

New Okhla Industrial Development Authority
Main Administrator Office, Sector-VI
NOIDA-201301

Provisional

Regd. No. 583

No. NOIDA/Instt./05/ 4184

Dated 21-12-05

INSTITUTIONAL DEPTT.

To,

M/s J.R. Infotech (P) Ltd.
B-6, Hira Mahal,
44, Amrita Shergil Marg,
New Delhi-110003.

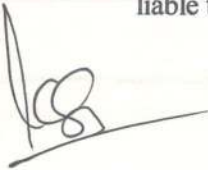
Sub : Reservation Cum-Allotment Letter

Sir,

This Authority is pleased to reserve and allot the plot measuring 4000 Sqm. for Software IT Unit/ IT Enabled Services on lease for period of 90 years.

| | | |
|-----|--|---|
| (A) | Plot no. | 10/Sector-135. |
| (B) | Total Area of Plot | 4000 Sq. Mtrs. |
| (C) | Allotment Rate of Land | 3700/- Per Sq. Mtr. + (2 % Location Charges) i. e. 3774/- Per Sq. Mtr. |
| (D) | Total Premium of the Plot as per (a) & (b) | Rs. 1,50,96,000.00 |
| (E) | Registration Money Deposited | Rs. 22,20,000.00 |
| (F) | One Year Advance Lease Rent | Rs. 3,77,400.00 |
| (G) | Balance Allotment Money + one year | Rs. 26,86,200.00 |
| | Lease rent to be deposited within 30 days from issue of this letter in Vijaya Bank | |
| | HDFC Bank NOIDA (20 % of Total premium) | |

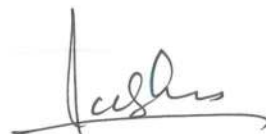
1. Balance 70 % amount with interest @ 12 % per annum will be payable in 10 half yearly installments. Rs. 1,05,67,200.00
2. In case of default on the part of the allottee for non-deposit of allotment Money, the allotment will be cancelled. Defaults in the payment of installments shall bear @ 15 % interest on late payments till time the allotment is not cancelled due to default as per terms of allotment. The non-execution of the legal documents and/not taking over possession of the plot or delay in payment of lease rent, the allotment of the plot is liable to be cancelled.



3. No change in project can be made without the prior written permission of the Authority.
4. In case of any clarification about the allotment letter, you may meet the concerned officer in the office on any working day.
5. In case of any problem in implementation of the project with any State Govt. Deptt. or/and co-ordination is required is required please contact the Authority on any working day.
6. Allottee will obtain all necessary permissions and clearance etc. from the requisite Department / Agency as if necessary according to Law, Rules and Regulations in force. This shall also apply in case of relevant amenities / facilities that allottee may need for their project. However in case of any problem the allottee may approach this Authority, which will provide all feasible and available assistance to the allottee assistance to the allottee in procurement of the subject amenities / facilities.
7. The allottee shall ensure full compliance with the conditions imposed in the No Objection Certificate issued by the U. P. pollution Control Board and will work according to the pollution control laws in force.
8. The allottee will comply with all the terms & conditions pertaining to the supply of water and drainage / sewerage facilities when provided by the Authority.
9. The plot is allotted on as where is basis.
10. The terms & conditions laid down for IT and IT enabled services and the lease deed executed will be binding.
11. Permission to Rent out / transfer shall be granted after the declared functional.
12. Allottee shall have to make sufficient provision of parking in the plot itself. The other term & conditions of allotment shall remain the same as specified in the prochure of the scheme.

Copy to :-

- 1 CAP
- 2 AO (Institutional)
- 3 Project Engineer



Desk Officer



Desk Officer

नवीन ओखला औद्योगिक विकास प्राधिकरण,
परियोजना अभियन्ता, सी0सी0डी0-II,
द्वितीय तल, जी ब्लॉक मार्किट, सैक्टर-20, नौएडा गौतमबुद्ध नगर (उ0प्र0)

कब्जा प्रमाण पत्र

पत्र सं0 नौएडा/म0प्र0-(सं0)/2006/1113
दिनांक 04.05.2006

आवंटी का नाम एवं पता

M/s. J. R. Infotech Pvt. Ltd.
B-6, Hira Mahal 44, Amrita Shergil Marg, , New
Delhi through Director Smt. Rashmi Magazine
W/o Sh. Anshuman Magazine R/o B-6, Hira
Mahal 44, Amrita Shergil Marg, , New Delhi

संस्थागत भूखण्ड संख्या 10 ब्लॉक सं0 - सैक्टर - 135

| भूखण्ड की स्थिति | भूखण्ड का क्षेत्रफल वर्ग मी0 | टिप्पणी |
|-----------------------------|------------------------------|---------|
| उत्तर भूखण्ड सं0 03 | | |
| दक्षिण 30.00मीटर चौड़ी सड़क | = 4000.00 Sqm. | |
| पूर्व भूखण्ड सं0 09 | | |
| पश्चिम भूखण्ड सं0 11 | | |

मैं / हम भूखण्ड संख्या- 10 ब्लॉक संख्या- - सैक्टर - 135 का कब्जा
दिनांक 10.5.2006 को लिया है।

मैं/ हम भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं/हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

कब्जा देने वाले का हस्ताक्षर

कब्जा प्राप्त करने वाले का हस्ताक्षर

अवर अभियन्ता

आवंटी

सिविल निर्माण खण्ड-द्वितीय, नौएडा

पत्र सं0 नौएडा/प0अ0- सि0नि0खण्ड -2/ 612 दिनांक 10.5.06
प्रतिलिपि:-

1. भूखण्ड स्वामी।
2. परियोजना अभियन्ता, सी0सी0डी0-द्वितीय, को सादर सूचनार्थ।
3. महा प्रबन्धक-संस्थागत।
4. अवर अभियन्ता।

अवर अभियन्ता
सिविल निर्माण खण्ड-II, नौएडा