



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. PROP/BRS/2014/1612
Date 14.08.2014

Plot Code —
Allotment No. BR502/2010
Plot No. GH-09
Block No. —
Sector 01

Lessee / Allottee's Name
& Address M/S. STELLAR SPRING
PROJECTS PVT. LTD.
325A, Top floor, Gupta Arcade
Plot No. 4 & 5 Shreshtha Vihar
LSC, New Delhi - 110092

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East.....			
South-West.....			
South-East.....			
North-West.....			

64803.00 Sq. mtr

Site plan of the plot is enclosed herewith. GH-09

I/We have taken over possession of the plot No.Block No.Sector 01 on 14.8.2014

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

[Signature]
Manager (Builders)

[Signature]
For Stellar Spring Projects (P) Ltd.

Greater Noida Indl. Dev. Authority

Authorised Signatory

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

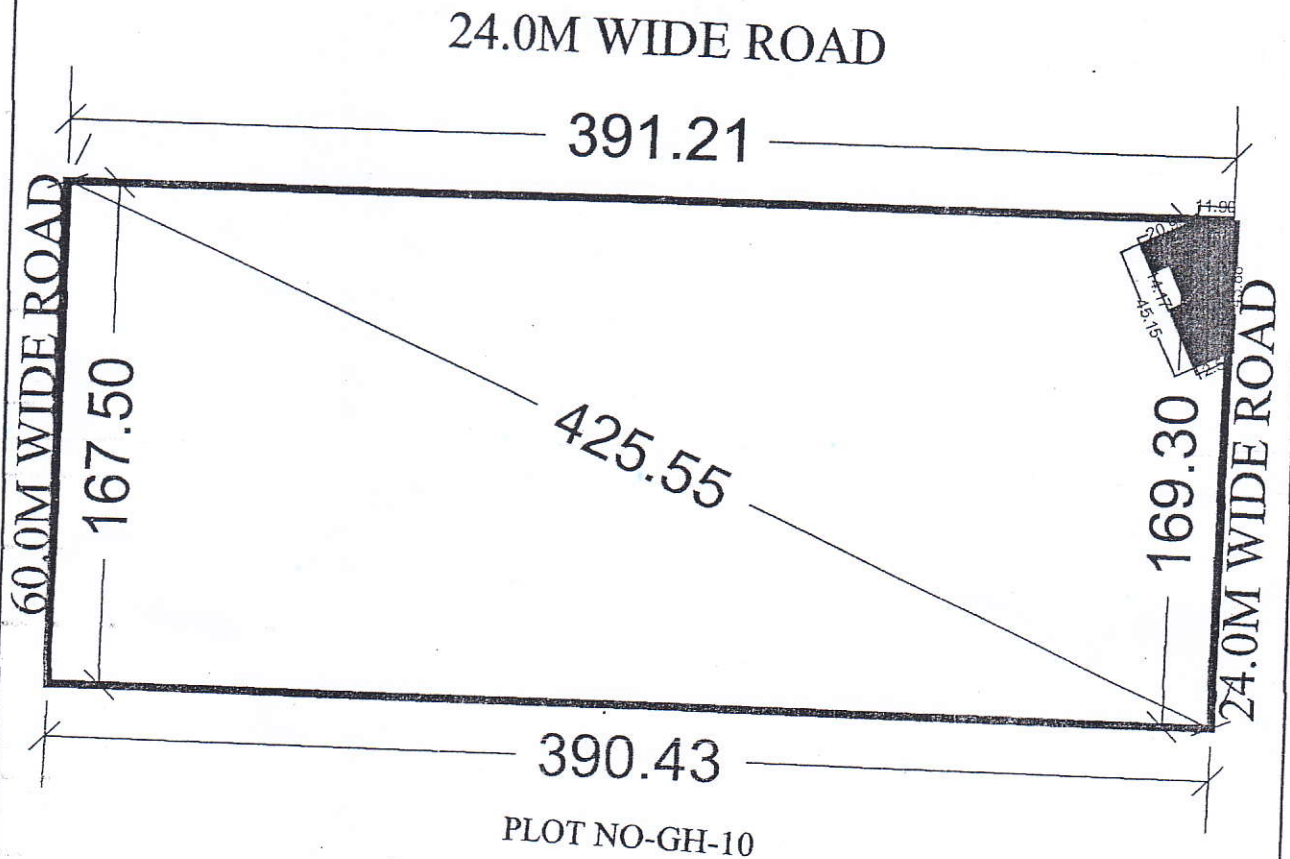
Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

PLOT NO:-GH-09



TOTAL AREA = 65813.00 SQM.

AREA HANDED OVER LATER=1010.00 SQM

AREA HANDED OVER (65813-1010)=64803.00 SQM

For Stellar Spring Projects (P) Ltd

SIGN-

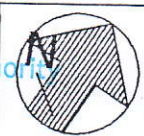
A. Rawat
Authorised Signatory

POSSESSION TAKEN OVER

SIGN-

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

POSSESSION HANDED OVER



LEASE PLAN FOR PLOT NO-GH-09 OF SECTOR-01 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER 19/4	<i>[Signature]</i> SR. MANAGER 19/4
	LAND DEPTT.	<i>[Signature]</i> LEKHPAL	<i>[Signature]</i> N. TENSILDAR	<i>[Signature]</i> TEHSILDAR
	LAW DEPTT.	<i>[Signature]</i> A.L.O.	<i>[Signature]</i> MANAGER	
	PLNG. DEPTT.	<i>[Signature]</i> SR. DRAFTSMAN	<i>[Signature]</i> SR. EXECUTIVE	



GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

For Stellar Spring Projects (P) Ltd.

A. Rawat
Authorised Signatory

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

No. : FRC/BRS-02/2010/ 1512
Dated : 27th April 2010

To

Consortium M/s Stellar Spring consisting of
1. M/s Spring Infradev (P) Ltd. – Lead Member
2. M/s Stellar Ventures Pvt.Ltd. – Relevant Member
3. M/s Key Stone Developers Pvt.Ltd. – Relevant Member
4. M/s Fact Software Pvt.Ltd. – Relevant Member
5. M/s A Plus Components Pvt.Ltd.- Relevant Member
C-56/9, Sector-62
NOIDA – 201301 (U.P.)

Sub: Allotment Letter for Builders Residential / Large Group Housing Plot
No.GH-09, Sector-01, Greater Noida Area 65800.00 Sq.m.

Sirs,

In continuation to our Acceptance Letter No. PROP/BRS-02/2010/1469 dated 30th March 2010, I have been directed to inform you that Plot No.GH-09, Sector-01, Greater Noida Area 65800.00 square metre is allotted to you on your quoted rate of Rs.10228/- per sq.m. The 5% of total premium of the plot, thus, shall be Rs. 1,73,00,240.00 (Rs.One Crore Seventy Three Lac Two Hundred Forty only) (after adjusting the excess money deposited i.e. Rs.1,63,49,880/- as intimated to you in Acceptance Letter) as allotment money which has to be deposited within 60 days from the date of issue of this letter. Detailed payment plan of balance premium / instalments are 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	27.10.2010	0	36342130	36342130	605702160
Instalment No.2	27.04.2011	0	36342130	36342130	605702160
Instalment No.3	27.10.2011	0	36342130	36342130	605702160
Instalment No.4	27.04.2012	0	36342130	36342130	605702160
Instalment No.5	27.10.2012	37856385	36342130	74198515	567845775
Instalment No.6	27.04.2013	37856385	34070747	71927132	529989390
Instalment No.7	27.10.2013	37856385	31799363	69655748	492133005
Instalment No.8	27.04.2014	37856385	29527980	67384365	454276620
Instalment No.9	27.10.2014	37856385	27256597	65112982	416420235
Instalment No.10	27.04.2015	37856385	24985214	62841599	378563850
Instalment No.11	27.10.2015	37856385	22713831	60570216	340707465
Instalment No.12	27.04.2016	37856385	20442448	58298833	302851080
Instalment No.13	27.10.2016	37856385	18171065	56027450	264994695
Instalment No.14	27.04.2017	37856385	15899682	53756067	227138310
Instalment No.15	27.10.2017	37856385	13628299	51484684	189281925
Instalment No.16	27.04.2018	37856385	11356916	49213301	151425540
Instalment No.17	27.10.2018	37856385	9085532	46941917	113569155
Instalment No.18	27.04.2019	37856385	6814149	44670534	75712770
Instalment No.19	27.10.2019	37856385	4542766	42399151	37856385
Instalment No.20	27.04.2020	37856385	2271383	40127768	0

Swamy

The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. —

- (1) Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
- (2) Union Bank of India, Sector – 62, NOIDA
- (3) HDFC Bank, Alpha Commercial Belt, Greater Noida

The terms and conditions of the Builders Scheme (Scheme Code PRG-02/2010) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,



(Ravindra Singh)

General Manager (Property - Builders)

27/04/10

Copy to:

1. General Manager (Finance) (LVB)
2. General Manager (Planning)



General Manager (Property - Builders)

To,
The Technical Advisor
UPRERA
Lucknow, U.P.

Dated : 02/12/2023

Sir,

Regarding- Adding member firms of the special purpose Company as Promoters.

Our request for the registration of the Stellar One Phase-II project was submitted with the application ID- ID876058. We have received feedback regarding shortcomings in the application, and queries were conveyed to us in your letter numbered 2511231/UPRERA dated 25/11/2023. As per query number 3, the lessee of the land has formed a special purpose company, the member firms of the special purpose company are not added as promoters. The Allotment letter uploaded is not relevant please explain.

In our case, the land in question is owned by "M/s Stellar Spring Projects Pvt. Ltd," which is the "Lessee" under the Lease deed for plot dated 14/08/2014. As per the clause 1 at Page 8 of the Lease deed, the Lessee has to execute and construct the project on the plot. Also as per clause III(C) at page 6 of the Lease deed, Lessee has to construct the group housing and allot the flats to allottees on sub lease deed.

The consortium members in Special purpose Company are only shareholders of the Company.

"Promoter" is defined under section 2(zk) in sub section(i) as person who develop the land into project. In this reference also it is submitted that SPPL is the Promoter under RERA, the consortium members playing no role in construction or sale of project. SPPL is the landowner acting as a lessee and developer, and the company also sells the apartments.

It is pertinent to highlight that "M/s Stellar Spring Projects Pvt. Ltd" (UPRERAPRM8082) acted as the sole promoter for the initial phase (Stellar One-Phase-1) of the project, duly acknowledged by RERA under registration number UPRERAPRJ6209 on 31/07/2017. This phase was successfully completed with the issuance of the Completion Certificate on 14/02/2020 and Sub lease deeds in favour of the allottees where executed by "M/s Stellar Spring Projects Pvt. Ltd".

Therefore, I kindly request the approval be granted in the name of "M/s Stellar Spring Projects Pvt. Ltd." as the sole promoter for UPRERA purposes.

We have also uploaded the Possession certificate and also allotment letter for your reference.

Thanking You

Yours sincerely

For Stellar Spring Projects Pvt. Ltd.

Authorised Signatory.

