



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. Comm/2016/836
Date 25/07/2016

Plot Code
Allotment No.
Plot No. G-11-04
Block No.
Sector TECHNOLOGICAL - SE
Lessee / Allottee's Name
& Address Irish Infrastructure Pvt Ltd
304, SITA RAM MANSION
HIS/21, JOYALI ROAD, KAROL BAGH
NEW DELHI - 110005

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
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North-East.....			
South-West.....	<u>PS 20' x 20'</u>		
South-East.....			
North-West.....	<u>20' x 20'</u>		

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No. Block No. Sector on

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

Possession handed over by

[Signature]
Greater Noida Industrial Development Authority

Possession taken over by

For Irish Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

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

Signature of the lessee

Copy to

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

[Signature]

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



ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या -01, सैक्टर-04, ग्रेटर नोएडा सिटी जिला- गौतम बुद्ध नगर, उत्तर प्रदेश
website : www.greaternoidaauthority.in

पत्रांक: ग्रे.नौ./वाणिज्यिक/2022/1992
दिनांक 15.06.2022

सेवा में,

M/s. Irish Infrastructure Pvt. Ltd.,
Plot No. GH-04, Sports City, Greater Noida West
Distt. Gautambudh Nagar-201306 (U.P.)

विषय- अदेयता प्रमाण पत्र जारी किये जाने के सम्बन्ध में।

महोदय,

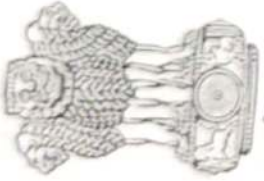
कृपया अपने पत्र दिनांक 28.03.2022 का संदर्भ ग्रहण करें, जिसके द्वारा आपने अपने स्पोर्ट्स सिटी भूखण्ड संख्या- जीएच-04, सैक्टर- एडवार्डिंग टेकजीन-4, क्षेत्रफल 10030 वर्ग मीटर के प्रीमियम/ अतिरिक्त प्रतिकर धनराशि के एकल पेमेंट एवं लीजरेट के सापेक्ष एकमुश्त भुगतान करते हुए अदेयता प्रमाण पत्र दिये जाने का अनुरोध किया है।

उपरोक्त के क्रम में अवगत कराना है कि उक्त भूखण्ड के प्रीमियम/ अतिरिक्त प्रतिकर की किस्तों एवं एकमुश्त लीजरेट के सापेक्ष वर्तमान में कोई बकाया देयता नहीं है। यह अदेयता प्रमाण-पत्र सम्परीक्षाधीन है। यदि भविष्य में कोई देयता निकलती है तो आवंटि को उसका नियमानुसार भुगतान करना होगा।

भवदीय,

Signed by
Neeraj Johar
Manager
15/06/22 17:55:47
प्रबंधक (वाणिज्यिक)

Commercial/Copies, 15/06/2022



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.

: IN-UP020303676107790

Certificate Issued Date

: 25-May-2016 05:08 PM

Account Reference

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

Unique Doc. Reference

: SUBIN-UPUPSHCIL01024237463836660

Purchased by

: IRISH INFRASTRUCTURE PVT LTD

Description of Document

: Article 35 Lease

Property Description

: SPORTS CITY, GH-04, SECTOR-TECHZONE-IV, GREATER NOIDA

Consideration Price (Rs.)

: 7,47,60,100

(Seven Crore, Forty Seven Lakh Sixty Thousand One Hundred only)

First Party

: G N I D A

Second Party

: IRISH INFRASTRUCTURE PVT LTD

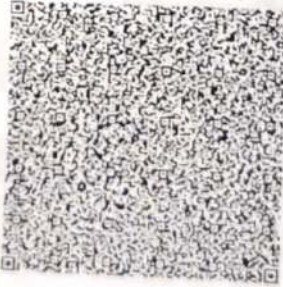
Stamp Duty Paid By

: IRISH INFRASTRUCTURE PVT LTD

Stamp Duty Amount(Rs.)

: 37,38,005

(Thirty Seven Lakh Thirty Eight Thousand And Five only)



Please write or type below this line.....

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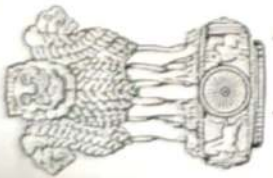
For Irish-Infrastructure Pvt. Ltd

Signature
Authorized Signatory

0001410141

Statutory Alert:

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2. The onus of checking the authenticity is on the users of the Certificate.
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सत्यमेव जयते

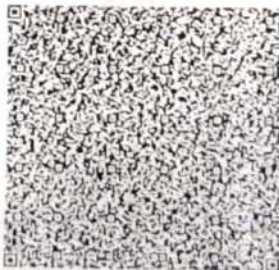
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Base Certificate No.
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP020303676107790
: IN-UP022184359975950
: 22-Jul-2016 01:50 PM
: SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
: SUBIN-UPUPSHCIL01026459141205320
: IRISH INFRASTRUCTURE PVT LTD
: Article 35 Lease
: SPORTS CITY, GH-04, SECTOR-TECHZONE-IV, GREATER NOIDA
: 7,47,60,100
: (Seven Crore Forty Seven Lakh Sixty Thousand One Hundred only)
: G N I D A
: IRISH INFRASTRUCTURE PVT LTD
: IRISH INFRASTRUCTURE PVT LTD
: 40,695
: (Forty Thousand Six Hundred And Ninety Five only)



.....Please write or type below this line.....

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For Irish Infrastructure Pvt Ltd

[Signature]
Authorized Signatory

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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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LEASE DEED

This Lease Deed is executed on **26** day of May **2016** at Greater Noida,
District Gautam Budh Nagar, Uttar Pradesh

BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, an Authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the Lessor) which expression shall unless the context does not so admit, include its successors of the One Part;

and

M/s. Irish Infrastructure Pvt. Ltd. a Company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at **304 Sita Ram Mansion 718/21, Joshi Road, Karol Bagh, New Delhi-110005** through its **Authorised Signatory Sh. Vaibhav Jain S/o Sh. Ramesh Chand Jain R/o House No -226 New Gandhi Nagar Ghaziabad** duly authorized vide Resolution dated 25-04-2016 passed by its Board of Directors, being a Special Purpose Company within the meaning of Article C-7(e) of the Brochure of the Scheme Sport City/2010-11 (Sport City), (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township,

AND WHEREAS a consortium comprising of following members is formed by the Lessee:-

- M/s MMR Constructions co. Private Limited (Lead Member)
- M/s. Advance Construction Co. Private Limited (Relevant Member)
- M/s NKG Infrastructure Private limited (Relevant Member)

On the basis of sealed tenders vide letter bearing No. Prop/Commercial/2011/489 DATED 30-03-2011 has been allotted **Sport City plot No SC-01, Sector - Adjoining Tech Zone-IV Greater Noida Measuring 5,26,540.00 sq. mtrs.** for the purpose of development of **Sport City**. The permissible broad break up of the total area under Sports City for different land uses shall be Recreational (Sports, Institutional & other Facilities and open areas) not less than 70%, commercial not more

Salu
Authorized Signatory

For Irish Infrastructure Pvt Ltd
[Signature]
Authorized Signatory

76.533.571.00 पट्टा विलेख (90 वर्ष) 20,000.00 120 20,120.00 50
 पंक्ति माहिती आमत बापिक क्रिया प्राम रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

पुत्र श्री रमेशचन्द्र जैन
 निवासी 304 सीताराम मेनशन 718/21 जोशी रोड करोल बाग नई दिल्ली-05
 304 सीताराम मेनशन 718/21 जोशी रोड करोल बाग नई दिल्ली-05
 दिनांक 23/7/2016 समय 5:11PM
 वृत्त निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (तेज सिंह यादव)
 उपनिबन्धक सदर
 गौतमबुद्धनगर
 23/7/2016

निष्पादन लेखपत्र वाद मन्ने व समझने मजमून व प्राप्त धनराशि न पलेखानमार उक्त
 पट्टा दाता

श्री संजीव कुमार शर्मा
 प्रतिनिधि प्रो0नी0ओ0वि0प्रा0द्वारा स्नेहलता
 (प्र0स0)
 पुत्र श्री
 पुत्र/पत्नी श्री पेशा नीकरी



पट्टा गृहीता
 प्रो0आयरिश इन्फ्रा0प्रा0लि0द्वारा वैभव जैन
 पुत्र श्री रमेशचन्द्र जैन
 पेशा
 निवासी 304 सीताराम मेनशन 718/21 जोशी रोड
 करोल बाग नई दिल्ली-05



ने निष्पादन स्वीकार किया।
 जिनकी पायाचन अग्रपथ वशिष्ठ
 एस0सी0शर्मा

पेशा
 निवासी 195 राम विहार द्वितीय तल दिल्ली

तत्पुत्र गौयल
 लीकेश गौयल

पेशा
 निवासी थर्ड ए-23 मेहरू नगर गाजियाबाद

ने की।
 पंजीकृत: यह गाजियाबाद के निवासी अगुटे नियमननगर लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (तेज सिंह यादव)
 उपनिबन्धक सदर
 गौतमबुद्धनगर

than 2%, Residential including Group Housing (1650 persons per hect. On residential/group housing area only) 28%.

AND WHEREAS in terms of Article C-7(e) of the Brochure of the Scheme, the Consortium Members have formed the Special Purpose Company i.e. **M/s Euphoria Sports City Pvt. Ltd.** a Company incorporated under the Provisions of the Indian Companies Act, 1956 and having its registered office at **S-406, Lower Ground Floor, Greater Kailash-II, New Delhi-110048** in which the consortium have the following shareholding -

S.No.	Name of the member	Shareholding	Status
1	MMR Construction Company. Pvt. Ltd	80	Lead Member
2	Advance constructions company Pvt. Ltd.	20	Relevant Member

AND WHEREAS it has been represented to the **LESSOR** that the **Special Purpose Company** members have agreed amongst themselves that M/s. Euphoria Sports City Pvt. Ltd. having its registered office at S-406, Lower Ground Floor, Greater Kailash-II, New Delhi-110048, Shall always remain the lead company of the special purpose Companies. However the SPC will be allowed to transfer up to 100% of its share holding, Subject to the condition that the lead member (on the date of submission of the tender) shall continue to hold at least 30% of the total area of 526540 Sqm. Of any manner whatsoever in the SPC till completion certificate at least one of the project is obtain from the lessor.

AND WHEREAS, it has been represented to the LESSOR that Special Purpose Company members have agreed amongst at the request of the aforesaid Consortium members, the LESSOR has agreed to execute the lease of the allotted plot in the name of the Special Purpose Company i.e. the LESSEE and the LESSEE has agreed to take on lease the allotted plot on the terms and conditions hereinafter appearing for the purpose of constructing on the land shall have to be done as per the controls prescribed under these terms and conditions and the building regulations and directions by the LESSOR.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

I (a) That in consideration of the premium paid in part and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND also in consideration of the rent hereby reserved AND observance of the covenants, provisions and the stipulations hereinafter

Sab

For and on behalf of
M/s. Euphoria Sports City Pvt. Ltd.

For and on behalf of
M/s. Euphoria Sports City Pvt. Ltd.

[Signature]
Authorized Signatory

पट्टा दाता

Registration No.: 19931

Year: 2,016

Book No. 1

0101 संजीव कुमार शर्मा प्रतिनिधि से 0-नी 0 अ 0 वि 0 मा 0 द्वारा स्नेहलता

पेट नैरका

नीकरी



contained and on the part of the LESSEE to be respectively paid, observed and performed, the LESSOR doth hereby demise and lease to the Lessee, all the land of Sport city Plot No **GH-04 Sector-Adjoining Techzone -IV Greater Noida** admeasuring **10030 square metres**, to be the same a little more or less and bound as under:-

On the North by :
On the South by : As per Lease Plan attached
On the East by :
On the West by :

Which plot is more clearly delineated and shown in the attached lease plan (hereinafter referred to as "the Demised Premises") with their appurtenances to the LESSOR for the term of 90 years commencing from the date of execution of this lease deed, except and always reserving to the LESSOR:-

- (iii) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- (ii) Full rights and title to all mines and minerals, coals, washing gold's, earth oils, quarries, in or under the Demised Premises and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plots or for the structure time being standing thereon provided always, that the LESSOR shall make reasonable compensation to the LESSEE for all costs incurred, loss of profits and other damages directly or indirectly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the LESSEE.
- (b) The total Premium of the Plot is **Rs. 6,73,51,450.00/- (Rs. Six Crore Seventy Three Lacs Fifty One Thousand Four Hundred Fifty only)** out of which Balance Premium amount **Rs. 5,94,01,070/- (Rs. Five Crore Ninty Four lacs One Thousand Seventy Only)** of the plot along with interest will be paid in 9 half yearly installments in the following manner :-

[Signature]
General Manager

For Joint Infrastructure Pvt. Ltd.
[Signature]
Authorized Signatory

Installment	Due date	Payable premium	Interest on Premium	Payable Interest	Total payable Installment	Balance premium
InstallmentNo.01	04.11.2016	6600118.00	4714443.00	9164795.00	20479356.00	90516496.00
InstallmentNo.02	04.05.2017	6600118.00	4714443.00	8146485.00	19461046.00	79201935.00
InstallmentNo.03	04.11.2017	6600118.00	4714443.00	7128174.00	18442735.00	67887374.00
InstallmentNo.04	04.05.2018	6600118.00	4714443.00	6109664.00	17424425.00	56572813.00
InstallmentNo.05	04.11.2018	6600118.00	4714443.00	5091553.00	16406114.00	45258252.00
InstallmentNo.06	04.05.2019	6600118.00	4714443.00	4073243.00	15387804.00	33943091.00
InstallmentNo.07	04.11.2019	6600118.00	4714443.00	3054932.00	14369493.00	22629130.00
InstallmentNo.08	04.05.2020	6600118.00	4714443.00	2036622.00	13351183.00	11314569.00
InstallmentNo.09	04.11.2020	6600126.00	4714443.00	1018311.00	12332880.00	0.00

- (i) Premium referred to in this document means total amount payable to the Authority for the allotted plot.
- (ii) All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/NOIDA/ GREATER NOIDA indicating the name of the Lessee and the number of plot on the reverse of the demand draft/pay order.
- (iii) In case of default in depositing the installments or any payment, interest @ 18% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
- (iv) All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee/sub-lessee should ensure remittance on the previous working day.
- (v) The payment made by the Lessee/Sub-Lessee shall first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the lease rent payable and the premium due.
- (vi) In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of the Lessor.
- (vii) In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority. In the event extension is granted, interest @ 18% per annum compounded half yearly shall be payable by the Lessee on the outstanding amount for the period extension is granted.
- (viii) For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

For Irish Infrastructure Pvt. Ltd.

 Anil Kumar Singh

- (c) In addition to the premium of plot, the Lessee shall have to pay yearly lease rent in the manner given below:
- (i) The lease rent @ Rs. 1/- per Sqm per year for the first three years from the date of execution of the lease deed. The lessee has paid a sum of **Rs.10030/-** (Rs. Ten thousand Thirty only) towards the lease rent for the first year which amount the LESSOR hereby acknowledges.
 - (ii) Thereafter, the lease rent shall be charged @1% p.a. of the total premium of the plot for next seven years.
 - (iii) After ten years from the date of execution of the lease deed, the lease rent may be increased @ 50% and that rate will be applicable for the next ten years and this process will continue for future.
 - (iv) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
 - (v) In case of failure to deposit the due lease rent by the due date, interest will be charged @ 15% p.a. (12% normal interest + 3% penal interest) compounded half yearly, on the defaulted amount and for the defaulted period.
 - (vi) The Lessee has the option to pay lease rent equivalent to 11 years @1% of the premium of the demised plot per year as "One Time Lease Rent" unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee is not in arrears as on the date of exercising the option to pay one time lease rent has and paid the earlier lease rent due and lease rent already paid will not be considered in calculating the amount payable under the One Time Lease Rent option.
 - (vii) The date of execution of the lease deed shall be treated as the date of taking over of possession.

[Signature]

For Irish Infrastructure Pvt. Ltd.
Authorized Signatory

For Irish Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANTS

- (1) The possession of the demised premises has been handed over to the LESSEE and the LESSEE hereby acknowledges that it has received the actual physical possession of the demised premises. The LESSEE further acknowledges that the allotment and the demise of the plot is on "As is where is basis".
- (2) This lease is for a period of ninety years from the date of lease deed.

LAND USE OF SPORT CITY City

The lessee /lead Company shall plan development of sport city by adhering to the land use prencetage as mentioned in the brochure.

4) EXTENSION OF TIME

1. Normally extension for depositing the allotment money shall not be allowed. However, on receipt of request from the allottee in writing and on being satisfied with the reasons mentioned, the GNIDA may grant a maximum of 120 days extension to deposit the allotment money, subject to the payment of interest @ 18% (15% normal interest + 3% penal interest) per annum compounded half yearly on pro-rata basis. Thereafter, ordinarily no extension of time will be granted and the allotment will be cancelled along with the forfeiture of the earnest money.
2. In exceptional circumstances, the time for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority.
3. However, in such cases of time extension, interest @ 18% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

(5) AREA

The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of the plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, allottee will have the option of surrendering the allotment and taking back the entire amount deposited by allottee without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted tender rate of the nearby area

Slab

For Irish Infrastructure Pvt. Ltd.
General Manager

For Irish Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

at the time of communication about the additional land or the original rate of allotment along with simple interest @12% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made in lump sum within 30 days of intimation.

(6) AS IS WHERE IS BASIS

The plot will be accepted by the allottee on "As is where is basis" on a lease for a period of 90 years starting from the due date of execution of lease deed.

(7) POSSESSION AND DOCUMENTATION

1. Possession of allotted land will be handed over to the Lessee after execution and registration of lease deed. Possession of part of land shall not be allowed.
2. Execution and registration of lease deed can be done only after a minimum payment of 20% of premium and payment of one year lease rent in advance.
3. The Lessee will be authorized to develop and market the flats/plots only after the lawful possession of the allotted plot is taken over.
4. The allottee will be required to execute the lease deed of the plot within 60 days from the date of issue of check-list, which shall be issued immediate after the confirmation of receipt of allotment money. In case of failure to do so, the allotment of plot may be cancelled and 10% of the premium (proportionate tendered amount) of the plot may be forfeited. Amount deposited towards the extension charges, interest and other penalties etc. may also be forfeited. However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted. The extension will be subject to the payment of charges @ 5% p.a. of the total premium of the plot at the tendered rate, which will be calculated on day to day basis. The relevant documents/ certificate of demarcation of the plot carried out by the concerned Project Division of the Greater Noida Authority shall be annexed with the lease deed. The date of execution of lease deed shall be considered as the date of taking over of physical possession and no plea contrary to this shall be entertained.

(8) TRANSFER OF PLOTS AND EXECUTION OF SUB LEASE DEED

The lessee can transfer the plot and the building constructed thereon with the prior permission and written approval of the lessor after prior permission and written approval of the lessor after payment of transfer charges as per prevailing policy of lessor, however the lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.

Sub

Manager (C.O.)
Greater Noida Dev. Auth.
Greater Noida

For Irish Infrastructure Pvt. Ltd.

Xiam
Authorized Signatory

In the addition to the transfer charges as per prevailing policy of lessor the lessee shall also pay an amount of 10,000/- towards processing fees.
All the terms and condition of the brochure, the allotment letter, the permission for grant of transfer and this lease deed shall be binding on the lessee, as well as the sub lessee/transferee

- (i) The dues of GNIDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before execution of sub-lease deed.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The lessee has obtained building occupancy certificate from planning department, GNIDA.
- (v) First sale/transfer of a flat to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the Authority in writing.
- (vi) No transfer charges will be payable in case of first sale of the flat. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- (vii) The Lessee shall sub-lease an area only once the internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/transmission lines, street-lighting, etc. in that area is in progress.
- (viii) The Lessee shall have to execute the sub-lease deed in favour of the Sub-Lessee for the developed plot/flat in the form and format as prescribed by the GNIDA.
- (ix) On execution of such sub-lease deed(s), the sub-lessee(s) will be bound to comply with the provisions of payment of proportionate share of the lease premium, lease rent and all other charges payable to the GNIDA in the proportionate share of the land area so sub-leased.

Any default on the part of sub-lessee to fully implement the terms and conditions of the lease deed/sub lease deed/ scheme shall not be automatically considered as default of the Lessee. The GNIDA shall be entitled to take any action against the sub-lessee as well, including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of this Brochure.

- (x) The Lessee/sub-lessee(s) shall have to fulfill the following conditions before the execution of the sub-lease(s) of the flats in favour of the individual allottee(s):
 - i. Lessee/sub-lessee(s) shall submit the temporary occupancy (completion) certificate of the constructed flats on the allotted plot from the Planning Department of the GNIDA as mentioned.

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- ii. Lessee/sub-lessee(s) shall submit "No Dues Certificate" in accordance with the payment schedule specified in the Lease Deed/sub-lease deed from the Account/Property Department of the GNIDA.
- iii. The physical possession of the dwelling units/flats will be permitted to be given only after execution of sublease deed which shall be in proportion to the amount received against the total premium of the plot.

(9) USE/MISUSE,

The Allottee, lessee and sublessee shall use the demised plot/premise only for the use set out in this lease deed and for no other purpose whatsoever, whether in full or in part for any purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Authority.

Without Prejudice to any other provision of this lease deed in case of violation of the condition (i) above shall constitute misuse for which the allotment/lessee shall be liable to be canceled and the Possession of the premises along with structure thereon, if any shall be resumed by the lessor.

(10) LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

(11) OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer / Authority on the amount of such compensation shall be final and binding on the applicant/allottee/lessee.

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NOTE:

For the purposes of this document, the date of issue of the allotment letter shall be treated as the date of allotment and the date of execution of the lease deed shall be treated as the date of taking over of possession.

(13) IMPLEMENTATION & COMPLETION OF PROJECT

1. The Lessee shall be required to complete the construction of minimum 15% of the permissible area earmarked for sports, institutional & other facilities within a period of 3 years from the date of execution of Lease Deed and shall complete the project in phases within 5 years. However, the residential and commercial development/ construction may be completed in phases within 7 years. Further more, the lessee has to develop residential and commercial component in the project in proportion to area earmarked for recreational uses. However, extension in exceptional circumstances can be granted by GNIDA, on payment of extension charges applicable as per prevailing policy at the time of granting such extensions. delay due to encroachment force majeure, legal issues like stay orders etc. shall be considered for extensions.
2. The construction on the land shall have to be done as per the controls prescribed under these Terms and Conditions and the building regulations and directions of the GNIDA.

Completion-

1. The 'Completion Certificate' will be issued by the GNIDA on the completion of the project or part thereof in phases and on the submission of the necessary documents required for certifying the completion of the project or part thereof

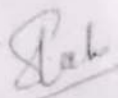
(14) INDEMNITY

The lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/constructions, subsequent operations and maintenance of the facilities and services, till such time as the alternate agency for such work is identified and legally appointed by the lessee after prior written approval of GNIDA. The lessee shall execute an indemnity bond, indemnifying the GNIDA against all disputes arising out of:

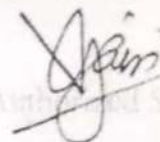
- a) The non-completion of the project
- b) The quality of development, construction, operations and maintenance
- c) Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser(s).

(15) DOCUMENTATION CHARGES

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses shall be borne by the



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lessee, who shall also pay the stamp duty levied on the transfer of immovable property or any other duty or charges that may be levied by any statutory authority empowered in this behalf.

(16) SURRENDER

1. The lessee can surrender the plot within 30 days from the date of allotment. In such case, earnest money deposited will be forfeited and the balance, if any, deposited against the premium of plot, will be returned without interest.

2. In case the land is surrendered after 30 days from the date of allotment, the total deposited amount or 10% of the total premium, whichever is less, will be forfeited and the remaining amount will be refunded without interest. However, the amount deposited towards lease rent, interest, extension charges etc shall not be refunded.

Note: The date of surrender in the above case shall be the date on which the application for surrender is received at the GNIDA's office. No subsequent claims on the basis of any postal certificate etc. will be entertained.

(17) MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub – lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and lease rent.

The Lessee/Sub-lessee(s) will submit the following documents:

- (a) Sanction letter of the scheduled Bank/Govt. organization/financial institution approved by the Government of India.
- (b) Clearance of upto date dues of the GNIDA.

GNIDA shall have the first charge on the plot Towards payment of all dues of GNIDA.

Provided that in the event of foreclosure of the mortgaged/charged property, the GNIDA shall be entitled to claim and recover such percentage, as decided by the GNIDA, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge. The decision of the GNIDA in respect of the market value of the said land shall be final and binding on all the parties concerned.

The GNIDA's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to

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involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.

(18) MAINTENANCE

1. The Lessee at his own expense shall take permission for sewerage, electricity, and water connections from the concerned departments of the Authority or from the competent authority in this regard.
2. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
 - i) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,
 - ii) and the available facilities as well as the surroundings neat and clean and in good health and safe condition to the convenience of the inhabitants of the place.

If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and the expenses incurred in carrying out such works will be borne by the lessee. The decision of the Authority will be final as regards to the expenses incurred in the maintenance work.

That the Lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and rules made therein.

In case of non-compliance of these terms & conditions of this deed or any Directions of the Lessor, the Lessor shall have the right to impose such penalty as the C.E.O. may consider just and/or expedient.

The lessee/sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executives Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other Authority and recover the amount so spent from the lessee/sub-lessee. The lessee/sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

(19) CANCELLATION

In addition to the other specific clauses relating to cancellation/determination, GNIDA/the lessor, will be free to exercise its right of cancellation/ determination of the allotment/ the lease of this Sport City plot in case of the followings:

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- i. Allotment having been obtained through misrepresentation, by suppression of material facts, false-statement and/ or fraud.
- ii. Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
- iii. In case of default on the part of the tenderer/ allottee/ sub-lessee(s) or any breach/ violation of the terms and conditions of the tender, allotment, lease and/ or non-deposit of the allotment amount, installments or any other dues.

If the allotment is cancelled on the grounds mentioned in para (i.) above, the entire amount deposited by the tenderer, allottee, lessee and sub-lessee(s) till the date of cancellation/ determination, shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.

If the allotment is cancelled on the grounds mentioned in paras (ii.) AND (iii) above 30% of the total premium of the plot shall be forfeited and the balance, if any, shall be refunded without any interest and no separate notice shall be given in this regard.

After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structures thereupon, if any, and the tenderer, allottee, lessee and sub-lessees will have no right to claim any compensation thereon.

(22) GENERAL TERMS AND CONDITIONS

1. Land will be given to the lessee free from all encumbrances lease for a period of 90 years for which appropriate lease deed shall be executed between GNIDA and the lessee.
2. Subject to provision of Master Plan and regulation of GNIDA:
 - i. The lessee shall be entitled to sub-lease the sports, other facilities and institutional activity, with prior approval of GNIDA/Lessor.
 - ii. Commercial and residential area can be sub-leased as per conditions of brochure on tripartite agreement basis.
 - iii. Multiple renting shall be admissible to the lessee and for the sub-lessee as per prevailing policy.
 - iv. The lessee shall make necessary arrangements of finances for development of SPORTS CITY to the satisfaction of GNIDA.
 - v. The lessee shall make necessary arrangements for designing, engineering, and construction of the Project in accordance with the provisions of the Master Plan and regulations of GNIDA.
 - vi. The lessee shall adhere to Government policies and relevant codes of BIS/IS relating to disaster management and energy conservation in land use planning and construction works.
 - vii. The lessee shall obtain applicable permits/sanctions/approvals etc. from relevant Government agencies or local bodies or other authorities, as applicable. GNIDA shall assist and facilitate the lessee to procure the sanction/approval/ license etc. expeditiously

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- viii. After the written approval of the Lessor/Greater Noida Authority, the lessee can implement / develop the project through its multiple subsidiary companies in which the allottee/lessee company shall have minimum 90% equity share holdings (such subsidiaries are exempted from stamp duty for transaction between parent company and subsidiary company under the provisions of Indian Stamp Act as per State Government notification).
- ix. The lessee/allottee who develop the project through its subsidiary company shall be entitled for sub leasing the portion of allotted/leased land/built-up area in favour of the subsidiary companies and the first transfer by such subsidiary company, of the said allotted/leased land/built-up area which is being developed or proposed to be developed by the subsidiary shall be without any transfer charges. However, for subsequent transfer/sub-lease, transfer charges as per prevailing policy (at the time of transfer) of the Lessor/GNIDA Authority shall be payable.
- x. The subsidiary company(ies) in whose favour sub lease deed is permitted shall be entitled to mortgage the portion of land which is being developed by them, as per rules of the Authority.
- xi. The allottee/lessee shall abide by the suggestions of State Government if any, in the master plan of GNIDA.
- xii. The Authority / Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
- xiii. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
- xiv. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
- xv. Any dispute between the Authority and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
- xvi. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
- xvii. The Authority will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.

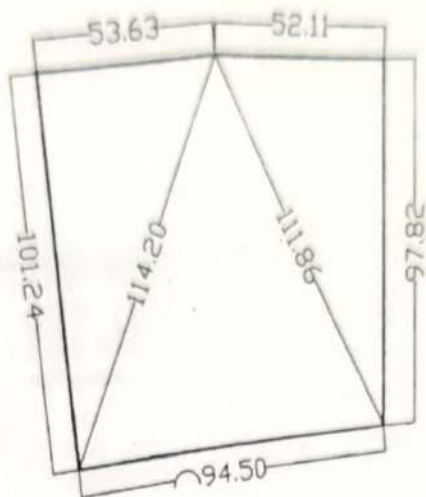
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60 M WIDE ROAD

PLOT NO-GH-03



PLOT NO-SC-01
SPORTS CITY

PLOT NO-SC-01
SPORTS CITY

शेखण GH-04 के अन्तर्गत यदि किसी खसरा सं० में
माननीय न्यायालय में प्राप्ति का दावा होनी तो शेखण सं०-GH-04
की Lease माननीय न्यायालय में दाखिल प्राप्ति के अधीन होगी

TOTAL AREA - 10030.00 SQM

NOTE-DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

REVISED LEASE PLAN OF PLOT NO.- GH. 04 SECTOR- SPORT CITY	SIGN POSSESSION HANDED OVER			
	PROJ. DEPTT	ASST. MANAGER	MANAGER	Sr. MANAGER
	LAND. DEPTT	LEXHPAL	NAYAB TAHSEEL DAR	TAHSEEL DAR
	LAW. DEPTT	A.L.O		Sr. EXECUTIVE
	PLANIG. DEPTT	Sr. DRAUGHTSMAN	IAA	Sr. EXECUTIVE

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

- xviii. The lessee/sub-lessee of the Lessee shall be liable to pay all taxes/charges livable from time to time by GNIDA or any other authority duly empowered by them to levy the tax/charges.
- xix. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/Lessee/sub-lessee will not be paid any compensation thereof.
- xx. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
- xxi. All arrears due to the Lessor would be recoverable as arrears of land revenue.
- xxii. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written.

In presence of:

Witnesses:

1. Witness Rajesh For and on behalf of the LESSOR

Address 195, Ram Vihar, 4th Floor,
Delhi-92

For Irish Infrastructure Pvt. Ltd.

For and on behalf of the LESSEE

2. Witness

Address Tarun
III-A, 23
NOTED MACAR
G2B.

For Irish Infrastructure Pvt. Ltd.

Authorized Signatory

आज दिनांक 23/07/2016 को
वही सं 1 जिल्द सं 21187
पृष्ठ सं 151 से 200 पर क्रमांक 19931
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)
उपनिबन्धक सदर
गौतमबुद्धनगर
23/7/2016





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

AAI/RHS/NR/ATM/NOC/2020/90/372-375

IRISH INFRASTRUCTURE PVT LTD

54, 1st FLOOR, DDA MARKET, LU
BLOCK, PITAMPURA, DELHI-110034

Date: 26-02-2020

Valid Upto: 25-02-2028

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 GSR751 (E) dated 30th Sep. 2015 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/021620/450171
Applicant Name*	Dharmveer Panwar
Site Address*	GH-04, SECTOR TECH ZONE-IV, GREATER NOIDA, GAUTAMBUDH NAGAR, U.P.-201301, GREATER NOIDA, Gautam Buddha Nagar, Uttar Pradesh
Site Coordinates*	28 34 54.45N 77 26 00.34E, 28 34 52.31N 77 26 02.83E, 28 34 56.92N 77 26 02.85E, 28 34 54.48N 77 26 03.11E, 28 34 54.41N 77 26 05.49E
Site Elevation in mtrs AMSL as submitted by Applicant*	200.75 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	310.75 M

*As provided by applicant

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

- 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 stage 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"
- 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 to 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.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
- 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.
- 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

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 310.75 M (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 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.
- i. 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
- j. 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.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in
- l. 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.
- m. This NOCID has been assessed w.r.t I.G.I Airport, Jewar, Meerut, Rohini Heliport, Safdarjung Airport Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman 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_nr@aai.aero

Contact No: 011-25653551

Jssan-dhu
26/02/2020
General Manager (ATM), NR

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
नगराधीन डिस्ट्रिक्ट्स ऑफ़ नई दिल्ली
Operational Offices, Gurgaon Road, New Delhi-37

Prepared By:	<i>Rupak Kumar</i> 26/02/2020 Rupak Kumar HQ (ATM)
Verified By:	<i>G.P. Singh</i> 26.02.2020 G.P. SINGH P.G.M. (ATM)

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

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Distance From Nearest Airport And Bearing		
Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	31471.63	86.28
Jewar	48028.01	338.23
Meerut	42914.93	212.36
Rohini Heliport	41238.44	116.16
Safdarjung Airport	22169.24	89.65
NOCID	SAFD/NORTH/B/021620/450171	

0 0.03 0.06 0.1 mi
0 0.04 0.09 0.17 km
1:3,600

A satellite view of a dark, textured surface, likely a body of water or a forested area. A small, bright, irregularly shaped feature is visible in the center-right, possibly a small island or a patch of land. The image is labeled "Satellite View" at the top.

Greater Noida Industrial Development Authority
169, Chitvan Estate, Sector-Gamma,
Greater Noida-201308 (U.P.)

No. : Prop./Commercial/2011/ 489

Dated : 30-03-2011

To,

Consortium consisting of

1. M/s MMR Construction Co. Pvt. Ltd.,-Lead Member
 2. M/s NKG Infrastructure Ltd.,- Relevant Member
 3. M/s Advance Construction Co. Pvt. Ltd.,-Relevant Member
- B-11, Sector-57,
Noida.

Sub: Allotment Letter for Plot No.-SC-1, Sports City Adjoining Tech Zone-IV,
Greater Noida, Area-526540.00 Sq.m.

Sirs,

Please refer to your Bid/Tender Form No.-002 submitted for the allotment of aforementioned Sports City Plot under "Scheme-2010-11 (Sports City)". I have been directed to inform you that your bid has been accepted and, accordingly, Plot No. SC-1, Sports City Adjoining Tech Zone-IV, Greater Noida, Area 526540.00 square metre is allotted to you on your quoted rate of Rs. 6715/- per sq.m. The 10% of total premium of the plot, thus, shall be Rs. 22,85,71,610/- (Rs. Twenty Two Crore Eighty Five Lac Seventy One Thousand Six Hundred Ten Only) (after adjusting the Earnest Money deposited i.e. Rs. 12,50,00,000/- already paid) as allotment money which has to be deposited within 120 days from the date of issue of this letter. Balance 90% premium shall be paid in 16 half yearly instalment alongwith interest, after 24 months moratorium, when only interest @ 15% per year compounded six monthly shall be payable as per provision of the bid document/brochure. Detailed payment plan of balance premium are given below:-

Instalment	Due date	Payable Premium	Payable Interest	Total Payable Instalment	Ending Balance
Instalment No.1	30.09.2011	0.00	238660836.75	238660836.75	3182144490.00
Instalment No.2	30.03.2012	0.00	238660836.75	238660836.75	3182144490.00
Instalment No.3	30.09.2012	0.00	238660836.75	238660836.75	3182144490.00
Instalment No.4	30.03.2013	0.00	238660836.75	238660836.75	3182144490.00
Instalment No.5	30.09.2013	198884030.63	238660836.75	437544867.38	2983260459.38
Instalment No.6	30.03.2014	198884030.63	223744534.45	422628565.08	2784376428.75
Instalment No.7	30.09.2014	198884030.63	208828232.16	407712262.78	2585492398.13
Instalment No.8	30.03.2015	198884030.63	193911929.86	392795960.48	2386608367.50
Instalment No.9	30.09.2015	198884030.63	178995627.56	377879658.19	2187724336.88
Instalment No.10	30.03.2016	198884030.63	164079325.27	362963355.89	1988840306.25
Instalment No.11	30.09.2016	198884030.63	149163022.97	348047053.59	1789956275.83

As per

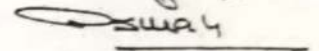
Instalment No.12	30.03.2017	198884030.63	134246720.67	333130751.30	1591072245.00
Instalment No.13	30.09.2017	198884030.63	119330418.38	318214449.00	1392188214.38
Instalment No.14	30.03.2018	198884030.63	104414116.08	303298146.70	1193304183.75
Instalment No.15	30.09.2018	198884030.63	89497813.78	288381844.41	994420153.13
Instalment No.16	30.03.2019	198884030.63	74581511.48	273465542.11	795536122.50
Instalment No.17	30.09.2019	198884030.63	59665209.19	258549239.81	596652091.88
Instalment No.18	30.03.2020	198884030.63	44748906.89	243632937.52	397768061.25
Instalment No.19	30.09.2020	198884030.63	29832604.59	228716635.22	198884030.63
Instalment No.20	30.03.2021	198884030.63	14916302.30	213800332.92	0.00

The amount can be deposited through Demand Draft/Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi/Noida/Greater Noida directly to any of the following bank branches under intimation to us:-

1. Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
2. Union Bank of India, Sector-62, Noida
3. HDFC Bank, Alpha Commercial Belt, Greater Noida

The terms and conditions of the Scheme-2010-11(Sports City) shall form part of this allotment letter and shall be binding on the allottee.

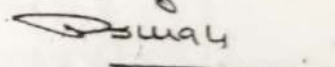
Yours faithfully,



(Ravindra Singh)
General Manager (Property - Commercial)

Copy to-

1. General Manager (Finance) (LVB)
2. General Manager (Planning)



30.3.11
General Manager (Property - Commercial)

o/c



टिप्पणी

पेज संख्या - 34

महोदय, कृपया पत्रावली के सम्मुख भाग पर सी/559 पर संलग्न M/s. MMR NKG ADVANCE JV (Consortium) के पत्र दिनांक 18-09-2013 का अवलोकन करना चाहिए, जिसके द्वारा उन्होंने प्राधिकरण की Sports City Scheme- 2010-11 योजना के अंतर्गत कंसोरशियम को आवंटित भूखण्ड संख्या- SC-1 (Sports City) Adjoining Techzone-IV क्षेत्रफल 526540 वर्ग मीटर को उप-विभाजित करते हुए लीजडीड कंसोरशियम मेम्बर्स द्वारा गठित निम्नलिखित 13 एस.पी.सी. कंपनियों के पक्ष में कराने हेतु प्रपत्र प्रस्तुत किये गये हैं -

1. M/s. Maple Realcon Pvt. Ltd.
2. M/s. Devsal Construction Pvt. Ltd.
3. M/s. Floral Realcon Pvt. Ltd.
4. M/s. Irish Infrastructure Pvt. Ltd.
5. M/s. Palm Developers Pvt. Ltd.
6. M/s. Godavari Dwelling Pvt. Ltd.
7. M/s. Selkom Infracom Pvt. Ltd.
8. M/s. Clover Probuild Pvt. Ltd.
9. M/s. Sai Namamamah Construction Pvt. Ltd.
10. M/s. Pine Probuild Pvt. Ltd.
11. M/s. Mistique Construction Pvt. Ltd.
12. M/s. Micra Infracom Pvt. Ltd.
13. M/s. Euphoria Sports City Pvt. Ltd.

उपरोक्त के क्रम में अवगत कराना है कि भूखण्ड संख्या SC-1 (Sports City) Adjoining Techzone-IV क्षेत्रफल 526540 वर्ग मीटर का आवंटन कंसोरशियम के रूप में निम्नलिखित के पक्ष में हुआ है।

- M/s. MMR Construction Co. Pvt. Ltd.- Lead Member (share holding 80%)
- M/s. NKG Infrastructure Ltd.- Relevant Member (share holding 10%)
- M/s. Advance Construction Co. Pvt. Ltd.- Relevant Member (share holding 10%)

कंसोरशियम मेम्बर्स द्वारा योजना के ब्रोशर के क्लॉज 7 (e) के प्राविधान के आधार पर कंसोरशियम को आवंटित उपरोक्त भूखण्ड को निम्नानुसार उप-विभाजित करके लीजडीड कराने हेतु प्रपत्र प्रस्तुत किये गये हैं -

उप-विभाजन हेतु प्रस्तावित भूखण्ड संख्या	भूखण्ड का आकार वर्गमीटर में	कंसोरशियम सदस्य / एसपीसी जिनके नाम में लीजडीड कराना चाहते हैं
(1)	(2)	(3)
GH-01 (Sports City)	15000	M/s. Maple Realcon Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-02 (Sports City)	10000	M/s. Devsal Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-03 (Sports City)	20000	M/s. Floral Realcon Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-04 (Sports City)	10000	M/s. Irish Infrastructure Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-05 (Sports City)	10000	M/s. Palm Developers Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-06 (Sports City)	15000	M/s. Godavari Dwelling Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-07 (Sports City)	20000	M/s. Selkom Infracom Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)

GH-08 (Sports City)	10000	M/s. Clover Probuilt Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-09 (Sports City)	20000	M/s. Sai Namamam Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
GH-10 (Sports City)	14307	M/s. Pine Probuilt Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
H-01 (Sports City)	17525	M/s. Mistique Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
C-01 (Sports City)	12703	M/s. Micra Infratech Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
SC-01 (Sports City)	352005	M/s. Euphoria Sports City Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share) & Lead Member, M/s. NKG Infrastructure Ltd. (holding 10% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 10% share)- Relevant Member)
Total Area	526540	

उपरोक्तानुसार भूखण्ड के उप-विभाजन हेतु सभी कंसोरशियम मेम्बर्स द्वारा हस्ताक्षरित प्रस्तावित ले-आउट मानचित्र की प्रति सी/560 पर संलग्न है। उप-विभाजन की सहमति हेतु कंसोरशियम मेम्बर्स की बैठक के मिनट्स की प्रति सी/563 से सी/608 पर संलग्न है। कंसोरशियम कंपनियों के बोर्ड रिजोल्यूशन की प्रति उपरोक्त गठित एस.पी.सी. कंपनियों की सी.ए. द्वारा सत्यापित अंशधारिता/डाइरेक्टर्स की सूची एवं गठित एस.पी.सी. कंपनियों के मेमोरेण्डम एंड आर्टिकल्स आफ एसोसिएशन की प्रतियाँ सम्मुख भाग पर उपलब्ध हैं।

2. अद्यत कराना है कि योजना के ब्रोशर / बिड डोक्यूमेंट की शर्त संख्या 7 (ई) के अनुसार कंसोरशियम के लीड मेम्बर और/अथवा-रिलेवेंट मेम्बर्स और/अथवा कंसोरशियम के सदस्यों द्वारा गठित एस0पी0सी0 कंपनी/ SPC(s) के पक्ष में भूखण्ड का उप-विभाजन करके एक से अधिक लीजडीड कराने का प्राविधान किया गया है किन्तु उप विभाजित भूखण्ड का न्यूनतम आकार 8000.00 वर्गमीटर होना अनिवार्य है। (ब्रोशर की प्रति सी/561 पर संलग्न है) ब्रोशर की शर्त संख्या 7 (ई) का उद्धरण निम्नानुसार है -

Execution of more than one lease deeds can be made by sub-dividing the plot in favour of the lead member and/or the relevant member(s) and/or Special Purpose Company(ies) (SPCs) formed by them, which should be firm(s) or incorporated company(ies) registered in India. However, the area of each of such sub-divided plot proposed for execution of lease deed, as described above, should not be less than 8,000 sq.mtrs and the said sub-division should be in accordance with the planning norms of the GNIDA.

कृपया उपरोक्त को दृष्टिगत रखते हुए कंसोरशियम को आबंटित भूखण्ड संख्या SC-1 (Sports City) Adjoining Techzone-IV क्षेत्रफल 526540 वर्ग मीटर को उपरोक्तानुसार उप-विभाजित करने, अनुपातिक पेमेंट प्लान उप-विभाजित करने तथा गठित एस0पी0सी0 कंपनियों के पक्ष में सहमति की दशा में लीजडीड कराने का अनुमोदन प्राप्त करना चाहें।

प्रबंधक (वार्डिनिंग-सम्पत्ति)
अपर मुख्य कार्यपालक अधिकारी
मुख्य कार्यपालक अधिकारी

कृ. उपरोक्त प्रस्ताव अनुमोदना हेतु प्रस्तुत

OSD(PY)
A.C.E.O.
C.E.O.

25/10/13

11/10/13
28/10/13

प्रस्ताव अनुमोदित /
निम्नानुसार अभिमत कार्यवाही
के। 4
25/10/13

OSD(PY)
28/10

25/10/2013

Manager (C
Greater Noida Ind. Dev
Greater No

Mgr. (Lawyer) O.S.D. (



ग्रेंटर नीएखा औद्योगिक विकास प्राधिकरण,
100 विमान एस्टेट रोड-मार्गा ग्रेंटर नीएखा सिटी,
ग्रेंटर नीएखा, जिन्हा पोतपुरुब नगर ।

पत्रांक सं०-२०१०/२०११/वाणिज्यिक सम्पत्ति/ FTS 64035/2013/09 दिनांक 19.11.2013

9718289945

M. Anil Kumar

97710901

M. Subash

Hair

9312287

Sej

9212392

सेवा में,

विशेष कार्याधिकारी (परियोजना)
ग्रेंटर नीएखा प्राधिकरण ।

महोदय,

वाणिज्यिक मूल्यांकन संख्या SC-1, (Sports City) Sector-Adjoining
Techzone-IV, क्षेत्रफल 526540.00 वर्गमीटर को उप-विभाजन मुख्य कार्यपालक
अधिकारी महोदय के अनुमोदन दिनांक 25.10.2013 के क्रम में कर नियोजन विभाग द्वारा
ले-आउट प्लान उपलब्ध कराया गया है जो निम्नप्रकार है-

S.No	Plot No./Sector	Sub-Divided Area (In Sqm.)	Consortium members, in which favour lease deed is proposed to be executed
(1)	(2)	(3)	(4)
✓	GH-01 (Sports City)	15000	M/s. Maple Realcon Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-02 (Sports City)	10000	M/s. Devsai Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-03 (Sports City)	20000	M/s. Floral Realcon Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-04 (Sports City)	10000	M/s. Trish Infrastructure Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-05 (Sports City)	10000	M/s. Palm Developers Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-06 (Sports City)	15000	M/s. Godavari Dwelling Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-07 (Sports City)	20000	M/s. Seikom Infracore Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GH-08 (Sports City)	10000	M/s. Clover Probuilt Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)

[Signature]

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			M/s. Sai Namo Namah Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
✓	GM-09 (Sports City)	20000	
10	GM-10 (Sports City)	14307	M/s. Pine Probuild Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
11	H-01 (Sports City)	17525	M/s. Mistique Construction Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
12	C-01 (Sports City)	12703	M/s. Micro Infratech Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member & M/s. Advance Construction Co. Pvt. Ltd. (holding 20% share)- Relevant Member)
13	SC-01 (Sports City)	352005	M/s. Euphoria Sports City Pvt. Ltd. (SPC of M/s. MMR Construction Co. Pvt. Ltd. (holding 80% share)- Lead Member, M/s. HKG Infrastructure Ltd. (holding 10% share) & M/s. Advance Construction Co. Pvt. Ltd. (holding 10% share)- Relevant Member)
Total Area		526540.00 Sq.m.	

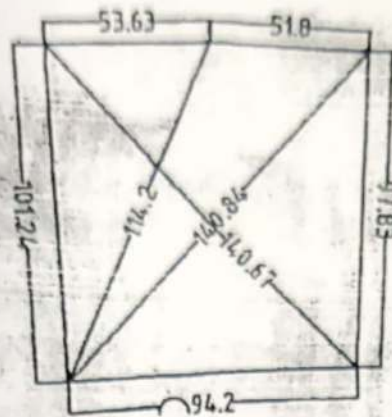
उपरोक्त के कम में भूखण्ड संख्या SC-1, (Sports City) Sector-Adjoining Tehzad IV, सर्वेफस-526540.00 प्रगेनीटर के संलग्न ले-आउट प्लान में हुए उर-दिनाजन के अनुसार लीजालान वाणिज्यिक दिभाग को उपलब्ध कराने हेतु संबंधित को निर्देशित करने का फल्ट वरें ।

भवदीय,

(Signature)
प्रबंधक (वाणिज्यिक)

60 M WIDE ROAD

PLOT NO-GH-03

PLOT NO-SC-01
SPORTS CITYPLOT NO-SC-01
SPORTS CITY

TOTAL AREA - 10000.00 SQM

NOTE-DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.
EA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER			NORTH ↑
LEASE PLAN OF PLOT NO.- GH. 04 SECTOR- SPORT CITY	PROJ. DEPTT	ASST. MANAGER <i>[Signature]</i>	MANAGER <i>[Signature]</i>	SR. MANAGER <i>[Signature]</i>
	LAND. DEPTT	LEXIPAL <i>[Signature]</i>	KATIA TAISEEL DAR <i>[Signature]</i>	TAISEEL DAR <i>[Signature]</i>
	LAW. DEPTT	A.L.O. <i>[Signature]</i>	SR. EXECUTIVE <i>[Signature]</i>	
	PLANIG. DEPTT	SR. DRAUGHTSMAN <i>[Signature]</i>	SR. EXECUTIVE <i>[Signature]</i>	
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY				

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GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Plot No.1, Knowledge Park-IV, Greater Noida City, Distt. Gautambudh Nagar, U.P.
Tel. Nos. 0120-2326150 - 155, Fax No. 2326133 Email: www.greaternoidaauthority.in

L. No. : GNIDA/COM/ 2021/288
Dated : 13 August, 2021

To,

M/s. Irish Infrastructure Pvt. Ltd.
54, 1st Floor, DDA Market,
LU Block, Pitampura,
New Delhi-110034

Sub: NO OBJECTION FOR MORTGAGING THE UNITS TO BE CONSTRUCTED ON SPORTS CITY PLOT NO. GH-04, SECTOR-SPORTS CITY ADJOINING TECHZONE-IV, AREA 10030 SQ.MTR, GREATER NOIDA.

Sir,

With reference to your letter dated 02.08.2021 regarding renewal of N.O.C. dated 31.07.2020, 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 Sports City Plot in favour of nationalized bank/financial institutions or the employer of the allottee/ sub-lessee subject to the following conditions :-

- That the nationalized bank / financial institution in whose favour mortgage permission is required should be recognized by the Reserve Bank of India / National Housing Bank.
- GNIDA shall have the first charge towards the pending payment in respect of plot allotted / lease rent/ taxes or any other charges as informed or levied by the Authority on the plot and that bank / financial institution / employer shall have the second charge on the dwelling unit thus being financed.
- This Mortgage Permission shall be effective on making upto 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 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.
- 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 of the allottee/sub-lessee of dwelling unit shall also keep GNIDA informed about the dwelling unit, thus, financed.
- This NOC in favour of lessee shall be renewed every year from the date of issue of letter/permission which should be done only after getting the details of mortgage permission letters issued to their allottee(s).
- 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/unit 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/unit 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,

Signed by
Digamber Singh
MANAGER
13/08/21 16:08:57
Maudgalya (Civil)

Greater Noida Industrial Development Authority

Plot No. -01, Knowledge Park-4, Greater Noida

PLG/(BP)/4369/6586

Dated 4.10.2019

To,

M/S Irish Infrastructure Pvt. Ltd.
54, First Floor, DDA- Market, LU Block,
Pitam Pura, New Delhi

Sir,

CONDITIONAL, with respect point no 17
vis-à-vis notification 60(A) dated 27-1-1994 and
its amendment from time to time and notification
dated 14-09-2006 issued by Ministry of
Environment & Forest and point no. 18 vis-à-vis
guidelines dt.15.11.2012 of C.G.W.A.

With reference to your application no- , dated- 03-10-2019 for grant of sanction of **Building Plan on Plot No -GH-04 in SPORT CITY -01, SECTOR-TECHZONE-04, GREATER NOIDA**. This is 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 sanction is **up to-5 Years**
3. In case allotment is cancelled/lease is determined 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 charge 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 from 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 from 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 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 all the 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 N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
19. Mechanical ventilation to be provided in the basement as per I.S Code
20. The promoters shall follow provisions of UP Apartment Act, 2010 and its applicability to the project as per defined rules and amendments made in future. As per the provision of UP Apartment Rules 2011.
21. The construction on the plot shall have to be done in accordance with the provision of MOEF Guidelines 2010 and Hon'ble NGT orders from time to time in this regard.
22. The promoter shall inform the office of Planning Department 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 & Ground Floor Slab.
23. The promoter/applicant shall follow all terms & condition as per lease deed clause-13.
24. The promoter/applicant shall keep the fire net at site as per fire norms.

Yours faithfully

SR. MGR. (ARCH.)

SR. MGR. (ARCH.)

Encl:

Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a./ Manager (Builder) for information and n.a.

प्रारूप-घ (संलग्नक-3)

Provisional Certificate

प्लॉट/आईडी संख्या UPFS/2019/8497/GBN/GAUTAM BUDDH NAGAR/32/1/II

दिनांक 01-07-2019

प्रमाणित किया जाता है कि मैसर्स **IRISH INFRASTRUCTURE PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **SPORTS CITY GH-04, SECTOR-TECHZONE 04, GREATER NOIDA** तहसील - **DADRI** जिसमें प्लॉट की संख्या 33 एवं वेसायंट की संख्या 1 है जिसकी ऊँचाई 106.80 mt. तथा प्लॉट एरिया 10030.00 sq.mt है। भवन का अधिभोग **IRISH INFRASTRUCTURE PRIVATE LIMITED** (भवन स्वामी/ अधिभोगी अथवा कम्पनी का नाम) 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 प्राविजनल अनापत्ति प्रमाण पत्र (एन0बी0सी0 की अधिभोग श्रेणी) **Residential** के अन्तर्गत इस शर्त के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण होने के उपरान्त तथा भवन के अधिभोग से पूर्व अग्नि एवं जीवन सुरक्षा प्रमाण पत्र (Fire & Life Safety Certificate) प्राप्त किया जायेगा।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

Note : As per report of FSO, CFO provisional NOC is being approved .

निर्गत किये जाने का दिनांक: 24-07-2019

स्थान: GAUTAM BUDDH NAGAR

हस्ताक्षर-
निर्गमन अधिकारी-



Digitally Signed By
(ARVIND KUMAR)
[113A30C2BA71BAA43A6EB441D6D1E9BF88B54CDA]
24-07-2019



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CamScanner

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in

To,

Shri Gaurav Garg,
Director,
M/s Irish Infrastructure Pvt.Ltd,
54, 1st Floor, DDA Market, LU Block,
Pitampura, New Delhi- 110034

Ref. No. 607/Parya/SEAC/4924/2019

Date: 24/21 January, 2020

Sub: Environmental Clearance for Group Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District -Gautam Budha Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

Dear Sir,

Please refer to your application/letters 20-07-2019, 21-10-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 11-09-2019 and SEIAA in its meeting dated 22/11/2019 & 03/01/2020.

The proposed project is under Red/Orange category of industrial Sectors and exists in the Critically Polluted Industrial Areas (CPAs) as notified by MoEF&CC, Govt of India. The present project is categorized under B2 category according to the provisions of EIA notification 14 September, 2006 (As amended thereof).

A presentation was made by the project proponent along with their consultant M/s Ambiental Global Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District -Gautam Budha Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.
2. Project involves development of 02 towers namely Tower A (1B+S+31F) and Tower B (1B+S+31F) including dedicated building for community centre. Total number of dwelling units will be 364.
3. Salient features of the project:

Description	Proposed
Plot Area	10,030.00 m ²
Built-up Area	53,532.800 m ²
Green Area	2,344.574 m ² (@23.37% of plot area)
Total Water Requirement	471 KLD
Fresh Water Requirement	410 KLD
Wastewater Generation	135 KLD
Capacity of STP	162 KLD
Solid Waste Generation	975 kg/day
Parking Required & Provided	460 ECS & 471 ECS
Power Demand & Source	1,329.02 KW (Noida Power Company Limited)
Back up	320 kVA (2 x160 kVA)
RWH Pits	4 pits
Project Cost	INR 110 cr.
Expected Date of Completion	5 Years

4. Area details of the project:

S. No.	Particulars	Area (m ²)
1.	Plot Area	10,030.00
2.	Permissible Ground Coverage (@40% of Plot Area)	4,012.00
3.	Proposed Ground Coverage (@16.19% of Plot Area)	1,653.289
4.	Total Permissible FAR	36,860.25



E.C. for Group Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District -Gautam Budha Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

	Permissible FAR (@3.5)	35,105.00
	Additional FAR for Green Building (@5% of Permissible FAR)	1,755.25
5.	Permissible 15% Prescribed Area	5,529.037
6.	Proposed 15% Prescribed Area (including Community Centre)	5,529.037
7.	Total Proposed F.A.R.	36,577.215
	Proposed FAR	36,351.053
	Exceed 15% Prescribed FAR	226.162
8.	Total Non F.A.R.	11,426.548
	1. Basement area (One Basement)	6,450.169
	2. Stilt Area	4,852.389
	3. Pergola Area (31 st Floor)	46.746
	4. Water Tank	77.244
9.	Total Built-Up Area (6 + 7 + 8)	53,532.800
10.	Landscape Area	2,344.574 (@23.37% of plot area)
11.	Total Proposed Units	364
12.	Height of the highest building	111.7 m

5. Population details:

S. No	Unit Type	D.U./FAR (m ²)	OPU	Total Population
1.	Residential Population:			
	Residents	364	4.5	1,638
	Staff	@5% of residential population		82
	Visitors	@10% of residential population		164
2.	Community Area Population			
	Community Area	982.1	1 person/1.5 m ²	655
	Staff	20% of the Community Population		131
	Visitors	80% of the Community Population		524
	Grand Total Population			2,293

6. Water requirement details:

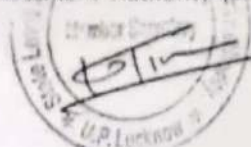
S. No	Description	Occupancy	Rate of water demand (litre)	Total Water Requirement (KLD)
A.	Domestic Water			
1)	Residential Population			
	Residents	1,638	86	140.868
	Maintenance Staff	82	30	2.46
	Visitor/Floating	164	15	2.46
2)	Community			
	Staff	131	30	3.93
	Visitors	524	15	7.86
	Total Domestic Water Demand (1 + 2)			157.578 say 157 KLD
B.	Horticulture	2,344.574	6 lit./m ² /day	14.06
C.	Make up water for swimming pool			300
	Total Water Requirement (A + B + C)			471.06 say 471 KLD

7. Solid waste generation details:

S. No.	Category	Norms (kg/c/day)	Total Waste (kg/day)
1.	Domestic Waste:		
	Residents (1638)	@ 0.5	819
	Total Staff (213)	@ 0.25	53
	Total Visitors (688)	@ 0.15	103
2.	Landscape waste (0.57 acre)	@ 0.2 kg/acre/day	0.114
	TOTAL SOLID WASTE GENERATED		975.114 say 975 kg/day

8. The project proposal falls under category-8(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 11-09-2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 22/11/2019 &



03/01/2020. The SEIAA kept this project on hold and sought clarification from the MoEF&CC, GoI regarding grant of Environment Clearance of the proposed project in the light of MoEF&CC OM dated 31-10-2019. A clarification has been issued by the MoEF&CC, OM dated 30/12/2019 wherein, the ministry has directed that the cases which are already recommended by SEAC/UTEAC as the case may be, SEIAA may prescribe the additional condition as per the OM dated 31/10/2019. Accordingly SEIAA decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.



E.C. for Group Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District-Gautam Buddha Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.



Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG-sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmes shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District -Gautam Budha
Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

1. Since the proposed project falls in Critically Polluted Areas (CPAs), Severely Polluted Areas (SPAs) the provision of the mechanism framed regarding compliance of Hon'ble NGT order in OA 1038/2018 dated 19-08-2019 by MoEF& CC, Govt. Of India vide letter dated 31-10-2019 shall be followed in letter and spirit.
2. All the additional condition for grant of Consent to Establish (CTE)/Consent to Operate (CTO) related to Pollution mitigation measures as prescribed in the office memorandum of MoEF&CC, GoI. dated 31.10.2019 and as deemed fit by UP Pollution Control Board in the consent orders shall be followed by Project Proponent.
3. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
4. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
5. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
6. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
7. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
8. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharged. Under any circumstances untreated sewage shall not be reused or discharged to municipal sewer line.
9. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks/designed ecosystems.
11. The project proponent shall obtain the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 before the start of work.
12. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
13. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
14. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
15. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
16. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
17. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
18. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
19. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
20. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
21. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.



22. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
 23. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 24. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
 25. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
 26. No parking shall be allowed outside the project boundary.
 27. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 28. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
 29. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
 30. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 31. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
 32. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 33. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
 34. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 35. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
 36. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
 37. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
 38. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
 39. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
 40. All the internal drains are to be covered till the disposal point.
 41. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
 42. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.
- Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of



E.C. for Group Housing Project at Plot No.-GH-04, Techzone-IV, Sports City, Greater Noida, District -Gautam Budha
Nagar, U.P., M/s Irish Infrastructure Pvt. Ltd.

Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for G.B. Nagar. In case of violation; it would not be effective and would automatically be stand cancelled.

The project proponent has to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically deemed to be cancelled.

The project proponent has to mandatorily submit the compliance of specific conditions no- 3, 5, 6, & 7 given in E.C. letter within 3 months, failing which the Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.



(Ashish Tiwari)

Member Secretary, SEIAA

No. /Parya/SEAC/4924/2019

Dated: As above

Copy with enclosure for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate G.B. Nagar.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Ashish Tiwari)

Member Secretary, SEIAA



UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :21/04/2020 To 20/04/2025

Ref No. - 74573/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2019 Dated:- 25/04/2020

To ,

Shri GAURAV GARG
M/s MS IRISH INFRASTRUCTURE PVT LTD
Plot No. GH-04, Techzone-Iv, Sports City, Greater Noida, District- Gautam Budh Nagar, Uttar Pradesh.,GAUTAM BUDH NAGAR,201306
GREATER NOIDA

Sub : Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Polution) Act, 1981 as amended.

Please refer to your Application Form No.- 6584045 dated - 18/11/2019. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
construction material	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing Project (Built Up area 53532.80 sqm)	53532.80

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity

2. Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Greater Noida Development Auhtority	110.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	157.0
Others(Plantation)	14.0

4. Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	2.544	FOR 2 D.G.SETS OF 320 KVA

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.
- For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.
2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
 3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 20/04/2025 to the Board.
 4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution) Act, 1981 from the Board.
 5. It is mandatory to submit Air and Water consent Application, complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
 6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 may be initiated against the industry With out any prior information, in case of non compliance of above conditions.

Specific Conditions:

1. This consent to establish is valid for the Group Housing Project in Plot Area-10030 sq.mt. & Built Up area 53532.80 sqm. The Project shall be constructed as per approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board. This consent to establish order will be subject to the compliance of order passed in O.A. no. 1038/2018 News item published in "The Asian Age" Authored by Sanjay Kaw Titled "CPCB to rank industrial units on pollution levels" and the more stringent norms for emission from D.G set and for effluent shall be applicable to the industry developed by CPCB and or SPCB in future.
2. Prior to abstraction, project shall obtain a No Objection Certificate from Central Ground Water Authority before abstraction of ground water. The Unit shall install Piezometer for measurement of ground water level and the data generated from Piezometer will be provided to the SPCB on monthly basis.
3. The Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. The Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
4. The unit shall comply with the various provisions of notification no G.S.R 94(E) dated 25-01-2018 issued by the Ministry of Environment, Forest and Climate Change and the conditions imposed in the Environmental Clearance issued by the competent authority vide letter no. 607/Parya/SEAC/4924/2019 dated 24/02/2020
5. The unit shall ensure the installation and maintenance of the Sewage Treatment Plant (STP) for the treatment of the domestic effluent as per the project report submitted to ensure the compliance of Environment standards as per Environment (protection) Act 1986. Project shall install Sewage Treatment Plant of capacity 162 KLD & treated water shall be used in gardening /flushing. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit will follow the CPCB Guidelines for Utilization of Treated Effluent in Irrigation available in the CPCB web portal.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
8. The Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install shall install D.G Set of the capacity 2x160 KVA along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. The low sulfur diesel will be used as fuel in the D.G set. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. All construction activities shall be according to authority guidelines.
12. The Project shall not start gaseous emission & sewage generation without prior consent of the Board.
13. The project shall ensure the time bound compliance of the stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL uppcb.com/pdf/uppcb_28022020.pdf) in compliance of The Hon'ble NGT order dt. 14.11.2019 in O.A.No.1038/2018.
14. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns as per order of Hon'ble Supreme Court dated 13-01-2020 will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.

18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
19. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
20. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
21. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
22. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
23. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
24. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
25. Compulsory use of wet jet in grinding and stone cutting will be practiced.
26. Wind breaking wall will be constructed around the construction site.
27. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
28. In case of violation of above mentioned conditions or any public complaint the consent to establish shall be withdrawn in accordance with law.
29. The project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.
30. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above condition nos.1,2,4,5,7,10,11,13,14,16,17 and 18 which will be valid for two year otherwise this consent to establish shall be deemed to be withdrawn

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 25/05/2020 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

Ashok
Kumar
Tiware

Digitally signed by
Ashok Kumar Tiware
Date: 2020.04.25
07:47:36 +05'30'

C.E.O
C-1

Dated:- 25/04/2020

Copy To -

Regional Office, U.P. Pollution Control Board, Greater Noida

Ashok
Kumar
Tiware

Digitally signed by
Ashok Kumar Tiware
Date: 2020.04.25
07:48:30 +05'30'

C.E.O
C-1



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200DL2013PTC256534

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

IRISH INFRASTRUCTURE PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तेरह अगस्त दो हजार तेरह को दिल्ली में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45200DL2013PTC256534

2013 - 2014

I hereby certify that IRISH INFRASTRUCTURE PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Delhi this Thirteenth day of August Two Thousand Thirteen.

Validity unknown
Digitally signed by
PREMLAL BHANJURAM MALIK
DN: cn=PREMLAL BHANJURAM MALIK, o=Registrar of Companies, ou=National Capital Territory of Delhi and Haryana, email=premlal.bhanjuram.malik@delhi.nct.gov.in

Registrar of Companies, National Capital Territory of Delhi and Haryana

कम्पनी रजिस्ट्रार, राष्ट्रीय राजधानी क्षेत्र दिल्ली एवं हरियाणा

*Note: The corresponding form has been approved by PREMLAL BHANJURAM MALIK, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

IRISH INFRASTRUCTURE PRIVATE LIMITED

304, SITA RAM MANSION, 718/21, JOSHI ROAD, KAROL BAGH,
NEW DELHI - 110005,
Delhi, INDIA



(THE COMPANIES ACT, 2013)
(COMPANY LIMITED BY SHARES)
MEMORANDUM OF ASSOCIATION

IRISH INFRASTRUCTURE PRIVATE LIMITED

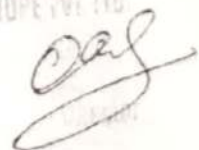
(Company Limited by shares, Incorporated under Companies Act, 1956)

- I. The Name of the Company is **IRISH INFRASTRUCTURE PRIVATE LIMITED**.
- II. The Registered Office of the Company will be situated in the National Capital Territory of Delhi.
- III. The objects for which the Company is established are:-

(A) THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:-

1. To purchase or otherwise own, hold, occupy, construct, develop, colonise, improve, repair, renovate, build, plan, layout, transfer, sell, sub-lease, mortgage, assign, develop any type of sports cities, sports complexes, all kind of sports facilities, bungalows, quarters, offices, residential flats, warehouses, go downs, schools, institutions, shops stalls, markets, hotels and restaurants, buildings, banquet halls, houses, structures, roads, bridges, lands, plots etc.
2. To carry on the business as owners, builders, colonizers, developers, promoters, proprietors, occupiers, lessors, civil contractors, maintainer of residential, commercial and industrial, and institutional buildings and to deal in all kinds of immovable properties whether belonging to the company or not.
3. To undertake and to carry on the business of purchasing, selling and developing any type of land or plot whether residential, commercials, agricultural, industrial, rural or urban that may belong to company or to any other person of whatever nature and to deal in land or immovable properties of any description or nature on commission basis and for that purpose to make agreements to sell the land of the company or of any body else and to deal in building material.
4. To erect and construct houses, buildings or civil and constructional works of every description on any land of the company or upon any other lands or immovable property and to purchase, take on lease, acquire in exchange or otherwise own, hold, occupy, construct, erect, alter, develop, colonise, decorate, improve, repair, renovate, build, plan, layout, on hire, transfer, mortgage, charge, assign, let out, hire, sublet or sublease all type of lands, plots, buildings, bungalows, quarters, offices, flats, warehouse, go downs, shops stalls, markets, hotels and restaurants, banquet halls, houses, structures, tenements, roads, bridges, land, estates and immovable properties whether freehold or lease hold of any nature and description.
5. To consolidate or subdivide, develop, maintain, purchase, sell and letting on hire agricultural lands into farms or farm houses and to let out the same on rental or license basis and/or to sell the same on hire purchase or installment system or otherwise dispose of the same.

For IRISH INFRASTRUCTURE PVT LTD



THE OBJECTS SPECIFIED

(B) MATTERS WHICH ARE NECESSARY FOR FURTHERANCE OF THE OBJECTS SPECIFIED IN CLAUSE III (A) ARE:-

1. To acquire by purchase, lease, exchange or otherwise any movable or immovable property and any rights or privileges which the Company may deem necessary or convenient for the purpose of its main business.
2. To enter into partnership or into any arrangement for sharing profits, union of interest, joint venture, reciprocal concession or co-operation with persons or companies carrying on or engaged in the main business or transaction of this Company.
3. To import, buy, exchange, alter, improve and manipulate in all kinds of plants, machinery, apparatus, tools and things necessary of convenient for carrying on the main business of the Company.
4. To vest any movable or immovable property, rights or interests required by or received or belonging to the Company in any person or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
5. To purchase or otherwise acquire, build, carry out, equip, maintain, alter, improve, develop, manage, work, control and superintend any plants, warehouse, sheds, offices, shops, stores, buildings, machinery, apparatus, labour lines, and houses, warehouses, and such other works and conveniences necessary for carrying on the main business of the Company.
6. To undertake or promote scientific research relating to the main business or class of business of the Company.
7. To acquire and takeover the whole or any part of the business, goodwill, trade-marks properties and liabilities of any person or persons, firm, companies or undertakings either existing or new, engaged in or carrying on or proposing to carry on business this Company is authorised to carry on, possession of any property or rights suitable for the purpose of the Company and to pay for the same either in cash or in shares or partly in cash and partly in shares or otherwise.
8. To negotiate and enter into agreements and contracts with Indian and foreign individuals, companies, corporations and such other organisations for technical, financial or any other such assistance for carrying out all or any the main objects of the Company or for the purpose of activity research and development of manufacturing projects on the basis of know-how, financial participation or technical collaboration and acquire necessary formulas and patent rights for furthering the main objects of the Company.
9. Subject to the provision of the Act, to amalgamate with any other company of which all or any of their objects companies having similar to the objects of the Company in any manner whether with or without the liquidation.
10. Subject to any law for the time being in force, to undertake or take part in the formation, supervision or control of the business or operations of any person, firm, body corporate, association undertaking carrying on the main business of the Company.
11. To apply for, obtain, purchase or otherwise acquire and prolong and renew any patents, patent-rights, brevets, inventions, processes, scientific technical or other assistance,

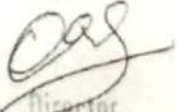
For IRISH INFRASTRUCTURE PVT. LTD.

Signature
Director

manufacturing processes know-how and other information, designs, patterns, copyrights, trade-marks, licences concessions and the like rights or benefits, conferring an exclusive or non-exclusive or limited or unlimited right of use thereof, which may seem capable of being used for or in connection with the main objects of the Company or the acquisition or use of which may seem calculated directly or indirectly to benefit the Company on payment of any fee, royalty or other consideration and to use, exercise or develop the same under or grant licences in respect thereof or otherwise deal with same and to spend money in experimenting upon testing or improving any such patents, inventions, right or concessions.

12. To apply for and obtain any order under any Act or Legislature, charter, privilege concession, licence or authorisation of any Government, State or other Authority for enabling the Company to carry on any of its main objects into effect or for extending any of the powers of the Company or for effecting and modification of the constitution of the Company or for any other such purpose which may seem expedient and to oppose any proceedings or applications which may seem expedient or calculated directly or indirectly to prejudice the interest of the Company.
13. To enter into any arrangements with any Government or Authorities or any persons or companies that may seem conducive to the main objects of the Company or any of them and to obtain from any such Government, authority, person or company any rights, charters, contracts, licences and concessions which the Company may think desirable to obtain and to carry out, exercise and comply therewith.
14. To procure the Company to be registered or recognised in or under the laws of any place outside India and to do all act necessary for carrying on in any foreign country for the business or profession of the Company.
15. To draw, make, accept, discount, execute and issue bills of exchange, promissory notes, bills of lading, warrants, debentures and such other negotiable or transferable instruments of all types or securities and to open Bank Accounts of any type and to operate the same in the ordinary course of the Company.
16. To advance money either with or without security, and to such persons and upon such terms and conditions as the Company may deem fit and also to deal with the money of the Company not immediately required, in such manner as, from time to time, may be determined, provided that the Company shall not carry on the business of banking as provided in the Banking Regulations Act, 1949.
17. Subject to the provisions of the Act and the Regulations made thereunder and the Directions issued by the Reserve Bank of India, to receive money on deposit or loan and borrow or raise money in such manner and at such time or times as the Company thinks fit and in particular by the issue of debentures, debentures-stock, perpetual or otherwise and to secure the repayment of any money borrowed, raised or owing by mortgage, charge or lien upon all or any of the properties, or assets or revenues and profits of the Company both present and future, including its uncalled capital and also by a similar mortgage, charge or lien to secure and guarantee the performance by the Company or any other person or Company of any obligation undertaken by the Company or such other person or company to give the lenders the power to sale and such other powers as may seem expedient and purchase redeem or pay off any such securities.
18. To undertake and execute any trusts, the undertaking of which may seem to the Company desirable, either gratuitously or otherwise.

FORBISH INFRASTRUCTURE PVT. LTD.


Director

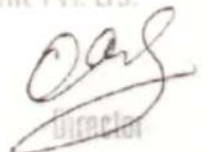
19. To establish, or promote or concur in establishing or promote any company for the purpose of acquiring all or any of the properties, rights and liabilities of the Company.
20. To sell, lease, mortgage, exchange, grant licences and other rights improve, manage, develop and dispose of undertakings, properties, assets and effects of the company or any part thereof for such consideration as may be expedient and in particular for any shares, stocks, debentures or other securities of any other such company having main objects altogether or in part similar to those of the Company.
21. Subject to the Provisions of the Act, to distribute among the members in specie or otherwise any property of the Company or any proceeds of sale or disposal of any property of the Company in the event of winding up.
22. To distribute as dividend or bonus among the member or to place to reserve or otherwise to apply, as the Company may, from time to time, determine any money received by way of premium on debentures issued at a premium by the Company and any money received in respect of forfeited shares, money arising from the sale by the Company of forfeited shares subject to the provisions of the Companies Act, 2013.
23. To employ agents or experts to investigate and examine into the conditions, prospects value, character and circumstances of any business concerns and undertakings and generally of any assets properties or rights which the Company purpose to acquire.
24. To accept gifts, bequests, devisers or donations of any movable or immovable property or any right or interests therein from members or others.
25. To create any reserve fund, sinking fund, insurance fund or any other such special funds whether for depreciation, repairing, improving, and research, extending or maintaining any of the properties of the Company or for any other such purpose conducive to the interest of the Company.
26. Subject to the provisions of the Companies Act, 2013 to subscribe contribute, gift or donate any money, rights or assets for any national educational, religious, charitable, scientific, public, general or usual objects or to make gifts or donations of money or such other assets to any institutions, clubs, societies, associations, trusts, scientific research associations, funds, universities, college or any individual, body of individuals or bodies corporate.
27. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension or superannuation, provident or gratuity funds for the benefit of and give or procure the giving of the donations, gratuities pensions, allowances, bonuses or emoluments of any persons who are or were at any time in the employment or service of the company or any company which is a subsidiary of the Company or is allied to or associated with the Company or with any such subsidiary company or who are or were at any time Directors or officers of the Company or any other company as aforesaid and the wives, widows, families and dependents of any such persons and also to establish and subsidise and subscribe to any institutions, associations, club or funds calculated to be for the benefit of or advance aforesaid and make payments to or towards the insurance of any such persons as aforesaid and to do any of the matters aforesaid, either alone or in conjunction with any such other company as aforesaid.

For IRISH INFRASTRUCTURE PVT. LTD.

Carol
Director

28. To establish, for any of the main objects of the Company, branches or to establish any firm or firms at places in or outside India as the Company may deem expedient.
29. To pay for any property or rights acquired by or for any services rendered to the Company and in particular to remunerate any person, firm or company introducing business to the company either in cash or fully or partly-paid up shares with or without preferred or deferred rights in respect of dividend or repayment of capital or otherwise or by any securities which the company has power to issue or by the grant of any rights or options or partly in one mode and partly in another and generally on such terms as the company may determine, subject to the provision of the act, 2013.
30. To pay out of the funds of the company all costs, charges and expenses incidental to the formation and registration of the company and any company promoted by the company and also all costs, charges, duties, impositions and expenses of and incidental to the acquisition by the company of any property or assets.
31. To send out to foreign countries, its directors, employees or any other person or persons for investigation possibilities of main business or trade procuring and buying any machinery or establishing trade and business connections or for promoting the interests of the company and to pay all expenses incurred in the connection.
32. To compensate for loss of office of any Managing Director or Directors or other officers of the Company within the limitations prescribed under the Companies Act, 2013 or such other statute or rule having the force of law and to make payments to any person whose office of employment or duties may be determined by virtue of any transaction in which the Company is engaged.
33. To agree to refer to arbitration any dispute, present or future between the Company and any other company, firm, individual or any other body and to submit the same to arbitration in India or abroad either in accordance with Indian or any foreign system of law.
34. To appoint agents, sub-agents, dealers, managers canvassers, sales representatives or salesmen for transacting all or any kind of the main business of which this Company is authorised to carry on and to constitute agencies of the Company in India or in any other country and establish depots and agencies in different parts of the world.
35. To carry on the business of Internet Service Providers (ISP) by obtaining license from the Government, other ISP's lay, establish, procure, purchase, maintain, operate, rent, dispose or sell backbone network, gateways and to do all related work thereto and provide, VPN, LAN, WAN, MAN, Broadband Services, Private Networks, Voice over Internet (VoIP), Email, Web Hosting, Cable ISP's ISDN services, V-SAT, Dial-up connection, Leased Lines and all other services of every description related thereto.
36. To carry on the business of providing Business Process Outsourcing, IT enabled services, IT Studios, call centres, medical transcription services, back office service, data processing, internet services, maintenance, support & service, enter into any collaboration, after sales and other technical services, to carry on business as marketing consultants and technical consultants both in domestic & global marketing.
37. To carry out the business of IT Park Development and provide IT Infrastructure, IT Infrastructure Maintenance.

For IRISH INFRASTRUCTURE PVT. LTD.


Director

38. To carry on the business as educational consultancy services on all matters and problems relating to educations, schools, colleges and centres to do student recruitment on behalf of educational institutions in India and abroad establish, provide, maintain and run training and vocational and hobby institutes, centres, colleges, schools, play schools, learning center and other institution for training, education and instruction of students and others who may desire to avail themselves of the same to provide for the delivery and holding of lectures, demonstrations, seminars, exhibitions, classes, meetings and conferences in connection therewith establish and run colleges, schools, training centres to impart education in the field of engineering, medical, para-medicals, dental, nursing, marketing, management, computer, software, hardware, information technology, sport and any other type of education and health be imparted to the students orally, or through post, to conduct examinations and to award degrees establish and run day care centre for pre-primary and primary children and creches for toddlers in India establish cultural activity centres for primary students for imparting activities in the arts like dance, music, drama, painting, singing, sports enter into collaborations, franchise agreements regarding education and to act as consultant/advisor to establish such schools, other banner.
39. To engage in Real Estate Promoters, Developers & Project Management Association including civil, mechanical, electrical, and all other types erection, commissioning projects, project trading as well as consultant for execution of projects on turnkey basis for equipments of industrial, domestic and other purposes.
40. To carry on the business of drilling & blasting pipe jacking, segmental lining, soil nail, rock bolt, concrete, textured paint, anchorage, grouting, jet grouting, earth moving, rock excavation, demolition blasting, horizontal directional drilling (HDD), mineral exploration, mining, concrete structure.
41. To carry on the business of maintenance, manufacturer, repair and recondition of all type of software and hardware, networks, equipment and computer of all type whether hardware or software, and to carry on the business of providing business process outsourcing, IT enabled services, call centers, KPO and to set up in India or aboard call centre, business process outsourcing centre's giving advice relating to business of BPOs (Business Process outsourcing) and call centers and to take franchise from other companies, institutes, universities etc. to imparting training under there trade name or self branding.
42. To carry on the business as manufacturers, traders, importers and exporters of and dealers in aluminum utensils, steel utensils, and all other such types of utensils and kitchen requisites of all types.
43. To act as business consultant, give advice, to engage in dissemination of information in all aspects of business, organisation and industry in India and to advise upon the means and methods for extending and developing systems or processes relating to production, storage, distribution, marketing, and securing of orders for sale of goods in India and abroad and/or relating to the rendering of services.
44. To carry on the business of running motor lorries, motor taxies, mini buses and conveyances of all kinds and to transport passengers, and goods and to do the business of common carriers.
45. To carry on business by whole sale or retail, or otherwise of interior decorators and furnishers, upholsters, and dealers in and hirers repairs, cleaners, stores and warehouses of furniture, carpets, linoleums furnishing fabrics and such other floor coverings, household

For IRISH INFRASTRUCTURE PVT. LTD

Carl
Director

utensils, china and glass goods, fittings, curtains and such other household requisites of all types.

46. To carry on the business as brewers, distillers, bottlers, canners preservers, coopers dehydrators, masters and merchants of and dealers in fruits, herbs, vegetables, plants and liquors by products there from, whether intoxicating or not, tonics, vitamin, beverages, flavored drinks, nectar, punch aerated waters and drinks whether soft or otherwise.
47. To carry on the business of tobacconists in all its branches and to sell, make-up and manufacture tobacco, cigars, cigarettes and snuff.
48. To act as cargo agents, travel agents, insurance agents, ship brokers, charter party contractors, ship agents, packing forwarding and clearing agent, salvors, wreck removers wreck raisers, auctioneers, inspectors and observers of quality control custom-house agents, commission agents and general sales agents for any of the air lines, steam-ship companies, railway and transport companies or any such person.
49. To carry on the business of cold storage of fruits, vegetable seeds, fish, meat, agricultural products, milk, dairy products and such other perishable items of all types.
50. To carry on the business of production, distribution or exhibition of films and motion pictures and the running of theatres, cinemas, studios and cinematographic shows and exhibitions.
51. To cultivate, grow, produce or deal in any agricultural, vegetable or fruit products or organic products and to carry on all or any of the businesses of farmers, dairyman, milk contractors, dairy farmers, millers, purveyors and vendors of milk and milk products, condensed milk and powdered milk, cream, cheese, butter, poultry, fruits, vegetables, cash crops and provisions of all kinds.
52. To cultivate, tea, coffee, cinchona and any other such similar product and to carry on the business of planters in all its branches, to carry on and do the business of cultivators, winners and buyers of every kind of vegetable mineral or such other product of soil, dispose of and deal in any such produce, either in its prepared, manufactured or raw state and either by wholesale or retail.
53. To carry on the business of manufacturers of or dealers in pulp and paper of all kinds and articles made from paper and pulp such as card boards and wall and ceiling papers and packaging cartons and newspapers and newsprints.
54. To carry on the business of purchase and sale of petroleum products, to act as dealers and distributors for petroleum companies, to run service stations for the repair and servicing of automobiles and to manufacture or deal in fuel oils, cutting oils and greases.
55. To carry on the business of iron-founders, makers of scientific, industrial and surgical instruments, mechanical engineers, and manufacturers of agricultural implements and other machinery, steel castings and forgings and malleable iron and steel castings, tools makers, brass founders, metal workers, boiler-makers, mill wrights, machinists, iron and steel converters, smiths, builders, painters, metallurgists, electrical engineers, water supply engineers, gas makers, farmers, printers, carriers and merchants and to buy, sell, manufacture, repair, convert, alter, let on hire and deal in machinery, implements and rolling stock.

For IRISH INFRASTRUCTURE PVT. LTD.


Director

56. To carry on the business of hoteliers, modelers, restaurant owners, sweet-meet merchants, refreshments, room proprietors, refreshment contractors and own run garages, shops, stores, godowns, bares, refreshment rooms, cafeterias, discotheques, restaurants and places for sale, custody, bailment, deposit or protection of the valuable goods and commodities.
57. To carry on the business of manufacturing and dealing, in assembling, buying, selling, reselling, exchanging, altering repairing, importing, exporting, hiring, letting, on hire, distributing, or dealing in motor cars, motor cycles, scooters, motor buses, motor lorries, motor vans, trucks, locomotive engines, trains and, all other road and rail conveyances, ships, boats, barges, launches, steamers and other vessels, aero planes, aero engines flying boats, hydroplanes, and aircrafts and aerial conveyances of every description and kind for transport or conveyance of passengers, merchandise or goods of description, whether propelled or moved or assisted by means of petrol, spirit, electricity, steam, oil vapor, gas, petroleum, mechanical, animal or any other such motive power of all types.
58. To carry on the business manufacturing, dyeing, coloring, spinning, weaving, printing, embroidery, buying selling, importing, exporting or otherwise dealing in all fabrics and other fibrous substances and preparations and manufacturers of and dealers in cotton, silk, woolen linen, hemp jute, rayon nylon, artificial silk and such other yarn and all kinds of woven synthetic blended textiles manufactured from such yarn.
59. To carry on the business manufacturers of and dealers in industrial machinery, bearings, speed reduction units, pumps, machine tools, agricultural machinery and earth-moving machinery including road rollers, bull-dozers, dumpers, scrapers loaders shovels and drag lines and light engineering, goods such as cycle and sewing machines.
60. To carry on the business of manufacturers of or dealers in ferrous or non-ferrous metals iron & steel aluminum, brass, tin, nickel, special steel and their products.
61. To carry on the business of manufacturers, stockists, importers and exporters of and dealers, in engineering drawing sets, builders of requisites steel rules, measuring taps, cutting tools, hand tools, precision measuring tools, machine tools, garage tools, hardware tools, instruments, apparatus and such allied machinery, plant, equipment and appliances of all types.
62. To carry on the business as manufacturers, stockists, importers and exporters of and dealers in bolts, nuts, nails, hooks, and such other hardware items of all types.
63. To carry on business as manufacturers, stockists, importers, and exporters of and dealers in forging, castings, stampings, of all metals, machinery parts, moulds, press tools, jigs, fixtures and compression moulding, steel products and automobile parts.
64. To carry on business as manufacturers, stockists, importers, exporters and repairers of and dealers in dynamos, motors, armatures, magnets, batteries, conductors, insulators, transformers, convertors, switch-boards, cookers, engineers presses and insulating material.
65. To carry on business as manufacturers, stockists, importers and exporters of and dealers in wearable and unbearable fabrics, high density polyethylene and polypropylene, woven snacks and tarpaulins.

66. To carry on business as manufacturers of and dealers in and as stockists, importers, and exporters of packing material, jointing and belting materials, asbestos materials and fibres, insulation material and welding fluxes, cartons, containers, boxes and cases made of paper, boards, wood glass, plastic, pulp, cellulose films, polythene, rubber, metals, metal foils, gelatin, tin flexible, treated, and laminated, or other materials.
67. To carry on business as manufacturers of and dealers in as stockists, importers and exporters of bottles, jars, fibrite boxes corrugated containers aluminum foils of all types, wooden drums, packing cases, rods, wires, ropes, strips, conductors equipment required for generation, distribution and transmission of electric energy, cables, motors, fans, lamps, batteries and accumulators.
68. To sell, breed, import, export, improve, prepare, deal and trade in cattle, bird, poultry, game, live and dead-stock of every description, eggs, pork-pipes sausages, pickles spices, sauces, jams, jelly, custard, prawn, potted meats, macaroni, spaghetti table delicacies, bread, biscuit, wine biscuits and such other farinaceous goods and products cocoa, confectionery, cakes and buns.
69. To carry on the traders and business of meal manufacturers, dealers in consumable stores and provisions of all kinds foods stuffs, grains flour, seeds folder, cane oils, corn, wheat, wheat products, stores, vegetable oils, ghee and vanaspati products.
70. To set up a tanners and to carry on the business as manufacturers of and dealers in and importers and exporters of leather and raw hides and skins.
71. To carry on the business as manufacturers of and dealers in or as stockists, importers, and exporters of plastics, synthetic resins, natural resins, polymer products and chemicals required for the manufacture, processing and fabrication of plastics and similar other such products, tubes pipes, sheets films whether molded extruded casted, formed or foamed.
72. To purchase, hold and acquire mines, mining leases, mining rights, mining claims and metalliferous lands and explore, work, exercise, develop and turn to account all sorts of major and minor minerals working of deposits of all kinds of minerals and subsoil materials and to crush, win, set, quarry, smelt, calcite, refine, dress, amalgamate, manipulate and prepare for market ores, metals, and mineral substances of all kinds and to carry on metallurgical operations in all its branches and to prepare, process, manufacture, assemble, fabricate, cast fit, press machine, treat, weld, harden, plate, temper anneal any kind of metals and consequential products.
73. To produce, manufacture, trade, deal in all dispose of alkalis, dyes, chemicals, acids, gases, compounds, fertilizers, chemical, products of every nature and description, intermediates, derivatives, all types of floatation reagents wetting agents, insecticides, fumigates, dyestuffs, catalytic agents, direct colors, basic colors pigments, drugs, biological, pharmaceuticals, serums, vitamin products, hormones and products, derived from phosphate mines, limestone quarries, bauxite mines, petroleum, natural gas and other natural deposits useful or suitable in the manufacture of chemicals and chemical products and to undertake the business of spraying of pesticides.
74. To manufacture, generate, produce, sell, dispose of and deal in industrial gases domestic gases for heating and lighting gas, system, heat light or any other such motive power obtained by incinerating burning forest refuse, wood and plants.

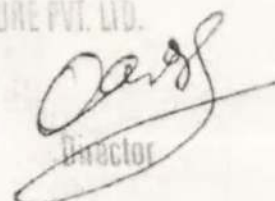
For IRISH INFRASTRUCTURE PVT. LTD.

Car
Director

75. To manufacture, buy, sell, import, export, alter, improve, manipulate, prepare for market, exchange, install, repair, service, let on hire and deal in all kinds of surgical X-ray units, X-ray equipments, telecommunication machines, business machines, intercoms, teleprinters, dictating, and recording machines, broadcasting apparatuses, loud-speakers, radios, autoradio reverberates, tape-players, cassette tapes, headphones, stereo-complex speakers, radios control equipments, cameras, binoculars, microscopes, projectors, telescopes, television sets, refrigerators, coolers, radars, computers and spare parts.
76. To procure or develop and supply technical know-how for the manufacture or processing the installation or erection of machinery or plant in the working or mines, oil wells or other sources of mineral deposits or in carrying out any operations relating to agriculture, animal husbandry, dairy or poultry-farming, forestry or fishery or rendering services in connection with the provision of such technical know-how.
77. To deal in foreign exchange, subject to approval of appropriate authorities.
78. To organise and carry on the business of advertisers, advertising agents, consultants and to pamphlets, handbills, circulars, advertisement reels, posters, cinema slides or by any other such means of all types or through the means of radio television or any other such media of all types.
79. To undertake and execute, in India or any part of the world, turnkey projects for electrical installations, air-conditioning, refrigeration, heating, cooling, ventilation humidification, sanitary, thermal and acoustic insulation work.
80. To carry on the business as manufacturers, traders, importers and exporters of and dealers in all kinds of carpets and floor coverings, whether made of woolen, cotton, synthetic or such other fibres or fibrous materials of all types.
81. To carry on the business as traders, importers and exporters of and dealers, jute, whether raw, semi-processed and all kinds of cotton and jute goods.
82. To carry on the business as shares and stocks brokers and to buy, sell and deal in all kinds of shares stocks, securities, bonds, debentures, units and such other instruments of all types.
83. To carry on the business of public transporters and to pay all types of commercial vehicles such as Trucks, Tempos, and pick up vans for carrying goods or passengers anywhere in India.
84. To carry on the business as importers, export agents, distributors, stockists, contractors, suppliers, dealers of any kind and to act as manufacturers, representatives, agents, brokers, commission agents and merchants of commodities, articles, products and merchants of any kind or nature.
85. To carry on the business of importers, exporters, dealers, traders, manufactures of traders, earthmoving equipments, and canal equipments, fuel injection equipments, machine tools and such other allied products thereof.

86. To secure sound venture of foreign capital in Indian undertaking and enterprises and Indian capital in foreign undertaking and enterprises.
87. Subject to the approval of RBI under Reserve Bank of India Act, 1934, as amended by RBI (Amendment) Act, 1997, to carry on the business of leasing and hire purchase and to acquire to provide on lease or to be provided on hire purchase basis all types of industrial and offices, plant equipment, machinery, vehicles, buildings and real estate required for manufacturing, processing, transportation and trading business and such other commercial and service business related thereto.
88. Subject to the approval of RBI under Reserve Bank of India Act 1934, as amended by RBI (Amendment) Act, 1997, to Finance the industrial enterprises by way of lending and advancing money, machinery, land, building, shed or such other things as may required by such industrial enterprises either with or without security and upon such terms and conditions as the Company may think fit and to guarantee or become sureties for the performance of any agreement or contract entered into by industrial enterprises, with any financial institutions, banks or other parties for obtaining finance whether for its long terms capital, working capital, or for any deferred payment finance.
89. To undertake and transact all kinds of agency business and on and promote any business commercial or otherwise under sound principles and/or to act as distributors, agents, underwriters, brokers, estate agents, middleman, contract man, representation and indenting agent on commission, allowance, as may be deemed fit, in all commodities, merchandise and such other allied articles/lines of business.
90. To carry on the business of printing, publishing, multi-colour printing, plate making and to deal in printing ink, papers, printing machines and other printing materials.
91. To carry on the business of sale and purchase of industrial plots, Sheds, Factory building, constructions of commercial property, letting out of property, contractors for constructions of building, roads.
92. To carry on the business of manufacturers, developers and to deal in computers, computer parts, hardware, software, internet, E-mail, website, fax, telex, telephones and other media of communication.
93. To act as management consultants, financial consultants, tax consultants, human resource consultants and provide advice, and consultancy services in various fields, such as general, administrative, secretarial, commercial, financial, legal, economic, labour, industrial, public relations, real estate consultant, foreign collaborations, joint venture agreements, transfer or exchange of technology between India and/or foreign companies, quality control and data processing, hardware and software consultants and marketing agents, training, survey and policy formation in the field of management.
94. To carry on the business of providing services and expertise for various cleaning and housekeeping requirements like dusting, sweeping, mopping, garbage removal, scrubbing, rinsing, periodical requirements of thorough cleaning, washing, brass/chrome polishing, floor scrubbing, vacuum cleaning, high level cleaning, deep cleaning, dry and wet cleaning sofa/carpet shampooing etc. as per the need of any facilities, organisations and/or business houses like office, hotels, shopping malls, call centers & guesthouses, residential & farm house facilities etc. in India or elsewhere.

For IRISH INFRASTRUCTURE PVT. LTD.

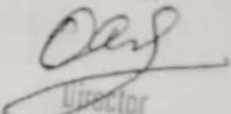

Director

IV. The liability of the Members is Limited.

V. #The Authorised Share Capital of the company is Rs. 10,00,000/- (Rupees Ten Lac Only) divided into 1,00,000 (One Lac) Equity shares of Rs. 10/- (Rupees Ten) each.

The members of the Company at their Extra-Ordinary General Meeting held on 29th February, 2020, increased the Authorised Share Capital of the Company from Rs. 1,00,000/- (Rupees One Lakh only) divided into 10,000 (Ten Thousand) Equity Shares of Rs. 10/- (Rupees Ten) each to Rs. 10,00,000/- (Rupees Ten Lac only) divided into 1,00,000 (One Lac) Equity Shares of Rs. 10/- (Rupees Ten) each.

For IRISH INFRASTRUCTURE PVT. LTD.


Director