

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

प्लॉट नं० 01, सैक्टर नॉलेज पार्क-4,
ग्रेटर नोएडा

पत्रांक : ग्रेनो/बिल्डर्स/2024/ 1613

दिनांक : 21 मई, 2024

सेवामें,

M/s Nikhil Kejriwal,
Principal, SBI Cap Ventures Ltd. –
SWAMIH Investment Fund I,
Investment Manager : SBI Cap Ventures Ltd.,
A Wing, Marathon, Futurex, 12th floor, N.M. Joshi Marg,
LOWER PAREL (East)

विषय: बिल्डर्स भूखण्ड संख्या जीएच-डीवी-जीएच-09बी, सैक्टर
टैकजोन-04 के सापेक्ष बंधक अनुमति जारी करने के सम्बन्ध में।

महोदय,

कृपया अपने ईमेल पत्र दिनांक 15.05.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा आपने नोएडा/ग्रेटर नोएडा की कतिपय परियोजनाओं के साथ ही M/s KV Developers (P) Ltd., Plot No. DV-GH-09B, Sector Tech Zone-4 के सम्बन्ध में निम्नानुसार अवगत कराया है:-

“Further, please note that the provision of funding is discretionary and dependent upon compliance of all conditions precedents as provided in the sanction letters as per the satisfaction of the funds. One of the conditions is to obtain Permission to Mortgage (PTM) from the Authority. For some of the above listed projects, PTM has been provided and for the balance ones the developer shall be approaching the Authority in due course of time.”

उपरोक्त कम में आवंटी M/s K.V. Developers (P) Ltd. द्वारा अपने पत्र दिनांक 04.05.2024, जो प्राधिकरण में दिनांक 06.05.2024 को प्राप्त कराया गया है, के माध्यम से निम्नानुसार अनुरोध किया है:-

“We are delighted to inform you that in furtherance to our earlier communications with regard to our discussions with Special Window for Affordable and Mid-Income Housing (SWAMIH), we are now in receipt of the final sanction for financing for completion of the Project. The final sanctioned amount for INR 150 crores with an additional amount of up to INR 45.5 crores (Additional Investment Amount) by way of subscription to non-convertible debentures (NCDs) is proposed to be issued by KV Developers (P) Ltd. for executing the Project/completion of the Project i.e. for a total amount of INR 195.5 crores. The loan amount/settlement amount of

INR 35.34 crores from LIC Housing Finance Limited (LICHFL) shall continue as per the terms of the resolution plan as approved by the Hon'ble National Company Law Tribunal vide its order dated April 17, 2023 and LICHFL shall have second charge over the Project Land and structure thereon after the first charge in favour of new project finance provider i.e. SWAMIH.

With respect to the above, SWAMIH and LICHFL have requested us to arrange for a Permission to Mortgage (PTM) from Greater Noida Industrial Development Authority (GNIDA) for creating or recording the first charge of SWAMIH and second charge of LICHFL as mentioned above.


Accordingly, we would like to request you to kindly issue the Permission to Mortgage (PTM) with respect to the first charge of SWAMIH and second charge of LICHFL as stated above."

उपरोक्त सम्बन्ध में LIC Housing Finance Limited (LICHFL) द्वारा अपने पत्र दिनांक शून्य के माध्यम से मुख्य रूप से निम्नानुसार अनुरोध किया है:-

"In view of the aforesaid background, we convey our no-objection if your good office takes on record the first charge of SWAMIH over the Project Land in your records subject to the condition that your good office simultaneously takes on record the second charge of LICHFL over the Project Land in your records and issues a fresh permission to the mortgage in this regard"

इस प्रकार SWAMIH Investment Fund, आवंटी M/s KV Developers (P) Ltd. एवं LIC Housing Finance Ltd. (LICHFL) द्वारा उक्त भूखण्ड के सापेक्ष SWAMIH Investment Fund के पक्ष में बंधक अनुमति जारी करने की सहमति प्रदान की गई है ।

अतः उपरोक्त तथ्यों को दृष्टिगत रखते हुए भूखण्ड के सापेक्ष SWAMIH Investment Fund-I के अंतर्गत SBICAP Trustee Company Limited पक्ष में निम्नलिखित नियम व शर्तों के अधीन बंधक अनुमति जारी की जा रही है:-

- A. That the financial institution in whose favour mortgage permission is given should be recognised by the RBI/NHB/SEBI.
 - B. GNIDA shall have the first charge towards the pending payment in respect of plot premium / lease rent / taxes or any other charges as informed or levied by the Authority on the plot and bank / financial institution shall have second charge on the plot being financed.
 - C. The mortgage permission shall be effective on making up-to-date payment of premium and annual lease rent of residential township plot and after execution of lease deed in favour of allottee and the allottee/lessee/sub lessee shall be governed by the terms and conditions of allotment / lease deed of plot executed and sub-lease deed to be executed in favour of the allottee/sub-lessee.
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- D. In the event of the transfer or foreclosure of the mortgaged or charged property, the lessor (GNIDA) shall be entitled to claim and recover the premium, lease rent and also such percentage of the unearned increased in the value of the group housing plot as the Authority may decide from time to time and amount of lessor's share of the said unearned increase shall also be the first charge having priority over the said mortgage of charge. The decision of the lessor in respect of the market value of the said DV-GH-09B, **Sector Tech Zone-04, Area 19986 Sqm.**, Greater Noida shall be final Residential and binding on all parties concerned provided that the lessor shall have the prospective right to purchase mortgage or charge after deduction the lessor share in unearned increase aforesaid.
- E. In case bank / financial institution financing the project also financing the cost of the land so mortgaged then this mortgage permission shall be subject to the conditions that you (bank / financial institutions) shall furnish undertaking for payment of premium as per schedule enumerated in the executed lease deed of the said group housing plot directly to GNIDA on the due dates.
- F. The mortgage permission shall be effective for a period of one year from the date of issue of this letter in which it must be utilized. In the event of failure to utilize within the stipulated time it shall be treated as lapsed. The bank / financial institution financing the project under this permission shall have to get the mortgage deed registered and intimate the Authority with a copy of mortgage deed indicating the creation of mortgage of said land
- G. 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/flat 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/flat 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.
- H. भूखण्ड के सापेक्ष निम्नानुसार देयता है:-

a) Default amount as on 31.05.2024	31,83,77,390.00
b) Default amount (Addl. Compensation) as on 31.05.2024	3,17,33,919.00
c) Default amount (Lease Rent) as on 31.05.2024	3,46,93,763.00
d) Construction Penalty for whole project	2,50,07,484.00
e) Construction Penalty for Ist Phase	34,62,574.00

Total: 41,32,75,130.00

- I. यह बंधक अनुमति उपरोक्तानुसार देयता जमा होने के उपरान्त ही प्रभावी होगी ।



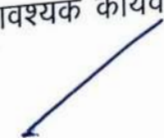
- J. आवंटी को प्राधिकरण में प्रचलित नीति के अंतर्गत त्रिपक्षीय एग्रीमेंट पर एस्करो एकाउंट खुलवाना होगा ।
- K. उपरोक्त के अतिरिक्त भूखण्ड के सापेक्ष वार्षिक लीजरेंट तब तक जमा कराया जाना होगा जब तक कि आवंटी भूखण्ड के सापेक्ष एकमुश्त लीजरेंट जमा नहीं करा देते हैं । उपरोक्त समय विस्तरण शुल्क दिनांक 31.05.2024 तक आगणित है । इसके उपरान्त का समय विस्तरण आवंटी के द्वारा कार्यपूर्ति के समय जो भी आगणित होगा उसे जमा कराया जाना होगा ।
- L. भूखण्ड के सापेक्ष देयता में प्रथम चार्ज प्राधिकरण का, उसके उपरान्त द्वितीय चार्ज SWAMIH Investment Fund तथा तृतीय चार्ज LIC Housing Finance Ltd. (LICHFL) को होगा ।

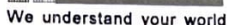
Yours faithfully,


Manager (Builders)

Copy to –

1. LIC Housing Finance Ltd., 131, Maker Tower “F” Premises, 13th floor, Cuffe Parade, Mumbai – 400 005 को उनके स्वीकृति पत्र दिनांक शून्य एवं आवंटी के पत्र दिनांक 06.05.2024 के क्रम में उपरोक्त नियम व शर्तों के अधीन बंधक अनुमति जारी की जाती है ।
2. M/s K.V. Developers (P) Ltd., D-153, Sector 40, Noida – 201303 को उनके पत्र दिनांक 06.05.2024 के क्रम में सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित ।


Manager (Builders)

**Supplier Details :**

1. Date of Invoice :

2. Invoice No. :

3. Name : **Greater Noida Industrial Development Authority**

4. Address : Gamma-II, Greater Noida City
Plot No. 1, KP-IV, Greater Noida City (GB Nagar).

5. GSTIN : 09AAALG0129L1Z6

PERFORMA INVOICE /CHALLAN

(This is not a Tax Invoice/Tax invoice will be issued by GNIDA)

Receiver Detail :

Name K V Developers Pvt. Ltd.
Address C-318, Ganga Traivani Appt., Sector-9, Rohini, New Delhi

Address : - 110085

Mobile : 9873245945

GSTIN: 09AAECK904BH, Z8 (Optional)

Property Detail

Allotment No. BRSO 31000035

LOCATION : SECTOR Technique-IV BLOCK

Category * File Ref. No.

*Residential / Industrial / Commercial / Institutional/Group Housing

Applicant's Copy

Deposited in Gr. Noida
Branch Only

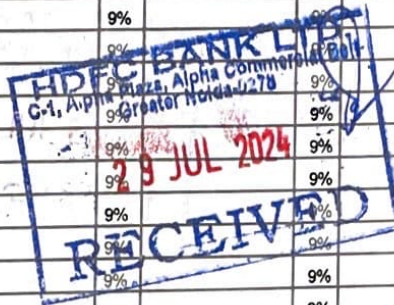
S. No.	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total (Rs.)
					Rate (%)		Rate (%)		Rate (%)		
1	Allotment Money	997211			9%		9%				
2	Additional Compensation Recovery	997211		3,17,33,919	9%		9%				3,17,33,919
3	Abadi Plot Development Charges	999799			9%		9%				
4	Additional Course Fees	999799			9%		9%				
5	B.O.T. Jan Suvidha Charges	998366			9%		9%				
6	C.I.C. Charges	999799			9%		9%				
7	C.I.S. Charges	999799			9%		9%				
8	Cattle Shed Charges	999799			9%		9%				
9	Community Centre Booking Charges	997211			9%		9%				
10	Completion Fees	999799			9%		9%				
11	Compounding Fees	999799			9%		9%				
12	Construction without Revalidation Fee	999799			9%		9%				
13	Conversion Charges	999799			9%		9%				
14	Documentation Charges	999799			9%		9%				
15	Drain Charges	999799			9%		9%				
16	Duplicate Drawing Charges	999799			9%		9%				
17	Duplicate Map Sanction Charges	999799			9%		9%				
18	Excess Area Amount (One Time)	997211			9%		9%				
19	Excess Area Amount	997212			9%		9%				
20	Excess Cost One Time	997212			9%		9%				
21	Excess Construction Cost	999799			9%		9%				
22	Electric Telephone Pipe Charges	999799			9%		9%				
23	Excess Area Conv. Charges	999799			9%		9%				
24	Excess Area Lease Rent	997211			9%		9%				
25	F.A.R. Purchasable	999799			9%		9%				
26	Flat Increase Cost	997211			9%		9%				
27	Grass Cutting Charges	999799			9%		9%				
28	Installment	997211		31,88,77,390	9%		9%				
29	Inspection Charges	999799			9%		9%				31,83,77,390
30	Joint Name Processing Fees	999799			9%		9%				
31	Late Penalty (Construction)	999799		28,47,00,58	9%		9%				28,47,00,58
32	Late Penalty (Functional)	999799			9%		9%				
33	Late Penalty (Lease)	999799			9%		9%				
34	Late Penalty (Possession)	999799			9%		9%				
35	Late Penalty (Registration)	999799			9%		9%				
36	Late Registry (Penalty)	999799			9%		9%				
37	Layout Charges	999799			9%		9%				
38	Lease Deed Penalty	999799			9%		9%				
39	Lease Rent (Annual)	997211		3,46,93,762	9%		9%				3,46,93,762
40	Lease Rent (One Time)	997211			9%		9%				

Challan Sr. No.

Notes : "Allottee are requested to mention their Name, Allotment No. & their Contact No. on the reverse of the DD"

P.T.O.

S. No.	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total (Rs.)
					Rate (%)		Rate (%)		Rate (%)		
41	Location Charges	997211			9%		9%				
42	Malwa Charges	997211			9%		9%				
43	Master Plan Document Charges	999799			9%		9%				
44	Mordgage Permission Fees	999799			9%		9%				
45	Mutation Permission Fees	998366			9%		9%				
46	One Time Premium	999799			9%		9%				
47	Parking Charges	999799			9%		9%				
48	Penal Interest				9%		9%				
49	Plan Processing Fees	997211			9%		9%				
50	Processing Fees	999799			9%		9%				
51	Purchasable Ground Coverage	999799			9%		9%				
52	Rain Water Harvesting	999799			9%		9%				
53	Ramp Charges	999799			9%		9%				
54	R.T.I. Fee	999799			9%		9%				
55	Registration Money	999799			9%		9%				
56	Receipts From Hoarding/ Advertisement	999799			9%		9%				
57	Rent Commercial Shops/Office & Others	999799			9%		9%				
58	Rent Permission Charges	997211			9%		9%				
59	Reservation Money	997212			9%		9%				
60	Restoration Charges (Registration)	997212			9%		9%				
61	Revalidation Charges	999799			9%		9%				
62	Revised Layout Fees	999799			9%		9%				
63	Revision Charges	999799			9%		9%				
64	Revival Charges	997211			9%		9%				
65	Sale of Brouchers (New Scheme)	999799			9%		9%				
66	Sale of Forms/Building By-Laws etc.	997211			9%		9%				
67	Sewer Connection Charges	999799			9%		9%				
68	Site Visit Charges	997211			9%		9%				
69	Singage Charges	999799			9%		9%				
70	Temporary Canopy Charges	999799			9%		9%				
71	Temporary Structure Fees	999799			9%		9%				
72	Tenders Forms Sale	999799			9%		9%				
73	Time Extension Charges	999799			9%		9%				
74	Transfer Charges	999799			9%		9%				
75	Transfer Forms Fee	999799			9%		9%				
76	Texi Stand Charges	999799			9%		9%				
77	UN Senctional Area Amount	999799			9%		9%				
78	Unipol Charges	999799			9%		9%				
79	Vacant Plot Booking Charges	997211			9%		9%				
80	Water Connection Charges	997211			9%		9%				
81	OTHERS										
82	OTHERS										
83	OTHERS										
		Total Rs.									
							Grand Total				413278130



Rs. (in words) Forty one Crores Thirty two Lakhs Sevenly five Thousand One Hundred Thirty Only
 TO BE FILLED IN BY THE DEPOSITOR
 Bank Draft No. _____ Dated 29/07/2024 For Rs. 41,32,75,130 Drawn on _____
 bank _____ Branch _____ is enclosed herewith.
 Signature of The Depositor _____

Above deposits credited in Greater Noida Branch A/C No. 02781000009312

For Bank Use Only 43001735
 Bank Challan No _____
 Date _____

Signature of Receiving Authority of Bank _____
 Bank Seal _____

(to be filled in four copy set)

HDFC Bank, C-1 Alpha Plaza Alpha, Commercial Belt, Greater Noida-201308 U.P.

Date : 02/08/2024

To Whomsoever it may Concern

This is with reference to Rs. **41,32,75,130/-** has been deposited in Greater Noida Industrial Development Authority Cheque No: - No. 501177 respectively by **K.V. DEVELOPERS PVT. LTD.** against property Allotment No- **BRS031000035** ,Sector in TechZoneIV, Plot No.GH-09B Greater Noida.

We confirm that the given Money has been Credited on Dated, **29/07/2024**, the account of Greater Noida Ind. Dev. Authority A/c. No : 02781XXXXX9312, held with HDFC Bank, Greater Noida branch

For HDFC Bank
Greater Noida Branch



Authorized Signature

www.hdfcbank.com