



Greater Noida Industrial Development Authority

169, Chitvan Estate, Sector Gamma,
Greater Noida – 201306(U.P.)

Tel.Nos.0120-2326150-55 Fax 2326334 website www.greaternoidaauthority.in

L.No.PROP/BRS-01/2014-15/ 126

Dated : 10 September, 2015

To,

M/s. KAMROOP INFRABUILD PVT. LTD.
111, Shri Jamuna Dham, Goverdhan Road,
Mathura – 281004 (U.P.)

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No.GH-1B(3), Sector-ETA-II, Greater Noida.

Sir,

Please refer to your lead member's letter dated 15.07.2015 requesting for approval of SPC and sub-division of allotted plot No.GH-1B, Sector-ETA-II, Greater Noida measuring 75000 sq.m. (Actual Area 75881.25 sq.m.) in favour of following Consortium Members/SPC:-

Sub-divided Plot No./ Sector	Area as per lease plan (Sq.mtr.)	Consortium members / SPC, in which lease deed is proposed to be executed
GH-1B(1), Sector-ETA-II	32050.00	SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER
GH-1B(2), Sector-ETA-II	23331.25	SJP INFRACON LIMITED- LEAD MEMBER
GH-1B(3), Sector-ETA-II	20500.00	KAMROOP INFRABUILD PRIVATE LIMITED (SPC OF SJP INFRACON LIMITED- LEAD MEMBER, SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER & SJP INDIA ASSOCIATES- RELEVANT MEMBER)

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

- Actual area of the plot (as per lease plan) 20500.00 sq.mtr.
- Rate of allotment 24230/- per sq. mtr.
- Total premium of allotted area (19618.75 Sq.m.)
@24230/- psm.) Rs. 475362313.00
Excess Area (881.25Sq.mtr.) Cost @27329/*-psm. **Rs. 24083681.25**
(*Rs. 24230 bid rate+ simple Int. @ 12% from DOA as per clause I of the brochure which shall be paid within 30 days from date of this letter)
- Lease Rent if paid one time (11%) Rs. 54939059.00
Lease Rent if paid annually @ 1% p.a. of total
premium (till start of sub-lease deed phase wise) **Rs. 4994460.00**
- Stamp duty payable 5% of total premium+
one time Lease Rent **Rs. 24972300.00 ***

- (*stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)
6. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
 7. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.
 8. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
 9. Memorandum & Aricles of Association & CA Certified Shareholders/ Directors List.
 10. Official seal/stamp.
 11. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
 12. Documentation Charges Rs.500/-
 13. Two witnesses required at the time of execution and registration of lease deed.
 14. You are also required to submit undertaking. (copy attached)

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

Encl : As Above.

Yours faithfully,

Raka
10/9/15
Manager (Builders)