

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

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

पत्रांक : ग्रेनो/बिल्डर्स/2024/1250
दिनांक : 12 अगस्त, 2024

सवामें

M/s Nivas Promoters (P) Ltd.,
B-51/3, First floor,
Correntum, Sector 62,
NOIDA - 201 301

महोदय,

कृपया अपने पत्र दिनांक 12.08.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा आपने बिल्डर्स भूखण्ड संख्या जीएच-01डी, सैक्टर 10 के सापेक्ष आपने अतिदेय धनराशि को लिगेसी स्टॉल्ड रियल एस्टेट प्रोजेक्ट की नीति/पैकेज के अंतर्गत जारी होने वाले शिडयूलमेंट पत्र के सम्बन्ध में जानकारी चाही है।

उपरोक्त सम्बन्ध में अवगत कराना है कि ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के क्षेत्र में लम्बे समय से रुकी गुप हाउसिंग परियोजनाओं को तत्काल पूरा करने तथा फ्लैट बायर को यथाशीघ्र मकान उपलब्ध कराने एवं फ्लैट की रजिस्ट्री करने के उद्देश्य से उत्तर प्रदेश शासन द्वारा शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के माध्यम से नीति/पैकेज निर्धारित किया गया है।

उपरोक्त संदर्भित नीति/पैकेज में वर्णित प्राविधानों के अनुरूप गणना करने पर आपके बिल्डर्स भूखण्ड संख्या- जीएच-06सी सैक्टर 01 के सापेक्ष दिनांक 31.03.2024 तक अनुमानित अतिदेय धनराशि तथा 25 प्रतिशत धनराशि निम्नानुसार आगणित होती थी-

S.No.	Items	Net Dues After Covid Benefit (Rs.)	25% Amount (Rs.)
1.	प्रीमियम	31,16,80,301.00	7,79,20,075.00
2.	वार्षिक लीजरेंट	21,86,545.00	5,46,637.00
3.	अतिरिक्त प्रतिकर	3,12,434.00	78,108.00
	कुल योग	31,41,79,280.00	7,85,44,820

उपरोक्त नीति के अंतर्गत तदनुसार प्रीमियम, अतिरिक्त प्रतिकर एवं वार्षिक लीजरेंट के नेट ड्यूज की 25 प्रतिशत धनराशि रु० 7,85,44,820/- जमा कराने हेतु आपको प्राधिकरण के पत्र दिनांक 15.03.2024 के माध्यम से मांग पत्र प्रेषित किया गया था, जिसके क्रम में आपके द्वारा वांछित धनराशि जमा करा दी गई है। अवशेष 75 प्रतिशत धनराशि की नियमानुसार किश्तें निर्धारित करने के सम्बन्ध में पत्रावली प्रगति में है।

भवदीया,


12/8/24
प्रबंधक (बिल्डर्स)

Government of Uttar Pradesh

e-Stamp

Signature:

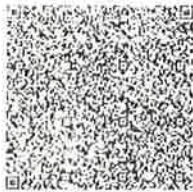
Abstract The purpose of this study was to determine the effect of a 12-week, low-intensity, low-impact, and low-impact aerobically and resistance training program on the physical fitness of sedentary, middle-aged women. The study was a randomized, controlled trial. The subjects were 40 sedentary, middle-aged women who were randomly assigned to either a 12-week, low-intensity, low-impact, and low-impact aerobically and resistance training program or a control group. The subjects were assessed for physical fitness at baseline and at 12 weeks. The results showed that the subjects in the training program had significantly higher levels of physical fitness than the control group at 12 weeks. The subjects in the training program had significantly higher levels of aerobic fitness, muscular strength, and muscular endurance than the control group. The subjects in the training program also had significantly higher levels of body mass index (BMI) and body fat percentage than the control group. The results of this study suggest that a 12-week, low-intensity, low-impact, and low-impact aerobically and resistance training program can improve the physical fitness of sedentary, middle-aged women.

Accepted Article

Accepted Article

Licensee No. 18765-74, Varanasi & Distt.-G.B. Nagar, UP

Certificate No.	: IN-UP47993438323151W
Certificate Issued Date	: 14-Aug-2024 03:28 PM
Account Reference	: NEWIMPACC (SV)/ up14004004/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400400492606075882647W
Purchased by	: NIVAS PROMOTERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NIVAS PROMOTERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: NIVAS PROMOTERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



AFFIDAVIT

I, Shelendra Sharma S/o Bankey Lal Sharma R/o Plot No. 85, Sam Residency, Crossing Republic, Ghaziabad, Uttar Pradesh-201016 director of Nivas Promoters Private Limited, is the Promoter for the proposed project namely Renox Thrive, do hereby solemnly declare, undertake and state as follows:

1. That the above-mentioned facts are true and correct to my knowledge.
2. That the Promoter has a legal title of the land on which the development of the said project is proposed.
3. That the authority letter dated 12.08.2024 has acknowledge the fact that we have made the payment 25% of the land dues and for remaining 75% we have submitted the relevant documents for initiating at disclosing the



NIVAS PROMOTERS PVT. LTD.

Director

installments by the authority to us. **(Copy of letter dated 12.08.2024 enclosed.)**

4. That we submit and undertake to clear the remaining 75% of the land dues to the authority either as per the installment plan declared by the authority or within 2 years or 6 months prior to the expiry of the sanctioned map as per the directions of the authority.
5. That we through this affidavit undertake to clear the land dues against the said land and submit the updated lease dues to the Rera authority as in when the payment will be made by us.

NIVAS PROMOTERS PVT. LTD.

DEPONENT
Director

Verification

The contents of my above Affidavit are true and correct and nothing material has been concealed by the Deponent therefrom.

Verified on 14th day of Aug, 2024.

NIVAS PROMOTERS PVT. LTD.

DEPONENT
Director



ATTESTED
K.P. YADAV
NOTARY PUBLIC

14 AUG 2024

GUPTA SAH& ASSOCIATES

Chartered Accountants



PROJECTED FUND FLOW STATEMENT AS ON QUARTER ENDED MARCH 2025

Quarter Ended	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Total
Projected Fund Out Flow						
Payment for Land	7,85,44,820.00	-	-	5,00,00,000.00	-	12,85,44,820.00
Construction Cost Incurred	40,00,800.00	1,23,00,000.00	3,00,00,000.00	8,00,00,000.00	10,00,00,000.00	22,63,00,800.00
Administration Expenses	25,00,000.00	25,00,000.00	60,00,000.00	60,00,000.00	60,00,000.00	2,30,00,000.00
Project Clearance Fee	91,00,000.00					
Projected Cash Inflow						
Promoter Contribution						
Against Land	7,85,44,820.00	-	-	-	-	7,85,44,820.00
Against Construction	40,00,800.00	1,23,00,000.00	3,00,00,000.00	2,00,00,000.00	-	6,63,00,800.00
Against Administration	25,00,000.00	25,00,000.00	-	-	-	50,00,000.00
Against Project Clearance Fee	91,00,000.00					
Sales In advances	-	-	3,00,00,000.00	13,00,00,000.00	10,00,00,000.00	26,00,00,000.00

Note 1

Financial Year Promoters Contribution	15,89,45,620.00
Promoters Contribution Incurred As on date	10,89,45,620.00
To be incurred	5,00,00,000.00

As per our report of even date

Chartered Accountants
Firm's Registration No: 042175N

CA. Sikendra Sah
(Partner)
Membership No. 574010
Date:12/08/2024



For and On behalf of the Board of Directors of

NIVAS PROMOTERS PRIVATE LIMITED

NIVAS PROMOTERS PVT. LTD.

Rahul Verma
(Director)
DIN-06597466

Director