BHX	143.28	0.43%	0.42%	Residential	177.58	8255461.
			2 BHK	106.06	0.32%	0.32%	Residential	131.45	6182362.
6	STH FLOOR	MC-4 502		148.20	0.44%	0.44%	Residential:	183.67	8528639.
		MC-4 503	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.
		MC-4 601	3 BHK	-			Residential	131.45	6188862.
7	6TH FLOOR	MC-4 602	2 BHK	106.06	0.32%	0.32%	Residential	183.67	8528639.
		MC-4 603	3 BHK	148.20	0.44%	0.44%		A 1,5 11.1	8255461
		MC-4 701	3 BHK	143.28	0.43%	0.42%	Residential	177.58	6183862.
8	7TH FLOOR	MC-4 702	2 BHK	106.06	0.32%	0.32%	Residential	131.45	8528639.
		MC-4 703	3 BHK	148.20	0.44%	0.44%	Residential	183.67	1077-741
	-	MC-4 801	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.
9	STH FLOOR	MC-4 802	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862
	//	MC-4 803	3 BHX	148.20	0.44%	0.44%	Residential	183.67	8528639.2
	1	MC-4 901	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.
10	STH FLOOR	MG-4 902	2.8HK	106.06	0.32%	0.32%	Residential	131.45	6188862.
	0 1		3 BHK	148.20	0.44%	0.44%	Residential	183.67	8528639.2
		Supply dist.	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.7
	10TH FLOOR		2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862.8
11	10TH FLOOR								



		MC-4 1101	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.75
12 1	ATH FLOOR	MC-4 1102	2 BHK	106,06	0.32%	0.32%	Residential	131.45	-
	1	MC-4 1103	3 BHK	148.20	0.44%	0.44%	Residential	183.67	
		MC-4 1201	3 BHK	143.28	0.43%	0.42%	Residential	177.58	8255461.75
13 1	12TH FLOOR	MC-4 1202	2 BHK	105.06	0.32%	0.32%	Residential	131.45	6188863.88
-	.zmrtaon	MC-4 1203	3 BHK	148.20		0.44%	Residential	183.67	8528639,25
		MC-4 12A01	3 BHK	143.28	0.44%	0.42%	-	177.58	8255461.75
14 1	13TH FLOOR	MC-4 12A02	2 BHK	106.06	0.43%	0.42%	Residential	131.45	6188862.88
	Sintegon	MC-4 12A03	3 BHK	148.20	0.32%	-	Residential		8528639.25
		MC-4 1401	3 BHK		0.44%	0.44%	Residential	183.67	8255461.75
15 1	14TH FLOOR	MC-4 1402	2 8HX	143.28	0.43%	0.42%	Residential	177.58	
	- Time recom	MC-4 1403	3 BHK	105.06	0.32%	0.32%	Residential	131.45	6188962.88
-		MC-4 1501	3 BHK	148.20	0.44%	0.44%	Residential	183.67	8528639.25
16	ISTH FLOOR			143.28	0.43%	0.42%	Residential	177.58	8255461.75
10	ISINTIOON	MC-4 1502	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862.88
17	16711 61 000	MC-4 1503	3 6HK	148.20	0.44%	0.44%	Residential	183.67	8528639.25
1/	16TH FLOOR	MC-4 1602	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6189862.68
18	17TH FLOOR	MC-4 1702	2 8HK	106.06	0.32%	0.32%	Residential	131.45	6188862.88
-		MC-4 1704	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.44	2201137.71
19	18TH FLOOR	MC-4 1802	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862.88
		MC-4 1804	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.44	2201137.71
20	19TH FLOOR	MC-4 1902	2 BHK	106.06	0.32%	0.32%	Residential	131.45	6188862.88
MC-S		MC-4 1904	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.44	2201137.71
MICS			la muna						المعالم
1	. Instrumentation	MC-5 001	18HK	59.87	0.18%	0.19%	Residential	74.201	3624214.79
٠ ١	GROUND FLOOR	MC-5 002	2 BHK	105.06	0.32%	0.32%	Residential	131.448	6188862.88
		MC-5 003	1 BHK	56.01	0.17%	0.17%	Residential	69.417	3409892.61
2	167 61000	MC-5 101	3 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.94
- 2	1ST FLOOR	MC-5 102	2 BHK	105.05	0.32%	0.32%	Residential	131.448	6188862.88
		MC-5 103	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.75
3	2ND FLOOR	MC-5 201	3 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.94
,	ZND FLOOR	MC-5 202	2 BHK	106.05	0.32%	0.32%	Residential	131.448	6135862.58
		MC-5 203	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255451.75
4	3RD FLOOR	MC-5 301 MC-5 302	3 BHK 2 BHX	148.48	0.44%	0.44%	Residential	184.022	8544185.94
,	SADILOGA	MC-5 303	3 BHK	106.05	0.32%	0.32%	Residential	131.448	6188862.88
		MC-5 401	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.75
s	4TH FLOOR	MC-5 402	-	148.48	0.44%	0.44%	Residential	184.022	8544185.94
•	41111COON	MC-5 403	3 BHK	105.06	0.32%	0.32%	Residential	131.448	6138862.88
		MC-5 501	3 BHX	143.28	0.43%	0.42%	Residential	177.577	8255461.75
6	STH FLOOR	MC-5 502		148.48	0.44%	0.44%	Residential	184.022	8544185.94
	3,117200	MC-5 503	3 BHK	106.06	0.32%	0.32%	Residential	131.448	6188862.88
		MC-5 601	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.75
7	6TH FLOOR	MC-5 602	2 BHK	148.48	0.44%	0.44%	Residential	184.022	8544135.94
		MC-5 603	3 8HX	106.06	0.32%	0.32%	Residential	131.448	6138862.88
		MC-S 701	3 6HX	143.28	0.43%	0.42%	Residential	177.577	8255461.75
8	7TH FLOOR	MC-5 702	2 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.94
		MC-5 703	3 8HK	106.06	0.32%	0.32%	Residential	131.448	6138862.88
4.11	-	MC-5 801	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.75
9	STH FLOOR	MC-5 802	2 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.94
	- order or market	MC-5 803	3 BHK	106.06	0.32%	0.32%	Residential	131.448	6188862.88
		MC-5 901	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.75
10	STH FLOOR	MC-5 902	2 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.94
	b	MC-5 903	3 BHK	106.06	0.32%	0.32%	Residential	131.448	6188852.88
	The Manager		10"	143.28	0.43%	0.42%	Residential	177.577	8255461.75



COURT APARTMENTS, JUYPES GREENS, GREATER NORDA

	TOTAL		and the second	33641.22	100.00%	100.00%			1950391171.
	2,,,,,,	MC-5 1904	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.436	2201137.7
20	19TH FLOOR	MC-5 1902	2 BHK	106.06	0.32%	0.32%	Residential	131,448	6188862.1
.,	19,117CON	MC-5 1804	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.436	2201137.
19	18TH FLOOR	MC-5 1802	2 BHK	106.06	0.32%	0.32%	Residential	131.448	618B862.
10	ZITTELOOK	MC-5 1704	STUDIO APARTMENT	34.24	0.10%	0.11%	Residential	42.435	2201137.
18	17TH FLOOR	MC-5 1702	2 BHK	106.06	0.32%	0.32%	Residential	131,448	6188862.
17	16TH FLOOR	MC-5 1602	2 BHK	106.06	0.32%	0.32%	Residential	131.448	6188962.
		MC-5 1503	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461
16	15TH FLOOR	MC-5 1502	2 BHK	106.06	0.32%	0.32%	Residential	131.448	6188862.
		MC-S 1501	3 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.
		MC-S 1403	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.
15	14TH FLOOR	MC-5 1402	2 BHK	106.06	0.32%	0.32%	Residential	131.448	6188862.
14		MC-S 1401	3 BHK	148,48	0.44%	0.44%	Residential	184.022	8544185.
	-	MC-5 12A03	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.
	13TH FLOOR	MC-5 12A02	2 BHK	105.06	0.32%	0.32%	Residential	131.448	6188862.
		MC-5 12A01	ЗВНК	148.48	0.44%	0.44%	Residential	184.022	8544185.
		MC-5 1203	3 BHK	143.28	0.43%	0.42%	Residential	177.577	\$255461.
13	12TH FLOOR	MC-5 1202	2 BHK	106.06	0.32%	0.32%	Residential	131.448	6188862.
-		MC-5 1201	3 BHK	148.48	0.44%	0.44%	Residential	184.022	8544185.
-		MC-5 1103	3 BHK	143.2E	0.43%	0.42%	Residential	177.577	8255461.
12	LITH FLOOR	MC-5 1102	2 BHK	105.06	0.32%	0.32%	Residential	131.448	6188862.
-		MC-5 1101	3 9HK	148.48	0.44%	0.44%	Residential	184.022	8544185.
		MC-5 1003	3 BHK	143.28	0.43%	0.42%	Residential	177.577	8255461.
ıı	10TH FLOOR	MC-5 1002	2 BHK	105.06	0.32%	0.32%	Residential	131.448	6188862
		MC-5 1001	3 8HK	148.48	0.44%	0.44%	Residential	184,022	8544185

NOTES: 1. The percentage of undivided share in the land is calculated on the basis of the covered area of all apartments /chub/shopping (as applicable) in relation to the total covered area.

2. The percentage of representation for voting purposes in the meeting of association of apartment owners is based on valuation of each apartments / club / shopping area (as applicable) which has been derived on the basis of Super Area and the present circle rates (as applicable with effect from 1-03-2014) ignoring the floor wise rebates.

3. The Covered Area includes the exclusive area of the premises including area of walls, columns, balconies, cupboards and shafts etc. and 50% of the exclusive open-to-sky terraces.

4. "Super Area" means the total of the Covered Area of the said premises and the proportionate share of the chargeable Common Area.

For JAYPEE GREENS (A Division of Jaiprakash Associates Ltd.)

Place:

Greater Nolda

Date:

September 29, 2014

Signature of declaration with designation and shaft

Authorised Signatory





MOON COURT APARTMENTS, JAYPEE GREENS, GREATER NOIDA

di

Annexure-'C'

Details of covered area of apartments and total covered area of Common areas and

Facilities / limited common areas and facilities

SI. No. (1) (a)	Particulars (2) Total covered area of apartments at various	(3) 33641.22 sq.mts.	(4) ×	(5) ×	(6) x
(b-1)	floors Total covered area of common areas & facilities	x	12455.10 sq.mts.	×	×
(b-2)	(as defined in S, 3(i) of the Act) Total covered area of limited common areas & facilities	x	×	3062.50 sq.mts.	x
(c) _	(as defined in S. 3(s) of the Act) Total covered area of the building [Total of (a), (b-1)	x	×	×	56370.71 sq mts (including 7211.89 sq.mts of independent area)
	& (b-2)] Sum up	33641.22 sq mts	12455.10 sq mts	3062.50 sq mts	56370.71 sq mts (including 7211.89 sq mts of Independent area)

For JAYPEE GREENS

(A Division of Jaiprakash Associates Ltd.)

Authorised Signatory
Signature of declarant with

designation and seal

Place: Greater Noida Date: September 29, 2014





_		ANN EXURE "D"		
		-	(MOON COU	RT APARTMEN
etalls of t	the common area and facilities of the bui	lding to which the present decla	ration relates	
S.No.	Name of the common areas & facilities		its description / area	Area (sq.mt
(2)	The parcel of land described in paragra	ph First of this Deed - Exhibit-2	Moon Court, Jaypee Greens, Greater Nolda. (7311.87 sq.mt)	
(p)	Sesement (if any) (as shown in exhibit	4 & 5 attached hereto)	Total area 16989.06 sq.mt (LB + UB) Floors : 2 Nos. (Lower & Upper Basement)	
(4)	Facilities in the basement		MEP and fire related Services, (Service shafts, Electrical Rooms, Blower Rooms, Electric Sub-station and panels, Under Ground water tanks and pumps, Fire hydrants & control rooms, LV rooms), fire escape staircases & facility/ staff/maintenance/ services rooms etc.	
(4)	Walter Parking facilities		N/A	
(e)	Facilities on the ground floor		N/A	
63	Garden lawns			
间	Children playing area	Exhibit-2	additional landscaped area/garden/lawns/play	
(E)	Tennis Court	Edition E	area/sports facilities 3007.56 sq.mt	
(hr)	Badminton court		1	
(4)	Commercial areas & facilities		Yes	
(10)	Lobbles with lifts & other facilities	1	Yes	6101.93
(MII)	Any other facility		NI	
(I)	Common areas & Facilities located thr In Exhibit 4,5)	oughout the building (as shown	Circulation area of driveway and ramp, canepy / porch, ventilation shafts with blower room, fire escape staircases and MEP services etc. In basement.	
(1)	Elevator (Total nos.)	-	10 Nos.	
(4)	Ramps and driveway (circulation) area	in basement	In lower and upper basement	\$750.00
(=)	Ventilation Shah(s) and blower room, in basement.	THC, any other shaft in extended	In lower and upper basement	280.71
(M)	Elevator shaft extends from lower base	ment upto top floor	Yes	
M	No. of Staircases 'A' which lead from th Floor (Fire escape)	e Lower basement to Ground	NIII	
(vi)	No. of Staircases '8' from G.F.L connecti	ng all fleors till roof level	10 Nos.	
(vii)	ESS (with HT & LT panel roum)		In basement	196,20
NET	MEP related Control Room (not access		In basement	
(<u>12</u>)	Maintence areas and other common fa /security guard room	cilities /stall/ services rooms	In basement	
(2)	A flue (if applicable), extendingupp	er floors.	Not applicable	
(M)	Under Ground Water tank(s) in baseme	mt	Comestic - As per drawing Fire - As per drawing	136.26
-	Elevator pentbuilding		Plushing was per drawing	
(m)	research bear amount .		Not applicable	
(Plumbing network throughout the built	fing	Water supply-G.L/UPVC piping on the terrace Ivl. PPR piping in shafts & tollets. Soil & waste disposal-UPVC pipes in shafts & tollets, R.C.C. hume pipes for main sewer line	





(xiv)	Electric wiring net-work throughout the building	PVC coated copper wiring from apartment to meter board. Armoured cable from meter board to panels.				
(xv)	Necessary light(s)	Street lights with pole, CFL lights with fixtures in				
(xvi)	Telephone(s)	lobby, tube lights in basement, pump room				
(xvii)	Public water connection	Provisioned in lobby	-			
1		Water supply from UG/ OH tanks supplied from	-			
(inva)	Foundations and main wall columns, girders, beams and roofs of the building	Water Centres				
	building building	R.C.C. / Brick work				
(xix)	Tank(s)					
		R.C.C. UG & OH tanks	-			
		Water Supply Pump Sets (Flant Rooms) = As per				
(xx)	Pump(s) & Motors	Grawing				
		Terrace Water Pumps if any. = As per drawing				
		Waste water / drainage sump pumps = As per				
(box)	Fans	drawing				
		Axial fans = As per drawing				
		let Fans - As per drawing				
		Main Hydrant Pump = As per drawing				
		Sprinkler Pump = As per drawing Diesel Pump = As per drawing				
		Jockey pump = As per drawing Jockey pump = As per drawing				
		Fire extinguishers = Yes, provided				
(ibox)	Fire fighting equipment(s)	Hose reel. • Yes, provided				
	as any many exportment(s)	Fire hose pipe. * Yes, provided				
		Sprinklers (inside flats) • Yes, provided				
		Sprinklers (basement) = Yes, provided				
		Manual call points - As per drawing				
		Hooters As per drawing				
	A SECTION OF SECTION AND ADDRESS OF SECTION ADDRESS OF SECTIO	Addressable / Conv. fire alarm				
(libox)	Compressor (s)	panels Chucter wise = As per drawing				
(wiv)	Duct (s)	NIL				
(voor)	Central Air Conditioning Equipment(s)					
(hyans)	Heating Equipment	NIL .				
		NIL				
(xxx/ii)	General apparatus & installation existing for common use.	As per drawings				
	Total common Area		12455.1			
	LB - Lower Basement	For JAYPEE GREENS	12455.1			
	UB - UPPER Basement	(A Division of Jaiprakash Associates	LIAN			
	Place: Greater Noida	60	70.)			
		Signature of declarant	<u>」</u> .			
Notes:	Data: September 29, 2014	with designation and seal Authorised Sign.				
	1 Carlos 200 del	Authorised Sign	place			
	 Section 3(i) of the Act has defined the term "common areas a illustrative and not exhaustive. 	- 16 May 18	1			





MOON COURT APARTMENTS, JAYPEE GREENS, GREATER NOIDA

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Annexure 'E'

Details of the limited common area and facilities of the building to which the present declaration relates

"L	imited Common areas & Facilities" (as defined in S. 3(c)	of the Act and shown in Exhibit 'A')	
(i)	Parking	3062.50 sq.mts.	
(ii)	Lobby, giving access to the elevator(s) to specified dwelling unit	NA	
(iii)	Corridor extending from the lobby to the stairway	NA .	
	Total	3062.50 sq.mts.	

For JAYPEE GREENS (A Division of Jaiprakash Associates Ltd.)

Place: Greater Noida Date: September 29, 2014 Signature of deciarant With designation and seal

Note:- Section 3(s) of the Act has defined the term "limited common areas and facilities" means "those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment as reserved for the use of certain apartment or apartments to the exclusion of the other apartments."





Annexure 'F'

Details of the "independent areas" of the building to which the present declaration relates

	"independent areas" (as defined in S. 3(P) of the Act)		
(i)	Parking, Store & other Facilities	7211.89 sq.mts.	
(ii)	Servant quarter	NA	
(iii)	Club with independent access	NA	
(iv)	Convenient shops	NA	
(vi)	Terrace attached to an apartment. (if applicable)	NA	
	Total	7211.89 sq.mts.	

Note:- Section 3(p) of the Act has defined the term "independent area" which means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by the promoter without the interference of other apartment owners. For JAYPEE GREENS

(A Division of Jaiprakash Associates Ltd.)

Authorised Signatory

Place: Greater Noida

Date: September 29, 2014

Signature of declarant with designation and seal





Schedule-A

(Specifications of Construction)

1. Foundation

Raft Foundation

2. Flooring

Tiles /Stones /Laminated Flooring

3. Doors and Hardware

Hardware: Aluminium, Brass, Steel

Doors: Wooden Panneled / Flush

4. Windows

Aluminium

5. Internal Finish

Paint

6. External Finish

Paint

7. Sanitary ware and fittings

Western W.C, Showers, Taps, Wash Basins

8. Electrical

ISI marked electrical fittings

9. Plumbing and water Line

CI, GI, UPVC pipeline for various uses

For JAYPEE GREENS
(A Division of Jaiprakash Asso

Authorised Signatory

Place: Greater Noida Date: September 29, 2014 Signature of declarant with designation and seal





EXHIBIT -1

S. No.	Details of Lease Deed Registration	Date of Execution	Area (Hector)	Area (Acres)	Expiry of Lease Deed
01	Book No. 246, Page No.1019-1052, SI No 2937-2936, dated 08.06.2000 with Sub Registrar, Greater Noida.	08.06.2000	90.01	222.42	94 years from the date of Lease.
02	Book No. 246, Page No.393-428, SI No 3178-3179, dated 08.06.2000 with Sub Registrar, Greater Noida.	08.06.2000	87.16	215.38	99 years from the date of Lease.
03	Book No. 331, Page No.1019-1052, SI No 2936-2937, dated 18.05.2001 with Sub Registrar, Greater Noida.	18.05,2001	5.85	14.4565	94 years from 08.06.2000.

MOON COURT APARTMENTS, JAYPEE GREENS, GREATER NOIDA

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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

Authorized Signatory

For Jaiprakash Associates Limited the within named Sub-Lessor/ First Party Malului 3500 10 c1

SIGNED AND DELIVERED BY the within named Sub-Lessee/ Second Party

(Mohini Rai)

WITNESSES:

1.

2.

Mukut Lal

S/o Shauraj Singh R/o House No. 791, Vivekanand Nagar, Ghaziabad-201002 (L

Vaibhav Saigal S/o Shri Sharad Saigal R/o A-405, Gandharva Society, Omega-I, Greater Noida G. B. Nagar-201310 (U.P.) Annual Marian