

Greater Noida Industrial Development Authority

169, Chitvan Estate, Sector Gamma,

Greater Noida - 201306 (U.P.)

No. : Builders / BRS04-2010/2012/ 5 99

Dated : 22 October, 2012

To

M/s. Shridhara Infratech Pvt. Ltd.
38, C- Block, DDA Market, Surajmal Vihar,
Delhi-110092

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No.GH-02A, Sector-10, Greater Noida.

Sir,

Please refer to your lead member's letter dated 04.10.2012 & 11.10.2012 requesting for approval of sub-division of allotted plot No.GH-02, Sector 10, Greater Noida measuring 96687.42 sq.m. in favour of following Consortium Members/SPC:-

Sub-divided Plot No./ Sector	Actual area as per lease plan	Consortium members / SPC, in which lease deed is proposed to be executed
GH-02A, Sector-10	34821.98	M/s. Shridhara Infratech Pvt. Ltd. (SPC of M/s. Manisha Projects Pvt. Ltd. - Lead Member & M/s. Kasana Builders Pvt. Ltd., Keen & Core Developers, SKG Ecotech Pvt. Ltd. & Jagat Singh & Company- Relevant Member)
GH-02B, Sector-10	41565.44	M/s. Ecogreen Bulldtech Pvt. Ltd. (SPC of M/s. Manisha Projects Pvt. Ltd. - Lead Member & M/s. Kasana Builders Pvt. Ltd., Keen & Core Developers, SKG Ecotech Pvt. Ltd. & Jagat Singh & Company- Relevant Member)
GH-02C, Sector-10	20300.00	M/s. Nandi Infratech Pvt. Ltd. (SPC of M/s. Agarwal Developers & M/s. Nandi Developers- Relevant Member)

As per clause C-8(e) of the bid document / brochure, the aforesaid sub division is approved. You are required to pay the proportionate payment plan as per Annexure-1. You are also requested to complete the formalities mentioned below within 60 days from the date of issue of this letter:-

1. Sub divided area (permissible as per MOA) 34821.98 sq.m.
 2. Actual clear area of the plot (as per lease plan) 24196.38 sq.m.
 3. Rate of allotment 11561/- per sq. mtr.
 4. Total premium (Clear Area) Rs. 279741286.00
 5. Lease Rent (clear area) if paid one time (11%) Rs. 30771541.00
 6. Lease Rent (clear area) if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phase wise) Rs. 2797413.00
 7. Stamp duty payable 5% of total premium+ one time Lease Rent Rs. 15525650.00*
- (*stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)

8. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
9. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.
10. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
11. Official seal/stamp.
12. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
13. Documentation Charges Rs.500/-
14. Two witnesses required at the time of execution and registration of lease deed.
15. You are also required to submit undertaking (copy attached) as well as registered consortium agreement.

*The total area of the plot as per lease plan is 34821.98 square metre out of which an area of 24196.98 square metre are in possession of the Authority of which lease deed will be presently executed and accordingly consideration is determined. Rest affected area i.e. 10625 square metre, which is not in possession of the Authority, whenever Authority offers this affected areas possession, you will execute supplementary lease deed and get possession. For staking claims on the affected area you shall have to pay the installments of entire area as per enclosed payment plan.

You are requested to get the lease deed executed within 60 days, after completion of above formalities, from the date of issuance of this letter.

Encl : A/a.

Yours faithfully,


22/10
Manager (Builders)

Annexure-1

Name	M/s. SHRIDHARA INFRATECH PRIVATE LIMITED				
Sub divided Plot No.	GH-02A, Sector-10, Greater Noida				
Rate (Rs.)	11561	per sq. mtr.			
Area	34821.98	sq.mtr.	Clear area as per lease plan 24196.98 sq.mtr.		
Total premium	402576911				
10% Amount Paid upto allotment money	40257691				
Balance Premium	362319219.70				
		Balance Premium (Proportionate)			362319219.70
<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	22.09.2011	0	21739153	21739153	362319219.70
Instalment No.2	22.03.2012	0	21739153	21739153	362319219.70
Instalment No.3	22.09.2012	0	21739153	21739153	362319219.70
Instalment No.4	22.03.2013	0	21739153	21739153	362319219.70
Instalment No.5	22.09.2013	22644951	21739153	44384104	339674268.70
Instalment No.6	22.03.2014	22644951	20380456	43025407	317029317.70
Instalment No.7	22.09.2014	22644951	19021759	41666710	294384366.70
Instalment No.8	22.03.2015	22644951	17663062	40308013	271739415.70
Instalment No.9	22.09.2015	22644951	16304365	38949316	249094464.70
Instalment No.10	22.03.2016	22644951	14945668	37590619	226449513.70
Instalment No.11	22.09.2016	22644951	13586971	36231922	203804562.70
Instalment No.12	22.03.2017	22644951	12228274	34873225	181159611.70
Instalment No.13	22.09.2017	22644951	10869577	33514528	158514660.70
Instalment No.14	22.03.2018	22644951	9510880	32155831	135869709.70
Instalment No.15	22.09.2018	22644951	8152183	30797134	113224758.70
Instalment No.16	22.03.2019	22644951	6793486	29438437	90579807.70
Instalment No.17	22.09.2019	22644951	5434788	28079739	67934856.70
Instalment No.18	22.03.2020	22644951	4076091	26721042	45289905.70
Instalment No.19	22.09.2020	22644951	2717394	25362345	22644954.70
Instalment No.20	22.03.2021	22644954	1358697	24003651	0.00


Manager (Builders)

PLOT NO:- GH-02/A



AREA OF PLOT = 34821.98-3150-7475=24196.98 sqm.

GN
POSSESSION TAKEN
/ER ALLOTTEE

SIGN
POSSESSION
HANDLED OVER

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EASE PLAN FOR
LOT NO. GH-02/A
OR SEC. 10
REATER NOIDA

PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER
LAND DEPTT.	<i>[Signature]</i> LENS PAL	<i>[Signature]</i> NAYAB-TAHSEEL DAN
LAW DEPTT.	ASST. MANAGER	MANAGER
PLNG. DEPTT.	SIL DRAFTSMAN	SIL EXECUTIVE

GREATER NOIDA INDUSTRIAL