

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Plot No.1, Knowledge Park-IV,
Greater Noida, Distt. Gautam Budh Nagar(U.P.)
website:www.greaternoidaauthority.in

Ref.No.Property/BRS/2018/1177
Dated: 24/10/2018

To,

M/s Kamroop Infra Build Pvt. Ltd.,
The Corenthum Tower A-134,
3rd Floor, Sector-62,
Noida(U.P.)

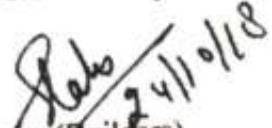
SUB: No Objection for mortgage the flats to be constructed on Builders Residential Plot No.GH-01B(3), Sector Eta-II, Area 20073.90Sqm, Greater Noida U.P.

Sir,

With reference to your letter dated 05.10.2018, it is to inform you that Greater Noida Industrial Development Authority shall have no objection for the mortgage of dwelling units being constructed on the above mentioned Builders Residential/Group Housing Plot in favour of nationalized bank/financial institutions or the employer of the allottee/sub-lessee subject to the following conditions-

- A. The nationalized bank/financial institution in whose favour mortgage permission is required should be recognized by the Reserve Bank of India/ National Housing Bank.
- B. GNIDA shall have the first charge towards the pending payment in respect of plot allotted/lease financial institution shall have the second charge on the dwelling unit thus being financed.
- C. This Mortgage Permission shall be effective on making up to date payment of the premium and lease rent of the plot allotted/leased, and shall be in proportion of the premium paid to the total premium payable on the allotted/leased builders residential/group housing plot. Permission to mortgage given to the allottee by this letter shall be governed by the terms and conditions of allotment and lease deed of plot executed and sub-lease deed to be executed in favour of allottee/sub-lessee. In the event of sale/transfer of flat, subsequent to the original allotment, transfer charges shall be charged at the rate prevailing at the time of transfer, shall be payable to GNIDA.
- D. The allottee/lessee shall have to intimate GNIDA about the NOC's issued to their allottees and creation of mortgage of the dwelling units in favour of bank/financial institution. The bank/financial institution shall also keep GNIDA informed about the dwelling unit, this, financed.
- E. This NOC in favour of lessee shall be renewed at the end of every year from the date of issued of letter/permission which should be done only after getting the details of mortgage permission letters issued to their allottee(s).
- F. In the event of sale or foreclosure of the mortgaged/charged property, the Authority shall be entitled to claim and recover such percentage, as decided by the Greater Noida Authority, of the unearned increase in values of properties in respect of the market value of the said land/flat as first charge, having priority over the said mortgage charge. The decision of the Authority in respect of the market value of the said land/flat shall be final and binding on all the parties concerned. The Authority's right to the recovery of the unearned increase and pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

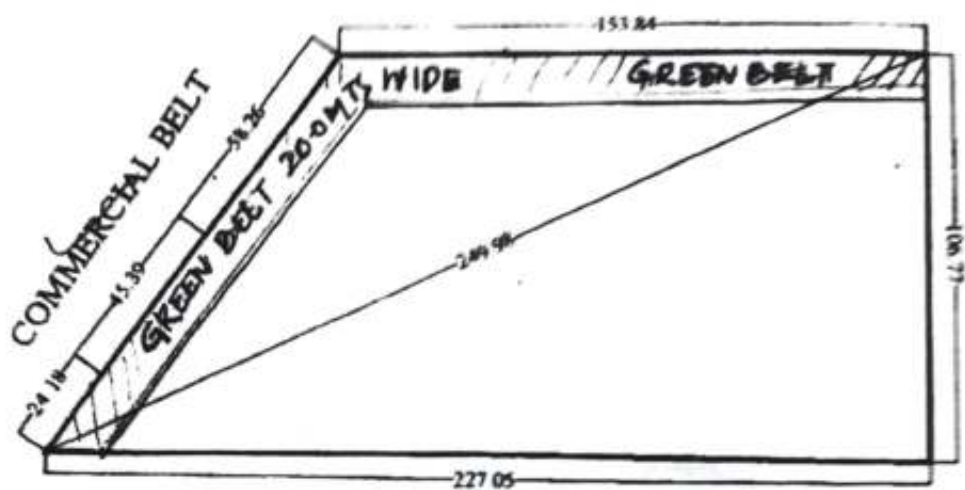
Yours faithfully,


24/10/18
Manager (Builders)

PLOT NO-GH-1B(3)

B5

24 M WIDE ROAD



PLOT NO-GH-1A

PLOT NO-GH-1B(1), 1B(2)

AREA-20073/90 SQM

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDLED OVER			N ↑
<i>Renewal</i> LEASE PLAN OF PLOT NO.GH-1B(3) SECTOR ETA-2 GREATER NOIDA	PROJ. DEPTT	 ASST. MANAGER	 MANAGER	 SP. MANAGER
	LAND. DEPTT	 LENDING OFFICER	 TANSEL OFFICER	 TANSEL OFFICER
	LAW. DEPTT	 A.O.		 MANAGER
	PLANIG. DEPTT	 MANAGER	 SP. MANAGER	

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE FOR FLATS

Letter No. P/12/18-1/100/15/15000
Date 16/12/2016

Plot Code Plot 12A-1/100/15/15000
Allotment No. GH-01F(3)
Plot No. GH-01F(3)
Block No. -
Sector E-10-D

Lessee / Allottee's Name
& Address Kamroop Infra Build Pvt. Ltd.
11, 1st floor,
Kamroop Infra Build Pvt. Ltd.,
Tower A-130, 3rd floor, Noida

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East		58073.90 Sq. m.	
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. GH-01F(3) Block No. - Sector E-10-D on 16/12/2016

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

Sah
H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308

For Kamroop Infra Build Pvt. Ltd.

Signature of the Lessee

Copy to

- 1 Lessee
- 2 General Manager (Property)
- 3 General Manager (Engg.)
- 4 General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
For Kamroop Infra Build Pvt. Ltd.
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308

Director

DTN

कार्यालय

उपनिदेशक

फायर सर्विस

मेरठ/सहारनपुर

परिक्षेत्र।

पत्रांक: 19/डी0डी0/फा0स0/मेरठ-18(प्र0नौ0)/282.

दिनांक: अप्रैल 16

2018.

प्रारूप-घ

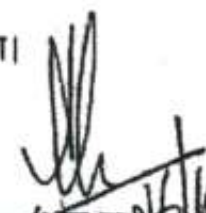
औपबन्धिक (provisional) अनापत्ति प्रमाण पत्र

गृह/डी संख्या-2018/42931/जीबीएन/गौतमबुद्धनगर/8837/जे0डी0

दिनांक-03-04-2018

प्रमाणित किया जाता है कि (भवन/प्रतिष्ठान का नाम) मैसर्स कामरूप इन्फ्राबिल्ड प्रा0लि0.(एसकेए मैट्रो विले) पता प्लॉट नं0 जी0एच0-01बी0(3), सेक्टर ईटा-02, ग्रेटर नौएडा जनपद गौतमबुद्धनगर उ0प्र0, जिसमे प्रस्तावित आवासीय भवन के तलों की संख्या-(ब्लॉक एस्टर-स्टि०+33 तल) (ब्लॉक जिनिया-स्टि०+32 तल) (ब्लॉक टूलिप-स्टि०+29 तल) (ब्लॉक ऑर्चर्ड-स्टि०+28 तल) कुल-04 टावर एवं बेसमेंट की संख्या-02 है, जिनकी अधिकतम ऊँचाई- (ब्लॉक एस्टर-99.80 मीटर।) (ब्लॉक जिनिया-97.90 मीटर।) (ब्लॉक टूलिप-88.80 मीटर।) (ब्लॉक ऑर्चर्ड-85.90 मीटर।) तथा प्लॉट एरिया-20,073.92 वर्ग मी० है। भवन का अधिमोग (भवन स्वामी/अधिमोगी अथवा कम्पनी का नाम) मैसर्स कामरूप इन्फ्राबिल्ड प्रा0लि0.(एसकेए मैट्रो विले), द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन0बी0सी0 एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई0एस0 मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्रोवीजनल अनापत्ति प्रमाण पत्र (एन0बी0सी0 की अधिमोग श्रेणी) आवासीय भवन श्रेणी ए0-04, के अन्तर्गत इस शर्त के साथ के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण के पश्चात तथा भवन के अधिमोग से पूर्व अग्नि एवं जीव रक्षा प्रमाण पत्र (fire & Life safety certificate) प्राप्त किया जायेगा।

संलग्नक: मानचित्र।


 (सिखें, शमी)
 उपनिदेशक/फायर सर्विस
 मेरठ/सहारनपुर परिक्षेत्र।

प्रतिलिपि:- निर्मांकित को शासनादेश संख्या: 1765/छ-पु0-08-2017-905(34)/2016 गृह (पुलिस) अनुभाग-8 दिनांक: 16-02-2018 के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

- 1-महाप्रबन्धक, (वास्तु एवं नियोजन), ग्रेटर नौएडा प्राधिकरण जनपद गौतमबुद्धनगर।
- 2-निदेशक, फायर सर्विस मुख्यालय उ0प्र0 लखनऊ।
- 3-संयुक्त निदेशक, फायर सर्विस मुख्यालय उ0प्र0 लखनऊ।
- 4-मुख्य अग्निशमन अधिकारी गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं 04 प्रतियों में इस आशय से प्रेषित कि सम्बन्धित को उनकी प्रति अपने स्तर से समयबद्ध उपलब्ध कराने का कष्ट करें।
- 5-अग्निशमन अधिकारी सूरजपुर, ग्रेटर नौएडा गौतमबुद्धनगर को उपरोक्तानुसार अनुपालनार्थ एवं अभिलेखीकरण हेतु।
- 6-मैसर्स कामरूप इन्फ्राबिल्ड प्रा0लि0, प्लॉट नं0 जी0एच0-01बी0(3), सेक्टर ईटा-02, ग्रेटर नौएडा गौतमबुद्धनगर को अनुपालनार्थ।

For Kamroop Infra Build Pvt. Ltd.

Director

fire M



File No. AAI/RHQ/NR/ATM/NOC/2018/135/693-696

Date: 02.05.2018

Copy to:

1. The Chief Executive Officer, Delhi International Airport, New Udaan Bhawan, IGI Airport, Terminal-3, New Delhi-110037.
2. The Chief Architect Planner, 169, Chitvan Estate, Sector-Gamma-II, Greater Noida-201306.
3. Guard File.

For Kamroop Infra-build Pvt. Ltd.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

B8 590
Page 2
54

- c. No radio TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 307.9 M, as indicated in para 2
- f. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point
- g. The certificate is valid for a period of 12-18 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer
- h. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- i. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport
- j. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and Annex 6 of Civil Aviation Requirement Series ICAO Part I Section 4, available on DGCA India website: www.dgca.nic.in
- k. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- l. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction
- m. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- n. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail

Joint NOC Committee

Region Name: NORTH

Address: General Manager Airports
Authority of India, Regional
Headquarter, Northern Region,
Operational Offices, Gurgaon Road,
New Delhi-110037

Email ID: noc_nri@aaiaero

Contact No: 011-25653551

S K Puri
24/05/18
प्र. क. गुप्ता
S. K. Puri
Joint NOC Committee

Name / Designation / Sign with Date	
Prepared By :	
Verified By :	

क्षेत्रीय मुख्यालय उत्तर क्षेत्र, पारचालन कार्यालय पारसर रंगपुरा, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653556
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653556

" हिंदी पत्रों का स्वागत है "

For Kamroop Infra Build Pvt. Ltd.

Director



N. AIRPORTS AUTHORITY OF INDIA
M/s Kamroop Infra Build Private Limited
Corenthum Tower, A-134, 3rd Floor,
Sector-62, Noida-201301

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Date: 02-05-2018

Valid Upto: 01-05-2026

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 741 (E) dated 30th Sep. 2014 for Safe and Regular Aircraft Operations

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID	SAFD/NORTH/B/041718/298837
Applicant Name*	Lalit Narayan Jha
Address*	SKA Metroville, Plot No. G.H.-1B(3), Sector- ETA II, Greater Noida, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh
Site Coordinates*	77 32 13.87-28 29 44.95, 77 32 14.03-28 29 49.10, 77 32 16.78-28 29 48.98, 77 32 18.77-28 29 51.82, 77 32 20.88-28 29 48.95,
Site Elevation in mtrs AMSL as submitted by Applicant*	208.1 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	307.9 M

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any time it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC

c. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

d. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है "

For Kamroop Infra Build Pvt. Ltd.

S. K. Puri
Director, AAI

Greater Noida Industrial Development Authority

PLOT NO-01 Sector-K.P-IV, Greater Noida,
Gautam Budh Nagar, 201306

Dated 28/5/2018

PLG/(BP) 4136/3439

To

M/S KAMROOP INFRABUILD (P) Ltd.
THE CORENTHUM TOWER
A-134, 3RD FLOOR, SECTOR-62, NOIDA
Sir,

With reference to your application dated- 02/05/2018 for grant of SANCTION of Group Housing on Plot no- GH-01(B)3, Sector-ETA-02, I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This Sanction Is Being Granted Under The Provision Of The Greater Noida Industrial Development Area Building Regulation 2010.
2. The Validity Of This Sanction Is Upto-5 YEARS
3. In Case Allotment Is Cancelled/Lease Is Determine For Whatsoever Reason By Functional Department, Aforesaid Sanction Shall Automatically Be Deemed To Have Been Withdrawn.
4. During This Period, After The Completion Of Construction It Is Necessary To Apply For Occupancy Certificate. Time Extension Charges Shall Be Payable As Applicable.
5. If Demanded By The Authority, You Shall Be Liable To Pay Charges For The Provision Of Any Further Facilities/Development/Improvement.
6. A Copy Of The Sanction Drawing Shall Always Be Kept At Site And Shall Be Made Available To Any Officer Of The Authority On Demand.
7. No Addition/Alteration Is Permitted In The Sanctioned Drawings. For Any Changes Prior Permission Form The Authority Required.
8. You Shall Be Responsible For Carrying Out The Work In Accordance With The Requirements Of Greater Noida Industrial Development Building Regulation 2010. And Direction Made Form Time To Time.
9. Prior Permission Is Required Before Digging An Under Ground Bore Well.
10. No Activity Other Than As Specified In Lease Deed Shall Be Permitted In The Premises
11. Prior Permission Is Permission From The Authority Is Required For Temporary Structure Also Like Labour Huts & Site Office
12. Gate Shall Open On To The Service Road Only. Direct Access To The Main Carriageway Shall Not Be Provided.
13. Services, Rain Water Harvesting Shall Be Laid As Per Approval Of Authority.
14. No Parking Of Any Kind Shall Be Permitted On R/W Of Road.
15. Pejometer Shall Have To Be Installed As Per Direction Issued By Authority
16. Complying With the Entire Requirement For Obtaining NOC From Various Departments Prior To Submission Of Application For Occupancy Shall Be The Responsibility Of Allottee Irrespective Of The Proposal Sanctioned By GNIDA.
17. Before Starting Construction, The NOC Is Required From Ministry Of Environment & Forest Under Notification No-60(A) Dated 27-1-1994 And Its Amendment From Time To Time Or Under Notification Dated 14-09-2006 Which Ever Is Applicable. The Copy Of Shall Be Submitted To The Authority. If Construction Is Started Before Obtaining The NOC, The Sanction Shall Be Treated As Cancelled.
18. Before Starting Construction, The NOC Is Required From CENTRAL GROUND WATER AUTHORITY Under Notification Dated 15-11-2012. the copy of the NOC from C.G.W.A. shall be submitted to the authority. If the construction is started before obtaining the noc the sanction shall be treated as cancelled.
19. The Promoter Shall Follow The Apartment Act-2010 And Its Applicability To The Project As Per Defined Rules And Amendments Made In Future. As Per The Provision Of U.P. Apartment Rules 2011
20. The Construction On The Plot Shall Have To Be Done In Accordance With The Provisions Of MOEF Guidelines 2010 And Honorable NGT Orders From Time To Time In This Regard.
21. The Promoter Shall Inform The Office Of DGM(PLNG) For Site Visit When Construction Upto Plinth Level And Gr. Floor Slab Level Is Reached. After Clearance From Planning Department The Promoter Can Go Ahead With Construction Beyond Plinth Level And Ground Floor Slab.
22. The Promoter Shall Ensure That All Provision Of Real Estate Regulatory Act 2016 And Uttar Pradesh Real Estate Regulatory Rule 2016 Will Be Followed And Complied With. In Case Of Any Violation The Sanction Letter Shall Stand Automatically Cancelled
23. The promoter will be get labour cess registration done with labour dept. Of U.P. and submit copy in the office of DGM. (plng.) Before starting any construction.
24. With reference to letter dated 25.05.2018 regarding in-principle approval for granting of purchasable FAR balance amount as per condition no -12 deposit by 23.08.2018 in case of failure to do so this approval shall stand automatically cancelled.

(Signature)
Dy General Manager(Planning)

For Kamroop Infrabuild Pvt. Ltd.

Director

Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.
Copy to: S.Ex. (Builders.) for information and n.a.
Copy to: S.M. (System for uploading on website.)

Build

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number

UPRERAPRJ16460

Project Name : SKA metro Ville

Project Address : Tehshil - Gautam Buddha Nagar, District - Gautam Buddha Nagar

1. KAMROOP INFRABUILD PVT LTD firm / society / company / competent authority having its registered office / principal place of business at THE CORENTHUM134, TOWER-A , 3RD FLOOR, SEC-62NOIDA .

2. This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 6 years commencing from 01-09-2018 and ending with 26-05-2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.

For K

Infra-build Pvt. Ltd.

Director