



Greater Noida Industrial Development Authority

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

No. : Builders / BRS05-2010-11/ 556

Dated : 12 October, 2012

To

M/s. Nivas Promoters Pvt. Ltd.

10, New Rajdhani Enclave, Vikas Marg,
Delhi-110092

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No.GH-01D, Sector-10, Greater Noida.

Sir,

Please refer to your lead member's letter dated 24.09.2012 requesting for approval of sub-division of allotted plot No.GH-01, Sector 10, Greater Noida measuring 61200 sq.mtr. (actual area as per lease plan 61288.84 sq.m.) in favour of following Consortium Members/SPC:-

Sub-divided Plot No./ Sector	Actual area as per lease plan (in sq.mtr.)	Consortium members / SPC, in which lease deed is proposed to be executed
GH-01A, Sec-10	24536.74	M/s. Hebe Infrastructure Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)
GH-01B, Sec-10	12250.70	M/s. Dhanya Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)
GH-01C, Sec-10	12250.70	M/s. Jatasya Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- Relevant Member)
GH-01D, Sec-10	12250.70	M/s. Nivas Promoters Pvt. Ltd. (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd.- 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:-

- | | | |
|-----|--|---|
| 1. | Sub divided area (permissible as per MOA) | 12240.00 sq.m. |
| 2. | Actual area of the plot (as per lease plan) | 12250.70 sq.m. |
| 3. | Rate of allotment | 11586.00 per sq.m. |
| 3A. | Total premium of permissible sub-division | 141812640.00 |
| 4. | Excess Area | 10.70 sq.m. |
| 5. | Excess Area amount
deposit as per clause I of the brochure) | 123970.00 (+ Int. @ 12% from DOA till date of) |
| 6. | Total premium as per lease plan | 141936610.00 |
| 7. | Lease Rent if paid one time (11%) | 15613027.00 |
| 8. | Lease Rent if paid annually @ 1% p.a. of total
premium (till start of sub-lease deed phase wise) | 1419366.00 |
| 9. | Stamp duty payable 5% of total premium+
one time Lease Rent | 7877500* |
| | (stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact
amount from concerned Sub-Registrar) | |
| 10. | 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted
Officer or nationalized Bank. | |

Manager (Builders)
Greater Noida Indl. Dev. Authority

(H)

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

No. : PROP/BRS-05/2010-11/ 455-
Dated : 30 March, 2011

To,

Consortium consisting of -

1. MASTIFF INDUSTRIES PRIVATE LIMITED-LEAD MEMBER
 2. SURPRISE SUPPLIERS PRIVATE LIMITED-RELEVANT MEMBER
- M-32, Old DLF Colony, Sector-14,
Gurgaon-122001
Fax- 0124-4084109

Sub: Allotment Letter for Builders Residential/Large Group Housing Plot No.GH-01, Sector-10, Greater Noida Area 61200 Sq.m.

Ref: BRS-05/2010-11 Scheme, Tender/Application Form No.027

Sirs,

In continuation to our Acceptance Letter No. PROP/BRS-05/2010-11/442, dated 25 March, 2011, I have been directed to inform you that Plot No. GH-01, Sector-10, Greater Noida Area 61200 square metre is allotted to you on your quoted rate of @ Rs.11586/- per sq.m. You are now required to pay next 5% of total premium (after adjusting the excess amount already paid i.e. Rs.1,45,46,840.00) of the plot as allotment money which shall be **Rs. 2,09,06,320.00** (Rs. Two crore nine lac six thousand three hundred twenty only) and which has to be deposited within 60 days from the date of issue of this letter. Detailed payment plan of balance 90% premium to be paid in installments is given below:-

<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	30.09.2011	0.00	38289413.00	38289413.00	638156880.00
Instalment No.2	30.03.2012	0.00	38289413.00	38289413.00	638156880.00
Instalment No.3	30.09.2012	0.00	38289413.00	38289413.00	638156880.00
Instalment No.4	30.03.2013	0.00	38289413.00	38289413.00	638156880.00
Instalment No.5	30.09.2013	39884805.00	38289413.00	78174218.00	598272075.00
Instalment No.6	30.03.2014	39884805.00	35896325.00	75781130.00	558387270.00
Instalment No.7	30.09.2014	39884805.00	33503236.00	73388041.00	518502465.00
Instalment No.8	30.03.2015	39884805.00	31110148.00	70994953.00	478617660.00
Instalment No.9	30.09.2015	39884805.00	28717060.00	68601865.00	438732855.00
Instalment No.10	30.03.2016	39884805.00	26323971.00	66208776.00	398848050.00
Instalment No.11	30.09.2016	39884805.00	23930883.00	63815688.00	358963245.00
Instalment No.12	30.03.2017	39884805.00	21537795.00	61422600.00	319078440.00
Instalment No.13	30.09.2017	39884805.00	19144706.00	59029511.00	279193635.00
Instalment No.14	30.03.2018	39884805.00	16751618.00	56636423.00	239308830.00
Instalment No.15	30.09.2018	39884805.00	14358530.00	54243335.00	199424025.00
Instalment No.16	30.03.2019	39884805.00	11965442.00	51850247.00	159539220.00
Instalment No.17	30.09.2019	39884805.00	9572353.00	49457158.00	119654415.00
Instalment No.18	30.03.2020	39884805.00	7179265.00	47064070.00	79769610.00
Instalment No.19	30.09.2020	39884805.00	4786177.00	44670982.00	39884805.00
Instalment No.20	30.03.2021	39884805.00	2393088.00	42277893.00	0.00

2/....

(Signature)
Manager (Builders)
Greater Noida Indl. Dev. Authority



CROSSING REPUBLIC - GHAZIABAD BRANCH, GROUND FLOOR, SHOP NO 1, GH-6, GHAZIABAD - 201016
IFSC Code : IDFB0021413

Valid for three months from the date of issue

05042024
D D M M Y Y Y Y

Pay Shubham Bhatia

Rupees Three Lac Sixteen Thousand only
रुपये

Or-Bearer
या धारक को

अदा करें ₹ 3,16,000/-

A/c No.
खाता सं.

10146716003

No/over Rs. 3,16,000/-

Payable at par at all branches of IDFC FIRST Bank Ltd in India

NIVAS PROMOTERS PRIVATE LIMITED

Please sign above / कृपया यहाँ हस्ताक्षर करें

000022 1107510341 000844 29

7. Copy of PAN card of All Applicant
8. Others (IF ANY)

YES

AFTER ALLOTMENT (But not banked)

1. Allotment letter
2. If bank has been approached and TPT/PTM submitted
3. Plus all documents mentioned in BEFORE ALLOTMENT
4. Others (IF ANY)

NA

NA

IN CASE OF BANK LOAN

1. NOC from Bank
2. All TPT and PTM in original back
3. Allotment letter
4. Plus all documents mentioned in BEFORE ALLOTMENT

NA

NA

NA

A. Cheque to be issued In Favour of

1. Mr. Shubham Bhatia

3,16,000/-

1. Total Received Amount: 5,000,00/-
2. Deduction from Received Amount: 1,84,000
3. Admin Charges: -N/A
4. Total Refund: - 3,16,000/-
5. Remark: Due to Booking Cancellation

Prepared By

Checked By

CRM Head

Management

ERP

Accounts