



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या -01, सैक्टर-के0पी-4, ग्रेटर नौएडा सिटी, जिला गौतमबुद्धनगर, उत्तर प्रदेश
website : www.greaternoidaauthority.in

पत्रांक-ग्रेनो/बिल्डर्स/2024/755
दिनांक- 25 जनवरी, 2024

सेवा में,

M/s JSS Buildcon (P) Ltd.,
Plot No. GH-02C, Sector 01,
GREATER NOIDA U.P.
201 308

विषय- होम बायर्स के हितों को दृष्टिगत रखते हुए उत्तर प्रदेश शासन द्वारा लिगेसी स्टाल्ड रियल एस्टेट प्रोजेक्ट्स की समस्याओं के निदान हेतु निर्धारित नीति/पैकेज (शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21 दिसम्बर, 2023) के अंतर्गत अनुमन्य सुविधाओं का लाभ प्राप्त करने विषयक।

महोदय,

कृपया अवगत कराना है कि ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण के क्षेत्र में लम्बे समय से रुकी गुप हाउसिंग परियोजनाओं को तत्काल पूरा करने तथा फ्लैट बायर को यथाशीघ्र मकान उपलब्ध कराने एवं फ्लैट की रजिस्ट्री करने के उद्देश्य से उत्तर प्रदेश शासन द्वारा शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के माध्यम से निर्धारित नीति/पैकेज की प्रति प्राधिकरण की वेबसाइट www.greaternoidaauthority.in पर उपलब्ध है।

उपरोक्त संदर्भित नीति/पैकेज में वर्णित प्राविधानों के अनुरूप गणना करने पर आपके बिल्डर्स भूखण्ड संख्या- जीएच-02सी, सैक्टर 01 के सापेक्ष दिनांक 31.12.2023 तक अनुमानित अतिदेय धनराशि की 25 प्रतिशत धनराशि निम्नानुसार आगणित होती है-

S.No.	Items	Net Dues After Covid Benefit (Rs.)	25% Amount (Rs.)
1.	प्रीमियम	20,18,87,854.00	5,04,71,964.00
2.	वार्षिक लीजरेंट		
3.	अतिरिक्त प्रतिकर		
	कुल योग	20,18,87,854.00	5,04,71,964.00

उक्त सभी देयकों की गणना वित्तीय परीक्षण/सम्परीक्षा के अधीन है। जिसका भुगतान आपको इस पत्र के जारी होने की तिथि से 60 दिन के अन्दर करना होगा। यदि वित्तीय परीक्षण उपरान्त देयता में कोई अन्तर आता है तो उसे अपशेष 15 प्रतिशत की देयता की अन्तिम गणना में सम्मिलित करते हुए किश्तें निर्धारित की जायेंगी। इसी क्रम में यह भी अवगत कराना है कि उक्त देय धनराशि में समय विस्तरण शुल्क, नियोजन विभाग एवं जल विभाग व अन्य मदों की बकाया देयता को सम्मिलित नहीं किया गया है। इस सम्बन्ध में यदि कोई देयता होगी तो उसका अलग से भुगतान करना होगा।

यहां यह भी अवगत कराना है कि उक्त नीति के प्रस्तर-25 में यह भी प्राविधानित है कि- "परियोजना की परिस्थितियों को ध्यान में रखकर प्रत्येक बिल्डर द्वारा बायर के फ्लैट के निर्माण को पूर्ण करने तथा प्राधिकरण के ड्यूज के भुगतान की एक समय-सारिणी उपरोक्त प्राविधानों के दृष्टिगत दी जाएगी।"

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यदि आप उक्त संदर्भित शासनादेश में उल्लिखित प्राविधान/ नियम व शर्तों से सहमत हैं और सुविधा/पैकेज का लाभ लेना चाहते हैं तो इस पत्र के जारी होने की तिथि से 60 दिन के अन्दर उपरोक्तानुसार 25 प्रतिशत धनराशि जमा कराकर चालान की प्रति उपलब्ध कराने का कष्ट करें। यदि 60 दिन में आपके द्वारा अपनी सहमति से अवगत कराते हुए 25 प्रतिशत धनराशि जमा नहीं की जाती है तो यह समझा जायेगा कि आप शासनादेश के क्रम में लाभ लेने के इच्छुक नहीं हैं। इसके साथ ही उपरोक्तानुसार बायर के प्लैट के निर्माण को पूर्ण करने तथा प्राधिकरण के ड्यूज के भुगतान की एक समय-सारिणी भी उपलब्ध कराने का कष्ट करें।

भवदीया,

Neema
25/11/20
प्रबंधक (बिल्डर्स)

उपरोक्त से सहमत

हस्ताक्षर



नाम

ANKIT SHARMA

पदनाम

DIRECTOR

मोबाइल नं०

9555599901

Sr. No.	Items	Response/Information
1	Name of Builder/Proprietor with Current Address	M/s JSS Buildcon Pvt. Ltd., GH-02C, Sector -01, Greater Noida-201308
2	Name of Project	NCR Monarch
3	Address of Project Site/Sector	Plot No. -GH-02C, Sector -01, Greater Noida
4	Date of Allotment	18.08.2010
5	Date of Lease Deed Execution	19.09.2012
6	Date of Possession	21.09.2012
7	Area of the land Alloted (Square meter)	14724 Sqm.
8	Area of land vacant on site (Square meter)	N/A
9	Permissible FAR	2.75
10	As per approved drawings FAR approved	
11	Additional FAR if purchased	Applied for Purcheble FAR (UNDER PROCESS)
12	Date of map/plan submission in Authority	
13	Date of map/plan approval by authority	17.12.2010
14	Rate of land allotment (Rs. Per square meter)	Rs. 11575/-
15	Number of Towers sanctioned	4.00
16	Number of Towers completed	1.00
17	Number of Towers under construction	2.00
18	Number of Towers unstarted	N/A
19	Number of Units sanctioned	639.00
20	Number of Units completed	Nil
21	Number of Units for which OC Issued	Nil
22	Number of Units under construction	
23	Number of Units in which buyer are residing	
24	Number of Units for which sub – lease or registry	-
25	Area for commercial purposes	
26	Area of commercial purposes sold	N/A
27	Has the project got RERA registration, if yes then Registration Number	UPRERAPRJ4790
28	Has the project gone into NCLT/Court	No
29	Force Measure conditions applicable to this plot NGT/Non Possession/No approach/ Litigations and stay orders etc.	No
30	Total Premium amount	17,04,30,300.00
31	Total Premium paid till 31.12.2023 including Interest	31,21,37,622.00
32	Total Outstanding Dues	32,20,53,643.00
33	Outstanding premium amount	14,39,90,931.00
34	Outstanding Interest amount &	17,80,93,840.00
35	Outstanding Penal Iterest	
36	Outstanding 64.7% farmer's compensation	Mereged with Premium
37	Outstanding lease rent	-31,128.00
38	Zero Period due to Covid -19 period of two years impact	12,01,96,917.00
39	Net Outstanding dues (37-38)	20,18,56,727.00
40	25% amount of Net Outstanding dues	5,04,64,182.00
41	Number of undelivered/Unregistered Flats	
42	Net Outstanding dues per flat	


 AMIT SHARMA
 DIRECTOR
 9555599901

JSS buildcon Pvt Ltd

Plot no. GH-02, Sector-1 Greater noida

Balance as on 31-12-2023

S.no	Particulars	Before Zero-Period	After Zero-Period	Interest waived (Covid Benefit)	25 % of dues
1	Premium/Reschedule	32,20,84,771	20,18,87,854	12,01,96,917	5,04,71,964
2	Lease Rent	-31,128	-31,128	-	-7,782
3	ECI	-	-	-	-
Final amount due as on 31-12-23	Total	32,20,53,643	20,18,56,727	12,01,96,917	5,04,64,182

Calculation of Premium as on 31-12-2023

Area	14,724.00
rate	11.575
total premium	17,04,30,300
10%	1,70,43,030
90%	15,33,87,270

PAYMENT SCHEDULE OF RESCHEDULED INSTALLMENTS AFTER TAKING THE CHANGE IN INTEREST RATE INTO CONSIDERATION

Instalment no	Due Date	Period		Days	Rate	Principal	Interest	Instl	Cl. Balance
1	18-02-2011	18-08-2010	18-02-2011	184	12%		92,03,236	92,03,236	15,33,87,270
2	18-08-2011	19-02-2011	18-08-2011	181	12%		92,03,236	92,03,236	15,33,87,270
3	18-02-2012	19-08-2011	18-02-2012	184	12%		92,03,236	92,03,236	15,33,87,270
4	18-08-2012	19-02-2012	18-08-2012	182	12%		92,03,236	92,03,236	15,33,87,270
5	18-08-2013	19-08-2012	18-08-2013	365	12%	95,86,704	92,03,236	1,87,89,941	14,38,00,566
6	18-02-2014	19-08-2013	18-02-2014	184	12%	95,86,704	86,28,034	1,82,14,738	13,42,13,861
7	18-08-2014	19-02-2014	18-08-2014	181	12%	95,86,704	80,52,832	1,76,39,536	12,46,27,157
8	18-02-2015	19-08-2014	18-02-2015	184	12%	95,86,704	74,77,629	1,70,64,334	11,50,40,453
9	18-08-2015	19-02-2015	18-08-2015	181	12%	95,86,704	69,02,427	1,64,89,132	10,54,53,748
10	18-02-2016	19-08-2015	18-02-2016	184	12%	95,86,704	63,27,225	1,59,13,929	9,58,67,044
11	18-08-2016	19-02-2016	18-08-2016	182	12%	95,86,704	57,52,023	1,53,38,727	8,62,80,339
12	18-02-2017	19-08-2016	18-02-2017	184	12%	95,86,704	51,76,820	1,47,63,525	7,66,93,635
13	18-08-2017	19-02-2017	18-08-2017	181	12%	95,86,704	45,63,797	1,41,50,501	6,71,06,931
14	18-02-2018	19-08-2017	30-09-2017	43	12%	95,86,704	9,48,690	1,33,86,979	5,75,20,226
		01-10-2017	18-02-2018	141	11%		28,51,585		
15	18-08-2018	01-10-2017	18-08-2018	322	11%	95,86,704	31,63,612	1,27,50,317	4,79,33,522
16	18-02-2019	19-08-2018	18-02-2019	184	11%	95,86,704	26,36,344	1,22,23,048	3,83,46,818
17	18-08-2019	19-02-2019	18-08-2019	181	11%	95,86,704	21,09,075	1,16,95,779	2,87,60,113
18	18-02-2020	19-08-2019	18-02-2020	184	11%	95,86,704	15,94,807	1,11,81,512	1,91,73,409
19	18-08-2020	19-02-2020	30-06-2020	133	11%	95,86,704	7,68,512	1,05,74,004	95,86,704
		01-07-2020	18-08-2020	49	8.5%		2,18,787		
20	18-02-2021	19-08-2020	18-02-2021	184	8.5%	95,86,704	4,07,435	99,94,139	-

Particular	Rate	Period	Days	Due Date	Installments	Penal Interest	Amount Paid	Interest served	Amount to be adjusted in principle (after adjustment in interest)	Interest Unserved	Balance Amt	Payment Date
Registration Money							90,00,000				-90,00,000	
Application Mo 5% of total premium					85,21,515				90,00,000		-4,78,485	
Allotment Money 5% of total premium					85,21,515		80,43,030		80,43,030		-	18-10-2010
Penal Interest	15.00%	12-10-2010	18-02-2011	130		-					-	
Installment 1				18-02-2011	92,03,236			-	-	-	92,03,236	
Penal Interest	15.00%	18-02-2011	18-08-2011	182		6,88,352	-	0	-	6,88,352	98,91,588	
Installment 2				18-08-2011	92,03,236			-	-	-	1,90,94,824	
Penal Interest	15.00%	19-08-2011	20-10-2011	63		4,94,373		-	-	4,94,373.00	1,95,89,197	
Penal Interest	0.00%	21-10-2011	18-02-2012	121		-		-	-	-	1,95,89,197	
Installment 3				18-02-2012	92,03,236			-	-	-	2,87,92,434	
Penal Interest	0.00%	19-02-2012	18-08-2012	182		-		-	-	-	2,87,92,434	
Installment 4				18-08-2012	92,03,236			-	-	-	3,79,95,670	
Penal Interest	0.00%	19-08-2012	24-08-2012	6		-		-	-	-	3,79,95,670	
Penal Interest	0.00%	25-08-2012	17-09-2012	24		-	3,80,05,456	-	3,80,05,456.46	-	-9,787	18-09-2012
Penal Interest	0.00%	18-09-2012	23-10-2012	36		-		-	-	-	-9,787	

Penal Interest	15.00%	24-10-2012	29-04-2013	188		-	25,00,000	-	25,00,000.00	-	-25,09,787	30-04-2013
Penal Interest	15.00%	30-04-2013	03-05-2013	4		-	25,00,000	-	25,00,000.00	-	-50,09,787	04-05-2013
Penal Interest	15.00%	04-05-2013	18-08-2013	107		-	-	-	-	-	-50,09,787	
Installment 5					18-08-2013	1,87,89,941		-	-	-	1,37,80,154	
Penal Interest	15.00%	19-08-2013	30-12-2013	134		7,58,852	1,37,89,940	7,58,852	1,30,31,088.00	-	7,49,066	31-12-2013
Penal Interest	15.00%	31-12-2013	18-02-2014	50		15,392		-	-	15,392	7,64,458	
Installment 6					18-02-2014	1,82,14,738		-	-	-	1,82,79,196	
Penal Interest	15.00%	19-02-2014	18-08-2014	181		14,11,740		-	-	14,11,740	2,03,90,936	
Installment 7					18-08-2014	1,76,39,536		-	-	-	3,80,30,472	
Penal Interest	15.00%	19-08-2014	18-02-2015	184		28,75,729	-	-	-	28,75,729	4,09,06,201	
Installment 8					18-02-2015	1,70,64,334		-	-	-	5,79,70,535	
Penal Interest	15.00%	19-02-2015	28-02-2015	10		2,38,235		-	-	2,38,235	5,82,08,770	

10,85,21,494
64,82,673
7,38,38,426
70,00,000
30,00,000
47,42,500
10,14,04,722
121930974

Bal as on 28-2-15 5,82,08,770

Int From 1-3-12 to 11-4-15 13,07,703.88

Total due as on 11-4-15 5,95,16,474

2,21,000

31,21,37,622

28-02-2015
as per Sarc 5,82,08,770
as per GN DA 5,82,24,852
Difference -16,082

25%			75%		
Date		Amount	Date		Amount
	11-04-2015 Balance payable	1,48,79,118.49		balance 75% amount	4,46,37,355
12-08-2018	11-04-2015 Amt paid	70,00,000		int from 12-4-15 to 30-4-15	3,48,538.25
06-01-2019	Short deposit	78,79,118		Total due	4,49,85,894
	Int From 12-4-15 to 18-4-15	25,904		short deposit	1,84,695.83
148	Total due	79,05,022		Total due as on 30-4-15	4,51,70,589.54
	18-04-2015 Amt paid	30,00,000.00			
	Short deposit	49,05,022.44			
	Int from 19-4-15 to 30-4-15	22,173.39			
	Total due	49,27,196			
	30-04-2015 Amt paid	47,42,500.00			
	Short deposit	1,84,695.83			

Original payment plan continued

Installment 9				18-08-2015	1,64,89,132		221000	-	2,21,000	-	1,62,68,132
Penal Interest	15.00%	19-08-2015	18-02-2016	184		12,30,138	-	-	-	12,30,138	1,74,98,270
Installment 10				18-02-2016	1,59,13,929			-	-	-	3,34,12,199
Penal Interest	15.00%	19-02-2016	18-08-2016	182		24,99,049		-	-	24,99,049	3,59,11,248
Installment 11				18-08-2016	1,53,38,727			-	-	-	5,12,49,975
Penal Interest	15.00%	19-08-2016	18-02-2017	184		38,75,341		-	-	38,75,341	5,51,25,316
Installment 12				18-02-2017	1,47,63,525			-	-	-	6,98,88,841
Penal Interest	15.00%	19-02-2017	18-08-2017	181		51,98,581		-	-	51,98,581	7,50,87,422
Installment 13				18-08-2017	1,41,50,501			-	-	-	8,92,37,922
Penal Interest	15.00%	19-08-2017	30-09-2017	43		15,76,944		-	-	15,76,944	8,92,37,922
Penal Interest	14.00%	01-10-2017	18-02-2018	141		48,26,182		-	-	48,26,182	9,56,41,048
Installment 14				18-02-2018	1,33,86,979			-	-	-	10,90,28,028
Penal Interest	14.00%	19-02-2018	18-08-2018	181		75,69,233		-	-	75,69,233	11,65,97,261
Installment 15				18-08-2018	1,27,50,317			-	-	-	12,93,47,577
Penal Interest	14.00%	19-08-2018	18-02-2019	184		91,28,750		-	-	91,28,750	13,84,76,327
Installment 16				18-02-2019	1,22,23,048			-	-	-	15,06,99,375
Penal Interest	14.00%	19-02-2019	18-08-2019	181		1,04,62,253		-	-	1,04,62,253	16,11,61,628
Installment 17				18-08-2019	1,16,95,779			-	-	-	17,28,57,408
Penal Interest	14.00%	19-08-2019	18-02-2020	184		1,21,99,471		-	-	1,21,99,471	18,50,56,879
Installment 18				18-02-2020	1,11,81,512			-	-	-	19,62,38,391

Penal Interest	14.00%	19-02-2020	31-03-2020	42			31,61,320		-	-	31,61,320	19,93,99,711	
Penal Interest	0.00%	01-04-2020	31-03-2022	730			-		-	-	-	19,93,99,711	
Penal Interest	11.50%	01-04-2022	30-06-2022	91			57,17,036		-	-	57,17,036	19,93,99,711	
Penal Interest	12.00%	01-07-2022	18-08-2022	49			32,12,247		-	-	32,12,247	20,83,28,994	
Installment 19					18-08-2022	1,05,74,004			-	-		21,89,02,997	
Penal Interest	12.00%	19-08-2022	31-12-2022	135			97,15,695		-	-	97,15,695	21,89,02,997	
Penal Interest	13.00%	01-01-2023	15-02-2023	46			35,86,411	-	-	-	35,86,411	23,22,05,103	17-02-2023

Reschedule Amount a: 4,51,70,590
 Reschedule Amount a: 4,51,38,712
 Diff 31,878

Calculation of installment of reschedule amount

Instalment no	Due Date	Period		Days	Rate	Opening	Principal	Interest	Instl	Ci. Balance
1	30-10-2015	30-04-2015	30-10-2015	184.00	15%	4,51,70,590	41,06,417.23	33,87,794	74,94,211	4,10,64,172
2	30-04-2016	31-10-2015	30-04-2016	183.00	15%	4,10,64,172	41,06,417.23	30,88,250.77	71,94,668	3,69,57,755
3	30-10-2016	01-05-2016	30-10-2016	183.00	15%	3,69,57,755	41,06,417.23	27,79,425.69	68,85,843	3,28,51,338
4	30-04-2017	31-10-2016	30-04-2017	182.00	15%	3,28,51,338	41,06,417.23	24,63,850	65,70,268	2,87,44,921
5	30-10-2017	01-05-2017	30-09-2017	153.00	15%	2,87,44,921	41,06,417.23	18,07,386	62,44,567	2,46,38,503
		01-10-2017	30-10-2017	30.00	14.0%			3,30,763		
6	30-04-2018	31-10-2017	30-04-2018	182.00	14.0%	2,87,44,921	41,06,417.23	17,24,695	58,31,112	2,05,32,086
7	30-10-2018	01-05-2018	30-10-2018	183.00	14.0%	2,46,38,503	41,06,417.23	14,37,246	55,43,663	1,64,25,669
8	30-04-2019	31-10-2018	30-04-2019	182.00	14.0%	2,05,32,086	41,06,417.23	11,49,797	52,56,214	1,23,19,252
9	30-10-2019	01-05-2019	30-10-2019	183.00	14.0%	1,64,25,669	41,06,417.23	8,62,348	49,68,765	82,12,834
10	30-04-2020	31-10-2019	30-04-2020	183.00	14.0%	1,23,19,252	41,06,417.23	5,74,898	46,81,316	41,06,417
11	30-10-2020	01-05-2020	30-06-2020	61.00	14.0%	82,12,834	41,06,417.23	96,079	43,60,340	-
		01-07-2020	30-10-2020	122.00	11.5%			1,57,844		

Particular	Rate	Period	Days	Due Date	Installments	Penal Interest	Amount Paid	Interest served	Amount to be adjusted in principle (after adjustment in interest)	Interest Unserved	Balance Amt	Payment Date
Installment 1				30-10-2015	74,94,211			-	-	-	74,94,211	
Penal Interest	18.00%	31-10-2015	30-04-2016	183		6,76,327		-	-	6,76,327	81,70,538	
Installment 2				30-04-2016	71,94,668			-	-	-	1,53,65,206	
Penal Interest	18.00%	01-05-2016	30-10-2016	183		13,86,657		-	-	13,86,657	1,67,51,863	
Installment 3				30-10-2016	68,85,843			-	-	-	2,36,37,706	
Penal Interest	18.00%	31-10-2016	30-04-2017	182		21,21,565		-	-	21,21,565	2,57,59,271	
Installment 4				30-04-2017	65,70,268			-	-	-	3,23,29,539	
Penal Interest	18.00%	01-05-2017	30-09-2017	153		24,39,330		-	-	24,39,330	3,23,29,539	
Penal Interest	17.00%	01-10-2017	31-10-2017	31		4,66,785		-	-	4,66,785	3,52,35,654	
Installment 5				30-10-2017	62,44,567			-	-	-	4,14,80,221	
Penal Interest	17.00%	31-10-2017	30-04-2018	182		35,16,159		-	-	35,16,159	4,49,96,380	
Installment 6				30-04-2018	58,31,112			-	-	-	5,08,27,492	
Penal Interest	17.00%	01-05-2018	30-10-2018	183		43,32,173		-	-	43,32,173	5,51,59,665	
Installment 7				30-10-2018	55,43,663			-	-	-	6,07,03,328	
Penal Interest	17.00%	31-10-2018	30-04-2019	182		51,45,647		-	-	51,45,647	6,58,48,975	
Installment 8				30-04-2019	52,56,214			-	-	-	7,11,05,190	
Penal Interest	17.00%	01-05-2019	30-10-2019	183		60,60,500		-	-	60,60,500	7,71,65,690	
Installment 9				30-10-2019	49,68,765			-	-	-	8,21,34,454	
Penal Interest	17.00%	31-10-2019	31-03-2020	153		58,52,924		-	-	58,52,924	8,79,87,378	
Penal Interest	0.00%	01-04-2020	31-03-2022	730		-		-	-	-	8,79,87,378	
Penal Interest	11.50%	01-04-2022	30-04-2022	30		8,31,662		-	-	8,31,662	8,88,19,040	
Installment 10				30-04-2022	46,81,316			-	-	-	9,35,00,356	
Penal Interest	11.50%	01-05-2022	30-06-2022	61		17,97,000		-	-	17,97,000	9,35,00,356	
Penal Interest	12.00%	01-07-2022	31-10-2022	123		37,81,001		-	-	37,81,001	9,90,78,357	
Installment 11				31-10-2022	43,60,340			-	-	-	10,34,38,697	
Penal Interest	12.00%	01-11-2022	31-12-2022	61		20,74,442		-	-	20,74,442	10,34,38,697	

Pencil Interest	13.00%	01-01-2023	15-02-2023	46		16,94,694	-	-	16,94,694	10,72,07,833
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Total defaulted amount as per 15-2-23

	As per SARC	As per GNIDA	Diff
	39,27,72,476		

amt payable 20%
 against 20% 7,85,54,495
 Int @15% for 1 day 32,283
 Amt paid on 17-2-23 10,14,04,722

Due as on 17-2-23 -2,28,17,944

80%
 31,42,17,981
 Excess deposit -2,28,17,944
 Total due 29,14,00,037

Principal And
 interest amt of
 20th inst 99,94,139
 Total amt to
 be resch 30,13,94,176

2nd Reschedulement

Reschedule Amount as per SARC 30,13,94,176
Reschedule Amount as per GNID/ 30,08,22,063
Diff 5,72,113

19,45,32,911

31-12-2023
138

Calculation of installment of reschedule amount

Installment no	Due Date	Period	Days	Rate	Opening	Principal	Interest	Instl	Cl. Balance
1	15-08-2023	15-02-2023 15-08-2023	182.00	10%	30,13,94,176	7,53,48,544.10	1,50,69,709	9,04,18,253	22,60,45,632
2	15-02-2024	16-08-2023 15-02-2024	184.00	10%	22,60,45,632	7,53,48,544.10	1,13,95,177.08	8,67,43,721	15,06,97,088
3	15-08-2024	16-02-2024 15-08-2024	182.00	10%	15,06,97,088	7,53,48,544.10	75,14,210.97	8,28,62,755	7,53,48,544
4	15-02-2025	16-08-2024 15-02-2025	184.00	10%	7,53,48,544	7,53,48,544.10	37,67,427	7,91,15,971	-

76,91,744.53

Particular	Rate	Period	Days	Due Date	Installments	Penal Interest	Amount Paid	Interest served	Amount to be adjusted in principle (after adjustment in interest)	Interest Unserved	Balance Amt	Payment Date
Installment 1				15-08-2023	9,04,18,253		10,14,04,722	-	10,14,04,722	-	-1,09,86,469	14-08-2023
Penal Interest	13%	16-08-2023 02-10-2023	48			0	2,05,03,891	-	2,05,03,891	-	-3,14,90,360	03-10-2023
Penal Interest	13%	03-10-2023 29-11-2023	58			0	22,361	-	22,361	-	-3,15,12,721	30-11-2023
Penal Interest	13%	30-11-2023 31-12-2023	32			0	-	-	-	-	-3,15,12,721	

12,19,30,974

3,18,35,763
3,62,840

Int @ 10% from
15-8-23 to 31-12-23
outstanding premium
TOTAL DUE

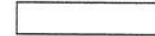
73,54,942.95
22,60,45,632.31
20,18,87,854.19

20,13,83,218

Calculation of Lease Rent

Area	14,724	SQM
Rate/Sqm	11,575	
Total Premium	17,04,30,300	₹
Annual Lease Rent @ 1%	17,04,303	₹

Lease Deed Date 19-09-2012



Particular	Rate	Period	Days	Due Date	Installments	Penal Interest	Total Due	Amount Paid	Balance Amt	Payment Date
								17,04,303	(17,04,303)	
Lease Rent 01				19-09-2012	17,04,303		17,04,303		-	
Penal Interest	15%	20-09-2012	19-03-2013	181		-	-		-	
Penal Interest	15%	20-03-2013	19-09-2013	184		-	-		-	
Lease Rent 02				19-09-2013	9,01,179		9,01,179		9,01,179	
Penal Interest	15%	20-09-2013	31-03-2014	193		71,477	71,477		9,72,656	
Lease Rent 3				31-03-2014	17,04,303	-	17,04,303		26,76,959	
Penal Interest	15%	01-04-2014	30-09-2014	183		2,01,322	2,01,322	-	28,78,282	
Penal Interest	15%	01-10-2014	31-03-2015	182		2,15,280	2,15,280		30,93,561	
Lease Rent 4				31-03-2015	17,04,303	-	17,04,303		47,97,864	
Penal Interest	15%	01-04-2015	29-04-2015	29		57,180	57,180	34,08,606	14,46,438	30-04-2015
Penal Interest	15%	30-04-2015	30-09-2015	154		91,542	91,542		15,37,980	
Penal Interest	15%	01-10-2015	31-03-2016	183		1,15,665	1,15,665		16,53,644	
Lease Rent 5				31-03-2016	17,04,303	-	17,04,303		33,57,947	
Penal Interest	15%	01-04-2016	30-09-2016	183		2,52,536	2,52,536		36,10,484	
Penal Interest	15%	01-10-2016	31-03-2017	182		2,70,044	2,70,044		38,80,528	
Lease Rent 6				31-03-2017	17,04,303	-	17,04,303		55,84,831	
Penal Interest	15%	01-04-2017	30-09-2017	183		4,20,010	4,20,010		60,04,841	
Penal Interest	14%	01-10-2017	31-03-2018	182		4,19,187	4,19,187		64,24,028	
Lease Rent 7				31-03-2018	17,04,303	-	17,04,303		81,28,331	
Penal Interest	14%	01-04-2018	30-09-2018	183		5,70,542	5,70,542	-	86,98,873	
Penal Interest	14%	01-10-2018	31-03-2019	182		6,07,253	6,07,253		93,06,126	
Lease Rent 8				31-03-2019	17,04,303	-	17,04,303		1,10,10,429	
Penal Interest	14%	01-04-2019	30-09-2019	183		7,72,842	7,72,842	-	1,17,83,270	
Penal Interest	14%	01-10-2019	31-03-2020	183		8,27,089	8,27,089		1,26,10,359	
Lease Rent 9				31-03-2020	17,04,303	-	17,04,303		1,43,14,662	
Penal Interest	14%	01-04-2020	30-06-2020	91		4,99,641	4,99,641	-	1,43,14,662	
	11.5%	01-07-2020	30-09-2020	92		4,14,929	4,14,929		1,52,29,232	

Penal Interest	11.5%	01-1C-2020	31-03-2021	182			8,73,282	8,73,282		1,61,02,514	
Lease Rent 10					31-03-2021	17,04,303	-	17,04,303		1,78,06,817	
Penal Interest	11.5%	01-04-2021	30-09-2021	183			10,26,697	10,26,697		1,88,33,514	
Penal Interest	11.5%	01-1C-2021	31-03-2022	182			10,79,960	10,79,960		1,99,13,474	
Lease Rent 11					31-03-2022	21,54,893	-	21,54,893		2,20,68,367	
Penal Interest	11.5%	01-04-2022	30-06-2022	91			6,32,727	6,32,727		2,20,68,367	
Penal Interest	12.0%	01-07-2022	30-09-2022	92			6,67,493	6,67,493		2,33,68,586	
Penal Interest	12.0%	01-10-2022	31-12-2022	92			7,06,820	7,06,820		2,33,68,586	
Penal Interest	13.0%	01-01-2023	14-02-2023	45			3,74,538	3,74,538	2,44,79,643	(29,699)	15-02-2023
Penal Interest	13.0%	15-02-2023	31-03-2023	45			-	-		(29,699)	
Lease Rent 12					31-03-2023	25,56,455	-	25,56,455		25,26,755	
Penal Interest	13.0%	01-04-2023	15-05-2023	45			40,497	40,497	25,97,424	(30,172)	16-05-2023
Penal Interest	13.0%	16-05-2023	30-09-2023	138			-	-		(30,172)	
Penal Interest	13.0%	01-10-2023	02-10-2023	2			-	-	956	(31,128)	03-10-2023
Penal Interest	13.0%	03-10-2023	31-12-2023	90			-	-		(31,128)	

Calculation of Additional Compensation

AREA * 4,724 Sqm
RATE/SQM 1,769 Per Sqm
ADDITIONAL COMPENSATION DUE AS ON 01-05-2013 2,60,46,756 ₹

Particular	Rate	Period	Days	Due Date	Due Amount	Simple Interest	Amount Paid	Balance Simple Interest	Amount Adjust Against Additional Compensation	Balance Additional Compensation
ADDITIONAL COMPENSATION DUE AS ON 01-05-2013				01-05-2013	2,60,46,756					2,60,46,756
Simple Interest	11.00%	01-05-2013	31-05-2019	2222		1,74,42,050	-	#####	-	2,60,46,756
TOTAL					2,60,46,756	1,74,42,050	-	(A)	-	(B)

Balance Amount Default as on 31-05-2019 (A+B)

4,34,88,806

S.No	Rate	Due date	Principal	Interest	Installment	Balance
Installment No.1	11.00%	31-08-2019	1,08,72,201.40	11,95,942	1,20,68,143	3,26,16,604
Installment No.2	11.00%	30-11-2019	1,08,72,201.40	8,96,957	1,17,69,158	2,17,44,403
Installment No.3	11.00%	29-02-2020	1,08,72,201.40	5,97,971	1,14,70,172	1,08,72,201
Installment No.4	11.00%	31-05-2020	1,08,72,201.40	2,98,986	1,11,71,187	-
			4,34,88,806	29,89,856	4,64,78,662	

Particular	Rate	Period	Days	Due Date	Installments	Penal Interest	Amount Paid	Interest served	Amount to be adjusted in principle (after adjustment in interest)	Interest Unserviced	Balance Amt	Payment Date
Installment 1				31-08-2019	1,20,68,143			-	-	-	1,20,68,143	
Penal Interest	14.00%	01-09-2019	30-11-2019	91		4,21,228	-	-	-	4,21,228	1,24,89,371	
Installment 2				30-11-2019	1,17,69,158			-	-	-	2,42,58,530	
Penal Interest	14.00%	01-12-2019	29-02-2020	91		8,46,722	-	-	-	8,46,722	2,51,05,252	
Installment 3				29-02-2020	1,14,70,172			-	-	-	3,65,75,424	
Penal Interest	14.00%	01-03-2020	31-03-2020	31		4,34,897	-	-	-	4,34,897	3,70,10,321	
Penal Interest	0.00%	01-04-2020	31-03-2022	730		-	-	-	-	-	3,70,10,321	
Penal Interest	14.00%	01-04-2022	31-05-2022	61		8,65,940	-	-	-	8,65,940	3,78,76,261	
Installment 4				31-05-2022	1,11,71,187			-	-	-	4,90,47,449	
Penal Interest	11.50%	01-06-2022	30-06-2022	30		4,63,599	-	-	-	4,63,599	4,90,47,449	
	12.00%	01-07-2022	30-11-2022	153		24,67,154	-	-	-	24,67,154	5,19,78,201	
Penal Interest	12.00%	01-12-2022	31-12-2022	31		5,29,750	-	-	-	5,29,750	5,19,78,201	
Penal Interest	13.00%	01-01-2023	15-02-2023	46		8,51,588	-	-	-	8,51,588	5,33,59,539	