

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING, SECTOR-VI, NOIDA- 201301**

Commercial Department

By Speed Post

No. NOIDA/Commercial/2015/1128

Dated: 16/07/2015

M/s ATS Homes Pvt. Ltd. (Consortium)
711/92, Deepali, Nehru Place, New Delhi - 110 019

Sub: Allotment - cum - reservation letter of Commercial Plot No. 01 Block - SC
Sector- 152 Scheme No. 2015-16 (International Level Cricket Stadium - cum -
Sports City)

Dear Sir,

In continuation of this office letter No. NOIDA/Commercial/ 2015/1068 Dated 03/07/2015, vide which bid for Plot No. SC - 01 Sector- 152, NOIDA measuring 503000 Sqm. was accepted in your favour as per terms and conditions mentioned in the brochure of the scheme No. 2015-16 (International Level Cricket Stadium - cum -Sports City). As you have deposited required amount, the allotment of acquired land measuring approx. 3,93,276.75 Sqm. and reservation of un-acquired land measuring approx. 109723.25 Sqm. is being made. Accordingly, in terms of brochure of the scheme, the same is allotted/ reserved in your favour as per details given below:-

1	Property type	:	Commercial Plot for International Level Cricket Stadium - cum - Sports City
2	Allotment mode	:	Sealed Bid/Tender
3	Plot No. /Sector	:	SC - 01, Sector - 152
4	Area of Plot in sqm.	:	503000 Sqm.
5	Tender/bid price Per Sqm.	:	Rs. 26650/-
6	Total Premium of plot	:	Rs. 13404950000/-
7	Earnest Money Deposited alongwith tender form	:	Rs. 500000000/-
8	Reservation Money equivalent to 5% of the total premium for 5,03,000 sqm. (a- Reservation money for 393276.75 sqm. land = Rs. 524041270/- (b- Reservation money for 109723.25 sqm. land = Rs. 146206231/-)		Rs. 670247500/-
9	Balanced of Reservation Money deposited (after adjustment of earnest money deposited along with tender form) against the demand vide letter dated 03/07/2015	:	Rs. 170247500/-

(एल० पी० सिंह)

सहायक नगर प्रबंधक
नोएडा

	a. Balance of Reservation money deposited for 393276.75 sqm. land = Rs. 133110106/- b. Balance Reservation money deposited for 109723.25 sqm. land = Rs. 37137394./-)		
10	Total amount equivalent to 15% of the premium the plot payable within 90 days from the date of issue of this letter which includes; (a- Allotment money for 393276.75 sqm. land = Rs. 1572123809/- (b- Reservation money for 109723.25 sqm. land = Rs. 438618692/-) Allotment letter of un-acquired land shall be issued as and when land is available for handing over possession.	:	Rs. 2010742500/-
11	Balance 80% premium of 503000 Sqm. payable in 16 equal half yearly instalments along with interest (a. Balance 80% premium payable in 16 equal half yearly instalments along with interest of acquired land i.e. 393276.75 Sqm. = Rs. 8384660310./- (b. Balance 80% premium of un-acquired land i.e. 109723.25 Sqm. payable in 16 equal half yearly instalments along with interest = Rs. 2339299690./-)	:	Rs. 10723960000/-
12	Legal documentation charges	:	Rs. 50/-
13	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA) For acquired land i.e. 393276.75 sqm. tentative stamp duty which should be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 854565600/-
	Lease rent shall be payable as per terms of the brochure of the scheme from the date of execution of lease deed		

You are requested to deposit allotment money amounting to Rs. 2010742500/- through challans available in Punjab National Bank, Sector-1, NOIDA or HDFC Bank, Sector-18, NOIDA within 90 days from the date of issue of this letter i.e. by 13-Oct-2015, failing which action as per terms and conditions of the brochure shall be taken. You are also requested to execute the lease deed of land in possession of NOIDA within 180 days from the date of issue of this letter i.e. by 11-Jan-2016. Detailed calculation sheet is being enclosed.


 (एल० पी० सिंह)
 सहायक महाप्रबन्धक
 नोएडा

The other terms and conditions of allotment/ brochure of the scheme shall remain the same as specified in the brochure of the scheme and shall be binding on the allottee. You are requested to take necessary action accordingly.

Thanking you,

Encl: (1) Calculation Details – Annexure – A

Your faithfully,

Copy to:-

1. Addl. Chief Executive Officer (R.), NOIDA
2. Chief Project Engineer, NOIDA
3. Chief Architect Planner, NOIDA
4. Accounts Officer (Commercial) for necessary action.
5. Project Engineer – (Work Circle-X), NOIDA with the request to provide site plan of Plot No. SC - 01 Sector - 152, NOIDA.

Assistant General Manager (Commercial)

(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौरडा

Assistant General Manager (Commercial)

(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौरडा

Calculation Details of Commercial Plot No. 01 Block- SC Sector- 152 NOIDA ANNEXURE-A

1	Property type	:	Commercial Plot for International Level Cricket Stadium - cum - Sports City
2	Allotment mode	:	Sealed Bid/Tender
3	Plot No. /Sector	:	SC - 01, Sector - 152
4	Area of Plot in sqm.	:	503000 Sqm.
5	Tender/bid price Per Sqm.	:	Rs. 26650/-
6	Total Premium of plot	:	Rs. 13404950000/-
7	Earnest Money Deposited alongwith tender form	:	Rs. 500000000/-
8	Reservation Money equivalent to 5% of the total premium for 503000 sqm. 1. Reservation money for 393276.75 sqm. land = Rs. 524041270/- 2. Reservation money for 109723.25 sqm. land = Rs. 146206331/-)		Rs. 670247500/-
9	Balanced of Reservation Money deposited (after adjustment of earnest money deposited along with tender form) against the demand vide letter dated 03/07/2015 1. Balance of Reservation money deposited for 393276.75 sqm. land = Rs. 133110106/- 2. Balance Reservation money deposited for 109723.25 sqm. land = Rs. 37137394/-)	:	Rs. 170247500/-
10	Total amount equivalent to 15% of the premium the plot payable within 90 days from the date of issue of this letter which includes; 1. Allotment money for 393276.75 sqm. land = Rs. 1572123809 /- 2. Reservation money for 109723.25 sqm. land = Rs. 438618692/-) Allotment letter of un-acquired land shall be issued as and when land is available for handing over possession.	:	Rs. 2010742500/-
11	Balance 80% premium of 503000 Sqm. payable in 16 equal half yearly instalments along with interest 1. Balance 80% premium payable in 16 equal half yearly instalments along with	:	Rs. 10723960000/-

	interest of acquired land i.e. 393276.75 Sqm. = Rs. 8384660310/-		
	2. Balance 80% premium of un-acquired land i.e. 109723.25 Sqm. payable in 16 equal half yearly instalments along with interest = Rs. 2339299690/-)		
12	Legal documentation charges	:	Rs. 50/-
13	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA) For acquired land i.e. 393276.75 sqm. tentative stamp duty which should be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 854565600/-
	Lease rent shall be payable as per terms of the brochure of the scheme from the date of execution of lease deed		

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
1 st	03-01-2016	670247500	589817800	1260065300
2 nd	03-07-2016	670247500	552954188	1223201688
3 rd	03-01-2017	670247500	516090575	1186338075
4 th	03-07-2017	670247500	479226963	1149474463
5 th	03-01-2018	670247500	442363350	1112610850
6 th	03-07-2018	670247500	405499738	1075747238
7 th	03-01-2019	670247500	368636125	1038883625
8 th	03-07-2019	670247500	331772513	1002020013
9 th	03-01-2020	670247500	294908900	965156400
10 th	03-07-2020	670247500	258045288	928292788
11 th	03-01-2021	670247500	221181675	891429175
12 th	03-07-2021	670247500	184318063	854565563
13 th	03-01-2022	670247500	147454450	817701950
14 th	03-07-2022	670247500	110590838	780838338
15 th	03-01-2023	670247500	73727225	743974725
16 th	03-07-2023	670247500	36863613	707111113

Asstt. General Manager (Commercial)

(एल० पी० सिंह)
सहायक महाप्रबन्धक
नोएडा

New Okhla Industrial Development Authority
Main Administrative Building, Sector-VI, NOIDA – 201301

Registered/ Speed Post

No. NOIDA/Commercial/SC-01-152/2015/1068

Dated: 03-Jul-2015

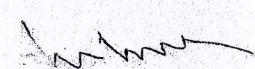
M/s ATS Homes Pvt. Ltd. (Consortium)
711/92, Deepali, Nehru Place, New Delhi – 110 019

Subject : Acceptance letter for allotment of Sports City Plot No. SC - 01, Sector - 152, NOIDA under Commercial Scheme No. 2015-16 (International Level Cricket Stadium – cum - Sports City).

Dear Sirs,

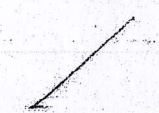
With reference to your tender documents submitted on 26th June, 2015 regarding allotment of Sports City Plot No. SC - 01, Sector - 152, NOIDA measuring approx. 503000 Sqm. @ Rs. 26650/- per sqm., it is to inform you that your bid has been accepted in principle by the Authority. As per terms and conditions of the brochure, you are required to deposit 5% of the total premium of the plot (as reservation money) amounting to Rs. 170247500/- (after adjustment of Earnest Money of Rs. Fifty crores only which was submitted by you along with Bid documents application) within 30 days from the date of issue of this letter i.e. by 01-Aug-2015. In case of failure to deposit the above mentioned amount within due date, this offer shall automatically stand withdrawn as per terms of offer/ brochure and earnest money deposited by you will stand forfeited by the Authority. Other terms and conditions of the scheme shall remain same.

Yours faithfully,


Manager (Commercial)

Copy to:-

1. Accounts Officer (Commercial) for information & necessary action.


Manager (Commercial)

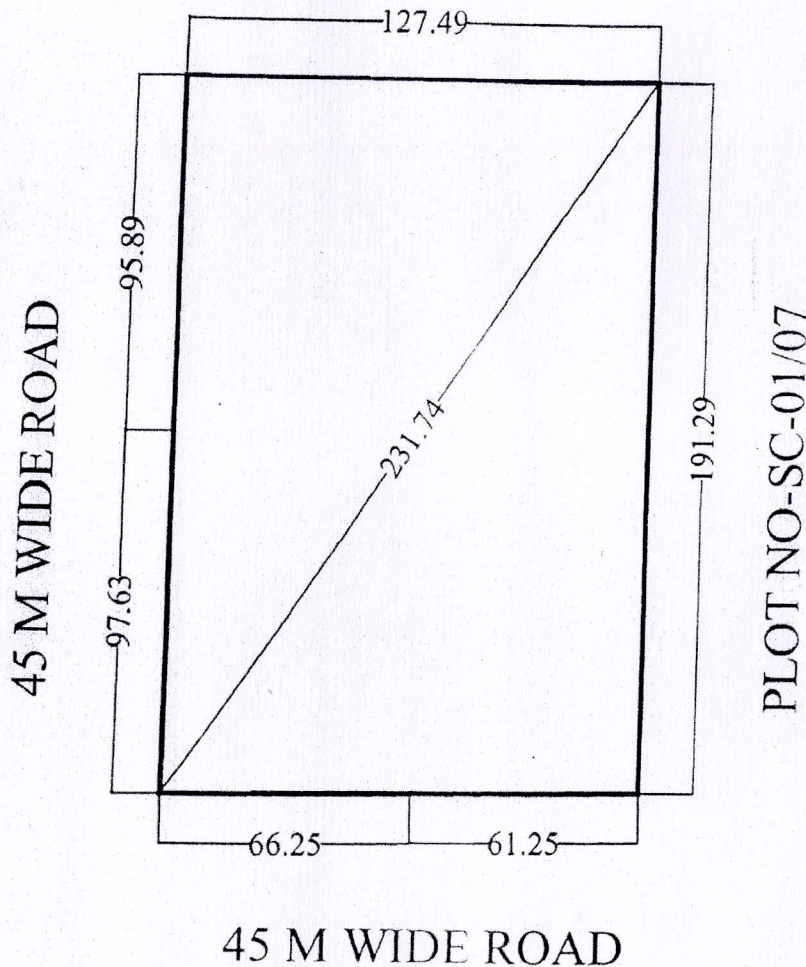
SITE PLAN



NOT TO SCALE

PLOT NO- SC-01/09
 SECTOR- 152 NOIDA
 PLOT AREA- 24529.00 SQM
 PROPORTIONATE AREA OF ROADS = 3709.82 SQM
 TOTAL (A) = 28238.82 SQM
 UN-ACQUIRED AREA IN PLOT=NIL SQM
 UN-ACQUIRED AREA IN ROAD =742.33 SQM
 TOTAL (B) = 742.33 SQM
 NET PLOT AREA = 24529.00 SQM
 CURRENT LEASE AREA (A-B) = 27496.49 SQM
 BALANCE LEASE AREA (B) = 742.33 SQM

PLOT NO-SC-01/08



NOTE-DIMENSIONS MAY BE CHANGE AT A TIME OF PHYSICAL POSSESSION ON SITE
 SITE PLAN OF EACH PLOT IN SECTOR-152 IS BEING ISSUED w.r.t TO LETTER NO.
 NOIDA / COMM./2015/1757 DT.30/11/2015

J.E
 WC-10

A.P.E
 WC-10

(Office Copy)

CIN: U70102UP2012PTC053874

CHANGE IN REGISTERED OFFICE OF
STAR LANDCRAFT PRIVATE LIMITED

Date: 12.08.2016

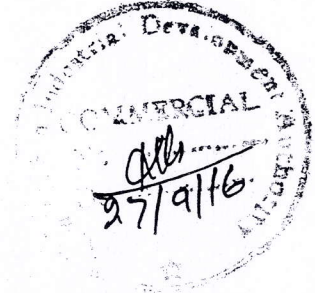
To,

The GM COMMERCIAL

New Okhla Industrial Development Authority

Administrative Complex

Sector-6, Noida-201301



Sub: Change in Registered Office Address

Dear Sir,

In respect of Plot No. SC-01/09, Sector-152, Noida, we wish to inform you that the Registered Office address of the Company with effect from 12th August 2016 is shifted from B-47, Surya Nagar, Ghaziabad 201010, Uttar Pradesh to 6TH FLOOR, PLOT NO. 01/B, SECTOR-126, NOIDA-201303, UTTAR PRADESH.

We request you to kindly effect the said change in your systems/records for future correspondence and to send all further intimations to the said new Address.

We enclose herewith the following documents:

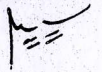
1. Certified copy of Board Resolution of change of Registered Office.
2. Certified copy of INC-22 filed with ROC along with filing fee receipts.

Thanking You.

Yours faithfully,

For and on behalf of

Star Landcraft Private Limited
Star Landcraft Pvt. Ltd.


Director

Director/Authorised Signatory

Name: Ajay Kumar

DIN: 02155512

Place: Noida

Star Landcraft Pvt. Ltd.

Regd. Office : B-47, Surya Nagar, Ghaziabad-201010 (U.P.)
T: +91-120-6512749 • E: pkagarwalassociates@yahoo.co.in