



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-01/2014-15/2016/ 560

Dated : 26/4/ 2016

To,

M/s Grand Realtech Ltd- Lead Member
SRS Tower, 721-722, 727, 7th Floor,
Near Metro Station Mewla Maharajpur, G.T. Road,
Faridabad-121003

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No. GH-04, Sector-12, Greater Noida.

Sir,

Please refer to your lead member's letter dated 11.03.2016 requesting for approval of SPC and sub-division of allotted plot No.GH-4, Sector-12, Greater Noida measuring 60000 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-04A, Sector-12	30000	Lotus SRS Buildtech Pvt. Ltd., (SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.)
GH-04B, Sector-12	30000	Grand Realtech Ltd- Lead 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 Up to dated 30.04.2016.

- Sub divided area 30000.00 sq.mtr.
- Actual area of the plot (as per lease plan) 30000.00 sq.mtr.
- Rate of allotment 23650/- per sq. mtr.
- Total premium of allotted area (@23650/- psm.) Rs. 709500000.00
- Lease Rent if paid one time (11%) Rs. 78045000.00
Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phase wise) **Rs. 7095000.00**
- Stamp duty payable 5% of total premium+
one time Lease Rent **Rs. 39378000.00***
(*stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar.)
- Lease Deed Panelty (From 01.07.2015 to 30.04.2016) Rs. 91200.00
- 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
- Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.

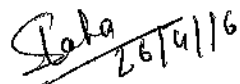
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10. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
11. Memorandum & Articles of Association & CA Certified Shareholders/ Directors List.
12. Official seal/stamp.
13. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
14. Documentation Charges Rs.500/-
15. Two witnesses required at the time of execution and registration of lease deed.
16. You are also required to submit undertaking. (copy attached)

You are requested to get the lease deed executed before 30.04.2016 after completion of above formalities.

Encl : As Above.

Yours faithfully,


26/4/16
Manager (Builders)

Name of Allottee	Grand Realtech Ltd.				ANNEXURE-1
Plot No.	GH-4B Sector-12, Greater Noida				
Area in Sq.mtr	30000				
Rate Per Sq.mtr.	23650.00				
Total premium	709500000.00				
5% Resv. Money	35475000.00 (PAID)				
15% Allotment money	106425000.00 (PAID)				
Balance 80% Premium payable in 16 Half Yearly Installment	567600000.00				
Rate of Interest	12.00%				
Instalment	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1	05.05.2015	35475000.00	34056000.00	69531000.00	532125000.00
Instalment No.2	05.11.2015	35475000.00	31927500.00	67402500.00	496650000.00
Instalment No.3	05.05.2016	35475000.00	29799000.00	65274000.00	461175000.00
Instalment No.4	05.11.2016	35475000.00	27670500.00	63145500.00	425700000.00
Instalment No.5	05.05.2017	35475000.00	25542000.00	61017000.00	390225000.00
Instalment No.6	05.11.2017	35475000.00	23413500.00	58888500.00	354750000.00
Instalment No.7	05.05.2018	35475000.00	21285000.00	56760000.00	319275000.00
Instalment No.8	05.11.2018	35475000.00	19156500.00	54631500.00	283800000.00
Instalment No.9	05.05.2019	35475000.00	17028000.00	52503000.00	248325000.00
Instalment No.10	05.11.2019	35475000.00	14899500.00	50374500.00	212850000.00
Instalment No.11	05.05.2020	35475000.00	12771000.00	48246000.00	177375000.00
Instalment No.12	05.11.2020	35475000.00	10642500.00	46117500.00	141900000.00
Instalment No.13	05.05.2021	35475000.00	8514000.00	43989000.00	106425000.00
Instalment No.14	05.11.2021	35475000.00	6385500.00	41860500.00	70950000.00
Instalment No.15	05.05.2022	35475000.00	4257000.00	39732000.00	35475000.00
Instalment No.16	05.11.2022	35475000.00	2128500.00	37603500.00	0.00
		567600000.00	289476000.00	857076000.00	


 Manager (Builders) 26/9/16



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. P.R.O.P./B.R.S./2016/711
Date 20-05-2016

Plot Code
Allotment No. P.R.O.P./B.R.S.-01/2014-15/1587
Plot No. GH-04B
Block No.
Sector 12

Lessee / Allottee's Name
& Address M/S. GRAND REALTECH
LTD, SRS Tower, 721, 722, 727
7th Floor Near Metro Station
Mewla Maharaipur G.T. Road,
Faridabad.

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

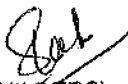
Site plan of the plot is enclosed herewith.

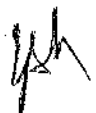
I/We have taken over possession of the plot No. GH-04B Block No. Sector 12 on 20-05-16

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

Possession handed over by

Possession taken over by


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


Signature of the lessee

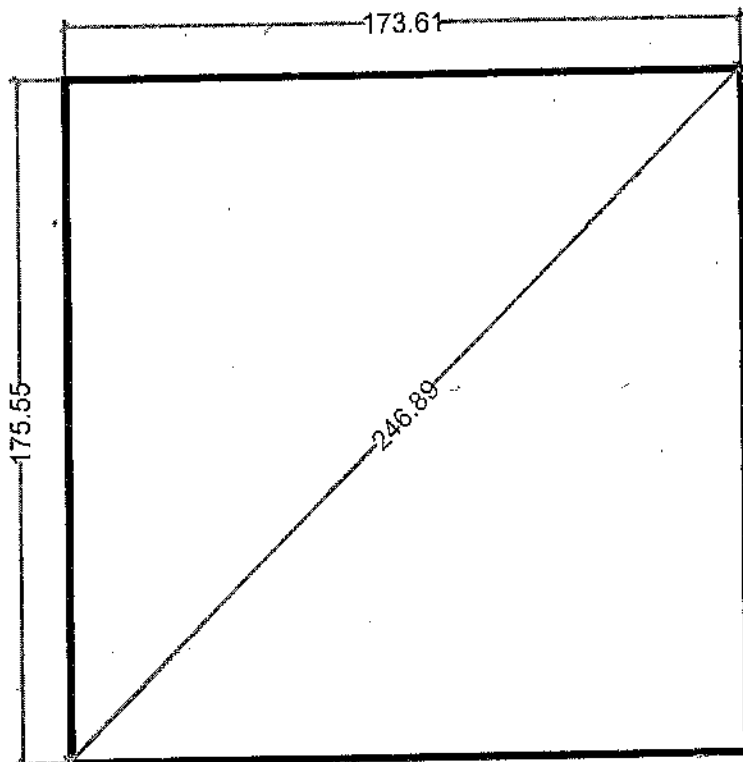
Copy to

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

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

PLOT NO:- GH-4B

PLOT NO.-GH-3B & GH-3C



24 MT. WIDE ROAD

MANAGER (BUILDERS)
GREATER NOIDA IND DEV AUTHORITY

24 MT. WIDE ROAD

TOTAL AREA = 30000.00 SQM.

SIGN-

SIGN-

POSSESSION TAKEN OVER

POSSESSION HANDED OVER



LEASE PLAN FOR
PLOT NO-GH-4B
OF SECTOR-12
GREATER NOIDA

PROJ. DEPTT.

LAND DEPTT.

LAW DEPTT.

PLNG. DEPTT.

ASS. MANAGER

LEKHPAL

ASS. MANAGER

SR. DRAFTSMAN

MANAGER

N. TEHSILDAR

MANAGER

SR. EXECUTIVE

SR. MANAGER

TEHSILDAR



GREATER NOIDA INDUSTRIAL

DEVELOPMENT AUTHORITY