



भारतीय स्टेट बैंक
State Bank of India

वाणिज्यिक शाखा नई दिल्ली,
(18173) New Delhi, Commercial Branch
, Pusa Road, 34/20, nd Floor 2
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Letter no. CBND/AMTIII/ 2019-20/201

dated: 16.11.2019

R K Associates
G 183, Basement, Preet Vihar
New Delhi-110092
Mob: 9999597597

Dear Sir,

APPOINTMENT OF LENDERS INDEPENDENT ENGINEER (LIE) : Maconns Infra Pvt Ltd:

It has been decided to appoint your agency as Lender's Independent Engineer (LIE) for the below project, details for which are as under:

Name of the Unit: Maconns Infra Pvt. Ltd. (MIPL)		
Date of incorporation: 19.10.2007		Constitution: Private Limited Company
Date of commencement of operations: Yet to commence		If Listed company: NAp
Industry: Real Estate	Segment: Commercial Real Estate	Market Cap (As on)
Sector: Office Space (CRE)	Category: Commercial	52 week H/L (As on)
Activity : To construct and develop Commercial Spaces (office/ retail) in Delhi-NCR		
Group (if any): No recognized group	Promoter/Chairman/MD: Sh. Rajesh Manocha (Group Shareholder) Sh. Rajinder Kumar Minocha (Director) Smt. Namrata Manocha (Director and Shareholder)	
New/Existing unit:	New Unit (the unit shall commence business operations w.e.f. 30.11.2021)	
Start of Commercial operation date (SCOD)	Scheduled on 30.11.2021	



Brief about the present Project:

Name of the company	Maconns Infra Pvt. Ltd.	
Project	- To construct office space (pre-leased) for 'Steria India Ltd. - Client' under Built to Suit Model vide Memorandum of Agreement signed on 15.11.2018 (to be completed in 3 Phases - 7.36 lac sq. ft.) - To construct retail space for onward leasing/ selling (1.00 lac sq. ft.) - To construct office space for leasing/ selling to client other than Sopra Steria (0.60 lac sq.ft.).	
Location	B-9, Sector 132, Noida	
Land	Fully paid plot measuring 20,000 sq. mt. (5 acre) purchased from India Today Group in 2013 (all applicable dues have been fully paid).	
Terms of Lease as per MOA dt. 15.11.2018 with Steria India Ltd.	Rent	Rs 62/ sq. ft.
	Rent Escalation	10% very 3 years
	Total Lease Term	15 years
	Lock-in Period	5 years from the date of possession (30.11.2021)
	Notice Period for termination	6 months notice applicable after lock-in period
	Security Deposit	6 months rent
	Advance Rent	9 months rent
	Handover period	36 months
Cost of the Project (Rs in cr.)	Land Cost (including sale price, stamp duty, transfer charges, one time lease rent)	43.00
	Land development cost	13.14
	Cost of Construction	268.33
	Interest During Construction	29.64
	Contingency @3% of cost of construction	8.05
	Total	362.16
	Excluding land cost 319.16	



Scope of work :

- Carry out independent study of a project.
- Validation of project cost.
- Validation of other aspects like project design and technical viability issues after financial closure but before disbursement.
- Assists lender in monitoring of the project through preparing progress reports for the project under implementation.
- Verification and confirmation of end use of disbursements of loans under disbursement control mechanism.

The work of LIE will be for 2 years and upto Date of Commencement of commercial Operations (DCCO) i.e. upto 30.11.2021, LIE work can be further extended upto one year after Date of Commencement of Commercial Operations (DCCO) or till the project cash flow stabilises.

Please note that allotment of LEI can be terminated any point of time from bank side.

Please contact Mr Rajesh (M.no. 9899500644) to coordinate in this matter.


Yours faithfully,

Authorised Signatory
Commercial Branch, Br. Code: 18173
New Delhi-110005
Relationship Manager (AMT-III)