

T-19556
35

(भाग १)

क्रम संख्या.....

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

ख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 5-06-2012
प्रस्तुत कर्ता या प्रार्थी का नाम 31901 क/21140
लेख्य का प्रकार.....
प्रतिकल की धनराशि ०.८५३८५२
१. रजिस्ट्रीकरण शुल्क.....
२. प्रतिलिपिकरण शुल्क.....
३. निरीक्षक या तलाश के लिए शुल्क..... ५२
४. मुख्यारनामा के अधिप्रमाणीकरण के लिए शुल्क.....
५. कमीशन शुल्क..... 150 50
६. विविध.....
७. यांत्रिक भत्ता.....
१ से ८ तक का योग 15-06-2012

शुल्क वसूल करने की दिनांक.....
दिनांक जब लेख्य प्रतिलिपि या तलाश प्रमाण
पत्र वापस करने के लिए तैयार होगा सब-रजिस्ट्रार
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर गौतम बुद्ध नगर (उद्धरण)

19556



उत्तर प्रदेश UTTAR PRADESH

AD 213308

LEASE DEED

62

Stamp Duty Paid in Cash Certificate in favour of M/s CONNOISSEUR INFRABUILD LTD.
8/19 3rd floor, Smile chamber Karol Bagh N.Delh.
In Pursuance of the order of the Collector
No. 10002 Dated 13/10/12 passed under
section 12-A of the Stamp Act it is certified that
an amount of Rs. 4,21,7500/- Rs. four crore twenty one lac seventy five/-
(in words Rs. Four thousand seven hundred and fifty) has been Paid in Cash as stamp Duty in Respect
of this instrument in the State Bank of India
Treasury Sub Treasury of N.D.A
by Chaitan Keshav Datt 3-10-12
a Copy of which is annexed hereto.

13-10-2012

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Gautam Bhowmik
13/10/12

PLOT NO. GH-12A-1,
SECTOR-1,
GREATER NOI

AREA: 37479.92 Square Meter

प्रंगणक (विल्डस)

For Connoisseur Infrabuild Private Limited

Director/Auth. Signatory

मात्रा ५५ दिनांक १२.१०.१२ Commissioner of Trade, P. I. B. P.
इस्तम्भ का नाम विद्युत विभाग
स्थायी कार्यालय नई दिल्ली
इस्तम्भ की दर ५०
सुनाक्षर दिनांक १२.१०.१२
मात्रा ५० दिनांक १२.१०.१२ दिनांक १२.१०.१२
क्रम-११, नोट-११, नोट-११, नोट-११ (प्रमाणित) 

1-FACT-1473, off road

三、民族政策

八时口渴，先服下片不快。

卷之三

2018-01-01

LEASE DEED

This Lease Deed made on 15TH day of OCTOBER, 2012 between the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and M/s CONNOISSEUR INFRABUILD PRIVATE LIMITED, a company within the meaning of Companies Act, 1956, having its registered office at 8/19, 3RD FLOOR, SMILE CHAMBER, KAROL BAGH, NEW DELHI through Mr. AVDHESH KUMAR GOEL S/o MR. MANIK CHAND GOEL R/o. EG-102, INDERPURI, NEW DELHI - 110012 duly authorized by its Board of Directors vide Resolution dated 13.10.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor. AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

1. M/s Connoisseur Infrabuild Pvt.Ltd. - Lead Member
2. M/s AGM Management Services Ltd. - Relevant Member
3. M/s Antriksh Engineers Construction - Relevant Member
4. M/s Apex Buildcon India Pvt.Ltd. - Relevant Member
5. M/s Capital Infradeveloper Pvt.Ltd. - Relevant Member

the plot NO. GH-12A, SECTOR-01, GREATER NOIDA, area 68166.07 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-03/2010/1656 dated 22.07.2010 and Allotment Letter No. PROP/BRS-03/2010/1735 dated 18TH AUGUST 2010 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said


LESSOR (विलेश)
ग्रेटर नोएडा प्राविधिक समिति

For Connoisseur Infrabuild Private Limited


LESSEE

Director/Auth. Signatory

पट्टा विलेख	(90 वर्ष)	
813,298,200.00	10,000.00	50 10,050.00 2,500

पतिकल मालियन आमत वार्षिक किराया फीस रजिस्ट्री नकल व पति शुल्क यांग भव्य लगभग

मै0 कोनोशियर इन्फ्राविल्ड प्रा0लि0द्वारा अवधेश गोयल

पुत्र श्री मानिकचन्द गोयल 

निवासी व्यापार

निवासी श्वार्या 8/19 थर्ड फ्लोर स्माइल चैम्बर करोल बाग नई दिल्ली-05
अम्बार्या पता 8/19 थर्ड फ्लोर स्माइल चैम्बर करोल बाग नई दिल्ली-05

ने यह लंगूपत्र इस कार्यालय में दिनांक 15/10/2012 समय 11:39AM

वंज नियमन हनु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिवन्धक सदर

गौतमबुद्धनगर

15/10/2012

निष्पादन लंगूपत्र वाद युनने ये समझने मनमून व पाप्त धनाशि रु. पलेंगानुसार उक्त
पट्टा दाता

पट्टा गृहीता



मै0 कोनोशियर इन्फ्राविल्ड प्रा0लि0द्वारा अवधेश

गोयल

पुत्र श्री मानिकचन्द गोयल

पेशा व्यापार

निवासी 8/19 थर्ड फ्लोर स्माइल चैम्बर करोल बाग नई
दिल्ली-05



श्री संजीव कुमार शर्मा
प्रतिनिधि ग्रेनो0ओ0यि0प्रा0द्वारा विवेक गोयल
(प्र०स०)
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-03/2010). The consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	M/s Connoisseur Infrabuild Pvt.Ltd.	55%	Lead Member
2.	M/s AGM Management Services Ltd.	15%	Relevant Member
3.	M/s Antriksh Engineers Construction	5%	Relevant Member
4.	M/s Apex Buildcon India Pvt.Ltd.	5%	Relevant Member
5.	M/s Capital Infradeveloper Pvt.Ltd.	20%	Relevant Member

Whereas the above consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. Its lead member M/s. Connoisseur Infrabuild Pvt.Ltd. has approached to the lessor in accordance with the clause C-8 of the brochure/bld document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Sub-Divided Plot No.	Sub Divided area	Name of member	Status
1.	GH-12A-1, Sector-01	37491 Sq.m.	M/s. Connoisseur Infrabuild Pvt.Ltd.	Lead Member
2.		30675 Sq.m.	M/s AGM Management Services Ltd., M/s Antriksh Engineers Construction, M/s Apex Buildcon India Pvt.Ltd. & M/s Capital Infradeveloper Pvt.Ltd.	Relevant Member

Whereas the said Lead member/lessee has given an undertaking dated 15.10.2012 (Copy annexed as **Annexure-1** to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s. Connoisseur Infrabuild Pvt. Ltd.** on the request of the Lead Member in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided plot No. GH-12A-1, Sector-01, Greater Noida measuring 37491 square metre (As per lease plan actual Area 37502.45 square metre) (out of which presently 37479.92 sq.m. land area is being leased through this lease deed and accordingly consideration is determined) vide letter No. Builders/BRS/2012/552, dated 12.10.2012. Rest affected area i.e. 22.53 sq.m. shall be offered for possession after execution of

For Connoisseur Infrabuild Private Limited

LESSOR (यिल्डर)
ग्रेटर नोएडा प्राप्तिकरण

LESSOR यत्त्वरा। ग्रेटर नीएडा ग्राफिक्स

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~~Leesee~~ LESSEE
Directed

Director/Auth. Signatory

ने निपादन स्वाक्षर किया।

जिमरकी यहांना श्री नरेश कुमार

पुत्र श्री मातादीन

पत्नी नौकरी

निवासी ग्राम य पोर्ट बावल जिला रेवाडी हरियाणा

व श्री अविनाश कुमार सिंह

पुत्र श्री रामसुरेश सिंह

पत्नी

निवासी प्लाट नं 0-65, नीतिखण्ड-2 इमिर्दिरापुरम गांजियाबाद

ने की।

पंचांग: भद्र माहियों के निशान अंगृहे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


उपनिवन्धक सदर
गौतमबुद्धनगर
15/10/2012



supplementary lease deed to the lessee as and when it becomes clear. For staking claim on this affected area, lessee shall pay the instalments as per sub-divided payment plan vide letter dated 05.10.2012. The difference of increase in area shall be payable by the lessee alongwith dues if any.

AND it has been represented to the lessor, that M/s. **Connoisseur Infrabuild Pvt.Ltd. (Lessee)** having its registered office at 8/19, 3RD FLOOR, SMILE CHAMBER, KAROL BAGH, NEW DELHI shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No. **GH-12A-1, Sector-01**, Greater Noida and lessee shareholding shall remain unchanged till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Authority). However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total proportionate premium of the 37479.92 sq.m. is **Rs. 43,37,92,594** (Rupees Forty Three Crore Thirty Seven Lac Ninty Two Thousand Five Hundred Ninty Four only) out of which 10% **Rs. 4,33,79,259.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly installments. After expiry of moratorium period, the balance 90% premium i.e. **Rs. 39,04,13,335.00** of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

Due date	Head	Premium	Interest	Total amount of Instalment	Balance Premium
18.02.2011	Instalment No.1 (PAID)	0.00	23424800.00	23424800.00	390413335.00
18.08.2011	Instalment No.2 (PAID)	0.00	23424800.00	23424800.00	390413335.00
18.02.2012	Instalment No.3 (PAID)	0.00	23424800.00	23424800.00	390413335.00
18.08.2012	Instalment No.4 (PAID)	0.00	23424800.00	23424800.00	390413335.00
18.02.2013	Instalment No.5	24400833.00	23424800.00	47825633.00	366012502.00
18.08.2013	Instalment No.6	24400833.00	21960750.00	46361583.00	341611669.00
18.02.2014	Instalment No.7	24400833.00	20496700.00	44897533.00	317210836.00

For Connoisseur Infrabuild Private Limited

LESSOR (प्रत्यक्ष)
ग्रेटर नोएडा अधिकारण

LESSEE

Director/Auth. Signatory

पट्टा दाता

Registration No.: 19556

Year: 2012

Book No.: 1

0101 संजीव कुमार शर्मा प्रतिनिधि ये 0नो0औ0वि�0प्रा0द्वारा विवेक गा

ग्रेटर नौराहा
नौकरी



18.08.2014	Instalment No.8	24400833.00	19032650.00	43433483.00	292810003.00
18.02.2015	Instalment No.9	24400833.00	17568600.00	41969433.00	268409170.00
18.08.2015	Instalment No.10	24400833.00	16104550.00	40505383.00	244008337.00
18.02.2016	Instalment No.11	24400833.00	14840500.00	39041333.00	219607504.00
18.08.2016	Instalment No.12	24400833.00	13176450.00	37577283.00	195206671.00
18.02.2017	Instalment No.13	24400833.00	11712400.00	36113233.00	170805838.00
18.08.2017	Instalment No.14	24400833.00	10248350.00	34649183.00	146405005.00
18.02.2018	Instalment No.15	24400833.00	8784300.00	33185133.00	122004172.00
18.08.2018	Instalment No.16	24400833.00	7320250.00	31721083.00	97603339.00
18.02.2019	Instalment No.17	24400833.00	5856200.00	30257033.00	73202506.00
18.08.2019	Instalment No.18	24400833.00	4392150.00	28792983.00	48801673.00
18.02.2020	Instalment No.19	24400833.00	2928100.00	27328933.00	24400840.00
18.08.2020	Instalment No.20	24400840.00	1464050.00	25864890.00	0.00

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

LESSOR
प्रदायक (विलंडस)
प्रोटर नोएडा प्राप्तिकरण

For Connoisseur Infrabuild Private Limited

LESSEE

Director/Auth. Signatory

पट्टा गृहीता

Registration No. : 19556

Year : 2012

Book No. :

0201 १०० कोनोशियर इन्फ्रारिल्ड प्राइलिंग्हारा अवधेश गोयल
मानकवन्द गोगल
८/१९ थर्ड फ्लोर स्माइल वैन्डर करोल बाग नई दिल्ली-०५
व्यापार



B. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing Plot No.GH-12A, SECTOR-01, GREATER NOIDA Distt. Gautam Budh Nagar (U.P.) contained by measurement 37479.92 Sq. mtrs. be the same a little more or less and bounded:

On the North by
On the South by
On the East by
On the West by



As per Lease Plan attached

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from **15TH DAY OF OCTOBER 2012** except and always reserving to the Lessor.

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the

For Connoisseur Infrabuild Private Limited

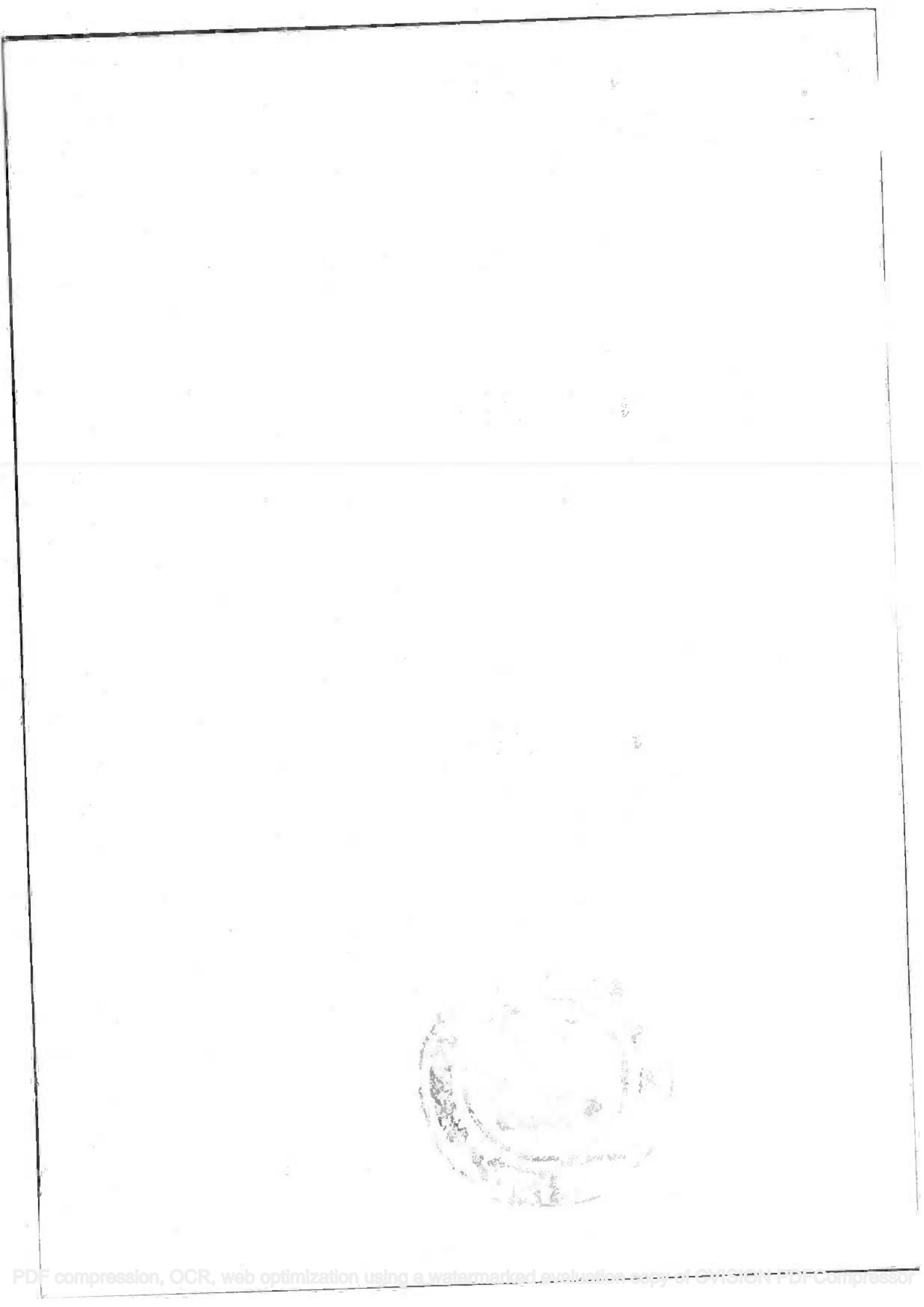
LESSOR

प्रदेशक (वित्तीस)
गैटर नोएडा प्राप्तिकरण

5

LESEE

Director/Auth. Signatory



time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

C. THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid **Rs. 4337926.00** as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part of its members/sub Lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted

For Connoisseur Infrabuild Private Limited

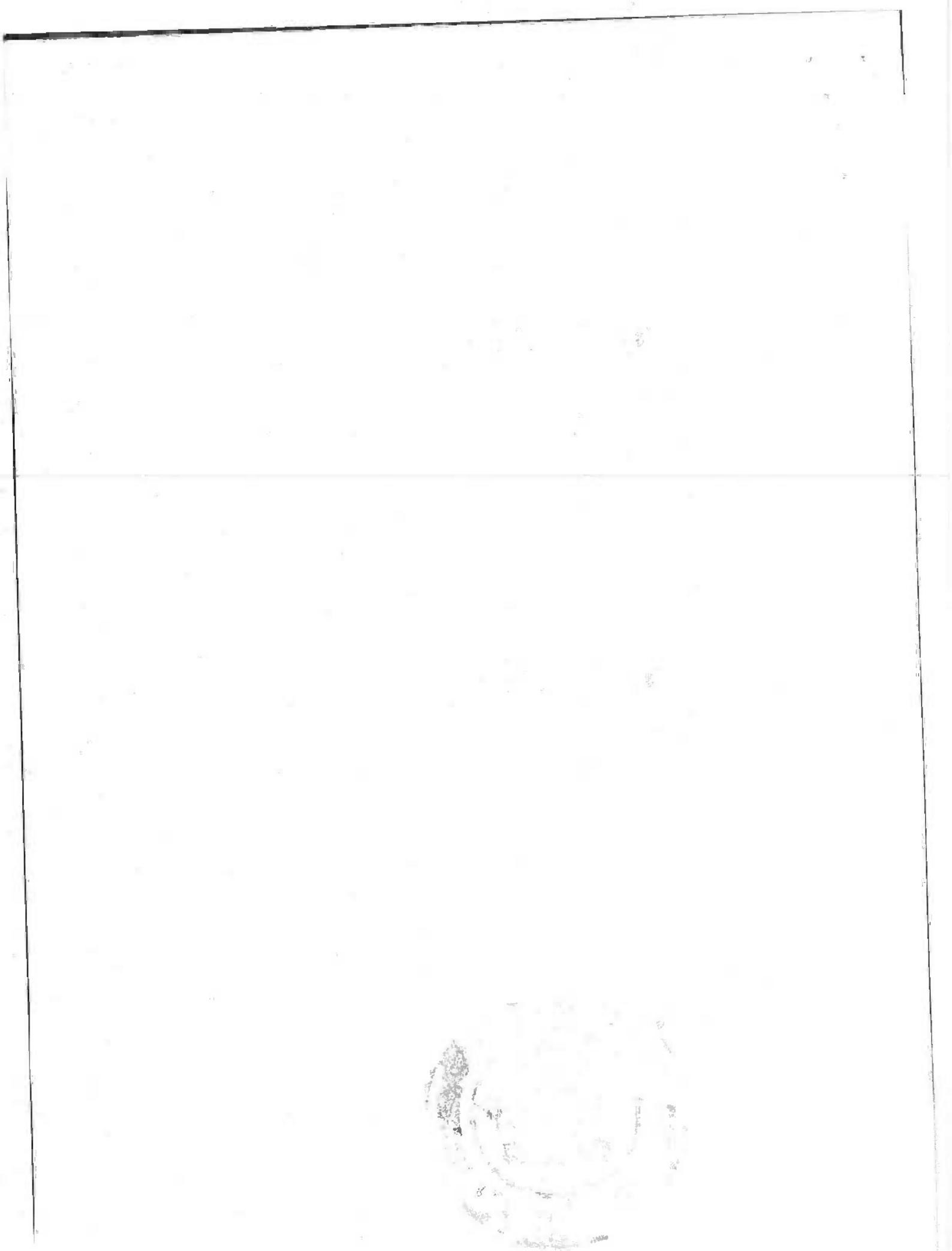
LESSOR

प्रबन्धक (वित्तीय)
प्रेसर नौकरा अधिकारी

6

LESSEE

Director/Auth. Signatory



plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

- i) Such allottee/sub Lessee should be citizen of India and competent to contract.
- ii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed

For Connoisseur Infrabuild Private Limited

LESSOR

प्रबंधक (विलेसर)
सेटर नं०४ ग्रामपालिका

7

LESEE

Director/Auth. Signatory

between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- j) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 31.03.2011 to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 10,000 sq. mtrs.
- k) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

D. NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	35 %
Maximum permissible FAR	2.75
Set backs	As per Building Bye-laws
Maximum Height	No Limit

E. CONSTRUCTION

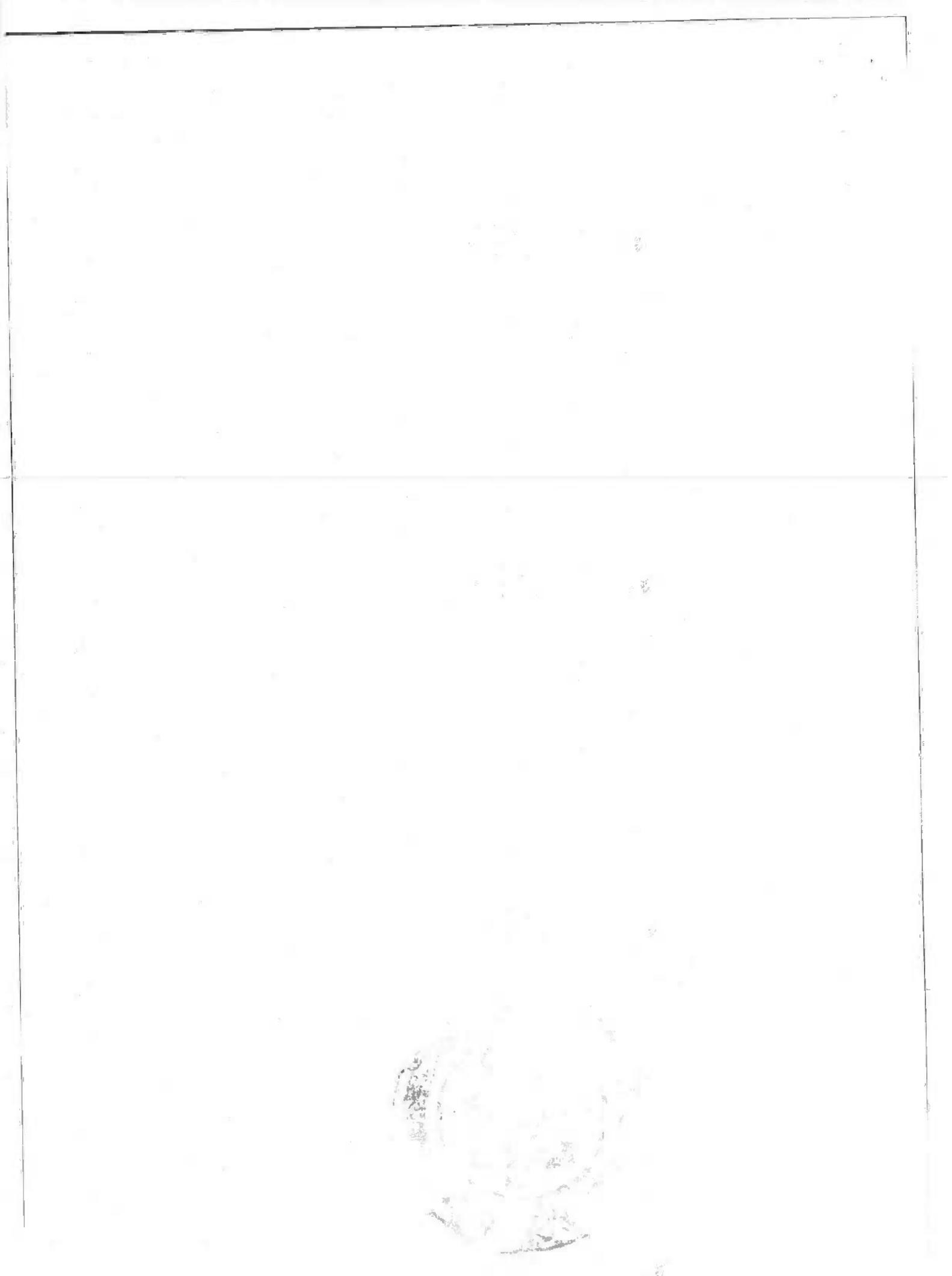
1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession.

For Connoisseur Infrabuild Private Limited

LESSOR
प्रबंधक (पाल्सरा)
प्रैटर नीरज प्राप्तिकरण

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LESSEE

Director/Auth. Signatory



date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 6% of the total premium.
 - For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

For Connoisseur Infrabuild Private Limited

LESSOR

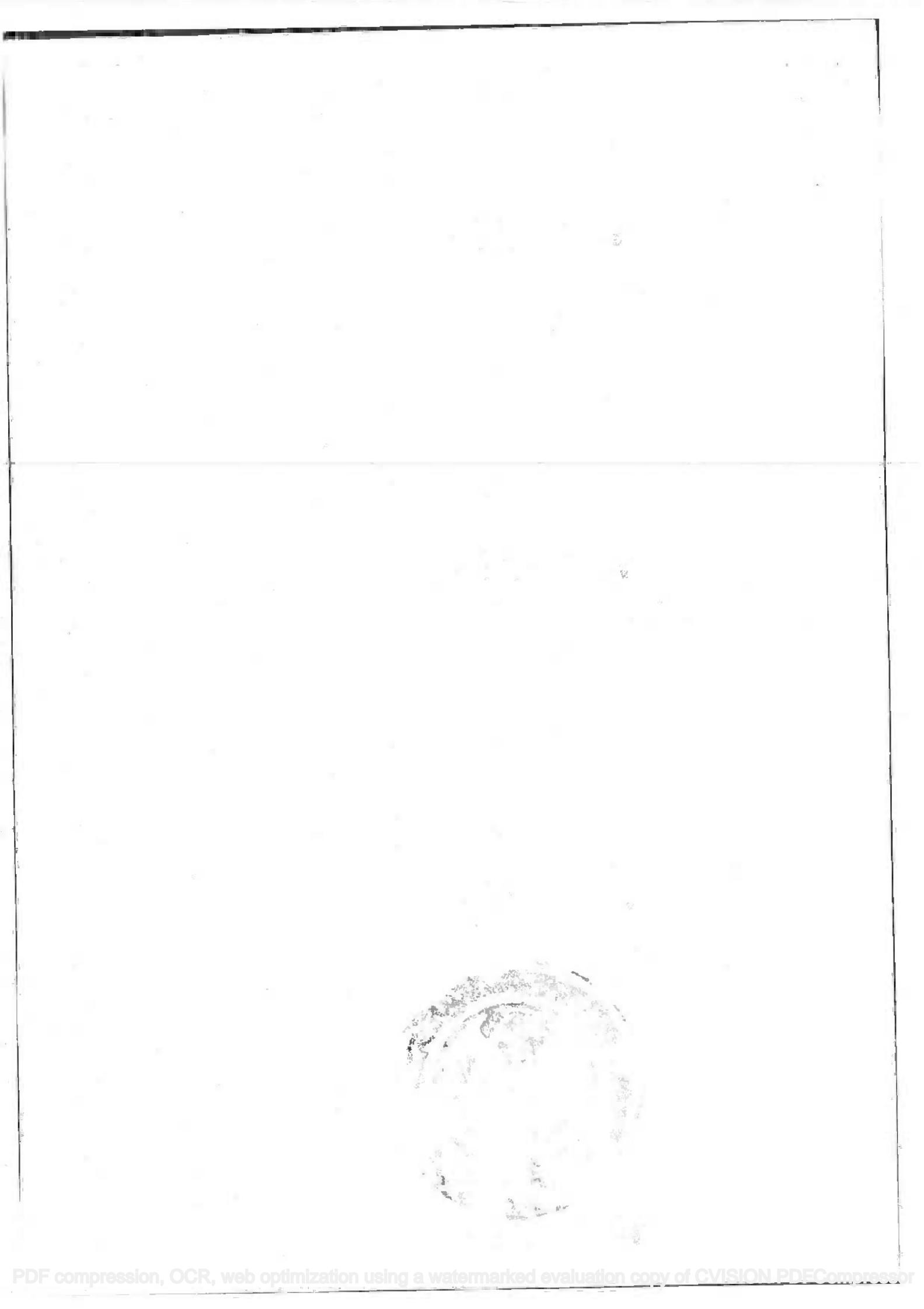
प्रधान (प्रबंध)

इंटर नोट्स एजिनेटरी

9

LESSEE

Director/Auth. Signatory



F. MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

G. TRANSFER OF PLOT

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto 31.03.2011, with the prior approval of LESSOR on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub-divided plots should not be less than 10,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.

For Connoisseur Infrabuild Private Limited

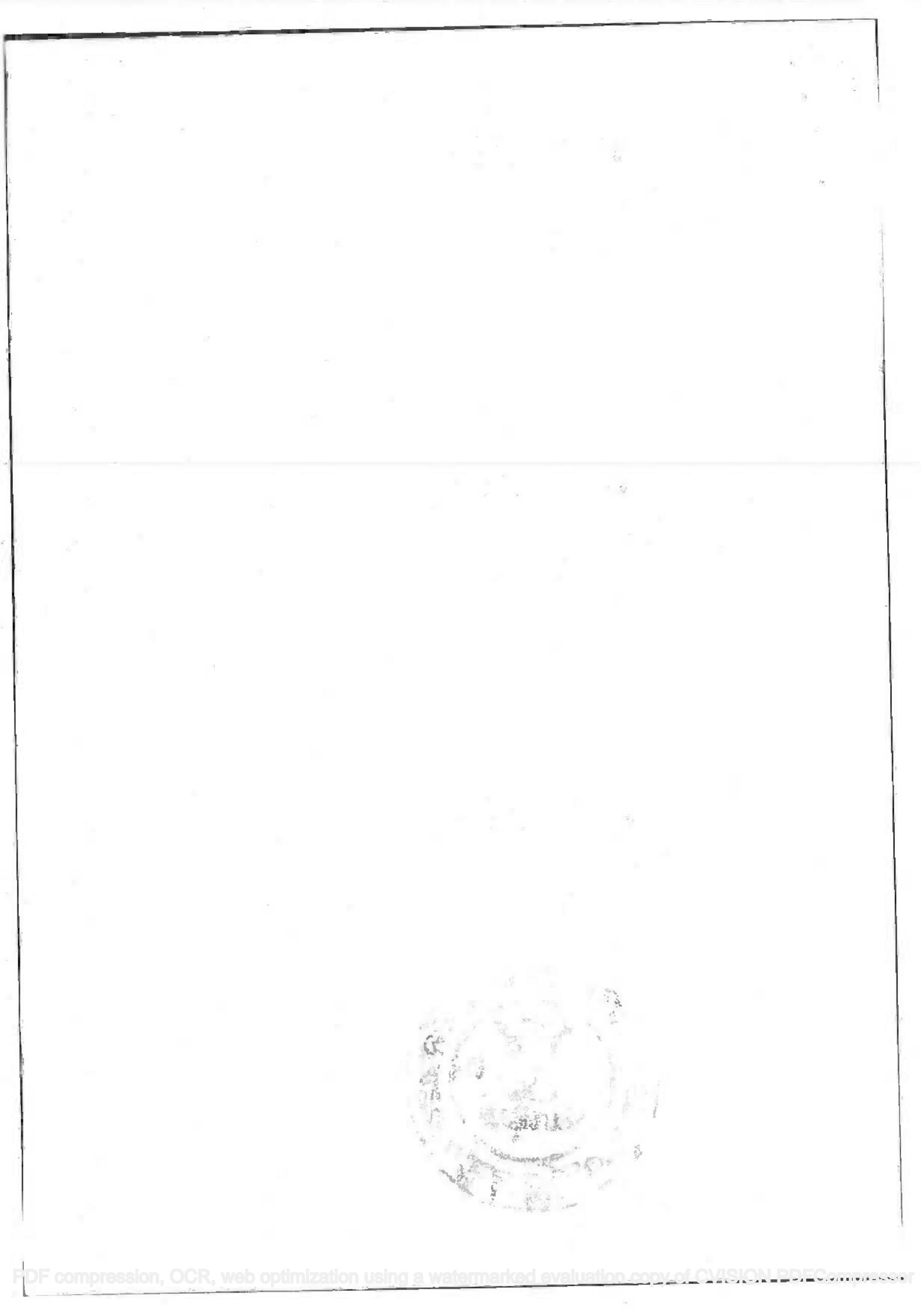
LESSOR

प्रबंधक (एलडीएस)
ग्रेटर नोएडा प्राविकरण

10

LESSEE

Director/Auth. Signatory



- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater NOIDA Industrial Development Authority.
- (vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.
- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

H. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

I. LIABILITY TO PAY TAXES

For Connoisseur Infrabuild Private Limited

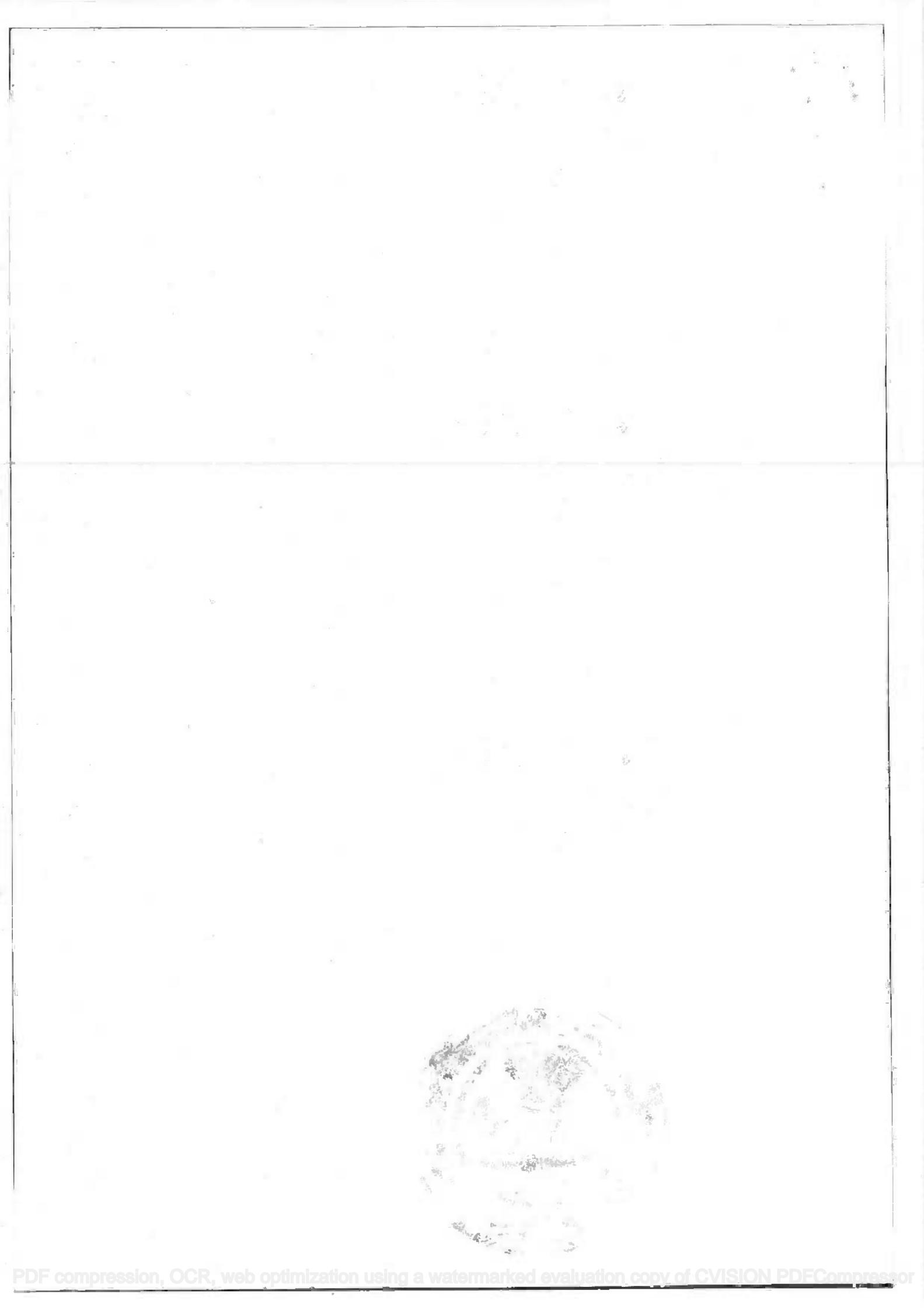
LESSOR

प्रभाल कुमार
दिव्या शैफली राज

11

LESSEE

Director/Auth. Signatory



The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

J. OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

K. MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee / sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the Lessor and recover the amount so spent from the Lessee/sub Lessee. The Lessee/sub Lessee

For Connoisseur Infrabuild Private Limited

LESSOR

प्रबंधक (विर्टुअल)
प्रेटर नैटवर्क प्राइवेट लिमिटेड

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LESSEE

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will be individually and severally liable for payment of the maintenance amount. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

L. CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

M. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits

For Connoisseur Infrabuild Private Limited

LESSOR

प्रधानक (विवरण)
प्रधान नौकरा प्राप्ति करण

13

LESSEE

Director/Auth. Signatory

depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.

4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District , Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
6. The Lease Deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.
7. The Lessor will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling units/ flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/ Lessee/sub-Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.

For Connoisseur Infrabuild Private Limited

LESSOR
प्रबन्धक (प्रिलेस)
ग्रेटर नोएडा प्राप्तिकरण

Lease
LESSEE
Director/Auth. Sign

CONNOISSEUR
INFRABUILD PRIVATE LIMITED

8/19 - Third Floor, Smile Chamber, WEA Area
Karol Bagh, New Delhi-110005

EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CONNOISSEUR INFRABUILD PRIVATE LIMITED HELD ON 13th DAY OF OCTOBER, 2012 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 8/19 THIRD FLOOR, SMILE CHAMBER, WEA AREA, KAROL BAGH, DELHI-110005.

"RESOLVED THAT Mr. Avdhesh Kumar Goel, Director of the Company, be and is hereby authorised by the Board of Directors to sign/ execute the lease deed for Plot No. GH -12A-1 Sector-1, Greater Noida measuring 37479.92 sq mtr. allotted in Group Housing/ Builders Residential scheme, sign all other documents related to the same and take possession of the same on behalf of the Company."

"FURTHER RESOLVED THAT Mr. Avdhesh Kumar Goel, Director of the company be and is hereby also authorised to do all things and acts as are required in the course of execution of lease deed and taking possession of the above said plot. All his acts are binding on the company"

Certified True Copy

For Connoisseur Infrabuild Private Limited
For Connoisseur Infrabuild Private Limited

A. Gupta

Director/Auth. Signatory

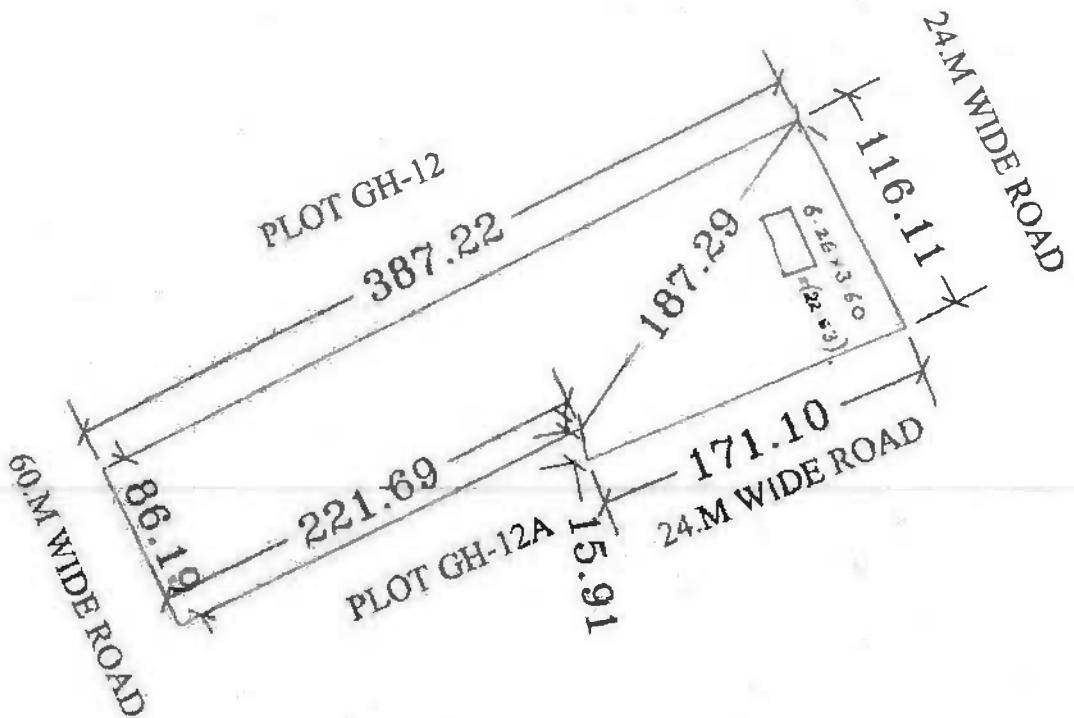
Director/Authorised Signatory

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प्रबंधक (विल्डर्स)
ग्रेटर नोएडा राजिकारप्त

For Connoisseur Infrabuild Private Limited

Avdhesh Kumar Goel

Director/Auth. Signatory



For Connoisseur Infrabuild Private Limited

Director/Auth. Signatory

प्रबंधक (पिलौरा)
ग्रेटर नोएडा प्राधिकरण

AREA=37502.45 SQM - 22.53 (Area handed over later)

NOTE - DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT BASIS
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT
Area handed over = 37479.92 SQM.

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER			NORTH
	PROJ. DEPTT	ASST. MANAGER	MANAGER	
LEASE PLAN OF PLOT NO.-GH. 12A-1 SECTOR- 01 GREATER NOIDA	PROJ. DEPTT	<i>Abu Shaher</i> ASST. MANAGER	<i>Abu Shaher</i> MANAGER	<i>Abu Shaher</i> SR. MANAGER
	LAND. DEPTT	<i>Shyam Lekhpal</i> LEKHPAL 12/10/12	<i>M. A. Y. A. T. H. D. A. R.</i> MAYAL TAHSEEL DAR	<i>M. A. Y. A. T. H. D. A. R.</i> TAHSEEL DAR
	LAW. DEPTT	A.L.O.	<i>Abu Shaher</i> MANAGER	<i>Abu Shaher</i> MANAGER
	PLANIG. DEPTT	<i>Abu Shaher</i> SR. DRAUGHTSMAN		<i>Abu Shaher</i> SR. EXECUTIVE

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



उत्तर प्रदेश UTTAR PRADESH

BC 949885

UNDERTAKING

This undertaking is signed and executed at Greater Noida on the 15th Day of October, 2012
by Connoisseur Infrabuild Private Limited, a Company constituted and existing under the provisions of
Companies Act, 1956, having its registered office at 8/19, 3rd Floor, Smile Chamber, Karol Bagh, New
Delhi 110005, through its Authorized Director Mr. Avdhesh Goel as authorized by the Board of the
Company, herein referred as "Company".

Whereas in response to the invitation for the bid in the Large Group Housing Builders residential Plots Scheme BRS-03/2010 floated by the Greater Noida Industrial Development Authority herein referred as "GNIDA", and later on acceptance of submitted bid of our Consortium and therefore further allotting Plot No. 12A, Sector 1, Greater Noida vide letter dated 18th Aug, 2010 having a gross area of 68166.07 square meters to the Consortium of Companies, Lead Member being the above Company and have also agreed to abide by all terms and conditions of set out in the scheme brochure, lease deed and relevant office orders of Greater Noida Industrial Development Authority in this regard.

And whereas the Company submitted the request for execution of the lease deed for its proportionate share of 55% out of the gross area allotted to the Consortium, as per the Memorandum of Agreement dated 12th July, 2010 executed between the Lead Member and Relevant Member(s) and as permissible under Clause C8 of the Brochure, now therefore after evaluation of the Lead Member application for execution of separate lease deed and subsequent approval of Authority vide its letter dated 5th Oct, 2012 for the execution of lease deed of the proportionate area of 37502.45 square meters out of the allotted gross area after subdivision of the plot. Further GNIDA vide its letter regarding the lease plan dated 12th Oct, 2012 communicated that 37479.92 square meters is available for the execution of the lease deed and balance area shall be leased through separate lease deed at a later date.

For Connoisseur Infrabuild Private Limited

अनुबंधक (प्रिंटर)
प्रेस्टर नौएडा प्राधिकरण

For Connoisseur ^{and} Collector Private Edition

Director/Auth. Signator



(21)

Now therefore this undertaking witnessed as under:

- A. That the lead member do hereby agree and undertake, that notwithstanding the execution of the lease deed of an area of 37479.92 square meters, that Lead Member shall be liable for compliance of all terms and conditions of the lease deed, including but not limited to the payment of consideration for the area mentioned in the lease deed and any breach of the aforesaid terms and conditions by us, for our leased area and then in that case GNIDA may take suitable action against us.
- B. That this Undertaking shall form part of the lease deed to be executed and necessary clauses to this effect shall be stipulated in the lease deed.
- C. That in case of breach of terms and conditions of GNIDA, then in that case GNIDA shall be entitled to take suitable action against us as per law.
- D. That, in terms of the Clause 8A of the Scheme, we undertake that the lead member company shall retain min. 26% of the share/shareholding/rights in the Consortium as per MOA till completion of the at-least one phase of the project.
- E. That this undertaking is being given without any corrosion or duress of any kind whatsoever.
- F. That, in case of concurrence of all consortium members at a later date, then in that case, a correction deed to this effect shall be executed as may be required by the GNIDA.

IN WITNESS WHEREOF executants have appended the signature in presence of each other on the date mentioned above.

For Connoisseur Infrabuild Private Limited


(LEAD MEMBER)
Director/Auth. Signatory

Witness- 
Varash Khan Sir. Mota Deen
V.P to Bawali Distt Rohtak (H.R.)

Witness- 
AVINASH KUMAR SINGH
Plot No. 65, Nitikhand-II,
INDIRAPURAM, GHAZIABAD,


प्रबंधक (विल्डर्स)
फ्रेटर नीलंड प्राप्तिकरण

For Connoisseur Infrabuild Private Limited


Director/Auth. Signatory

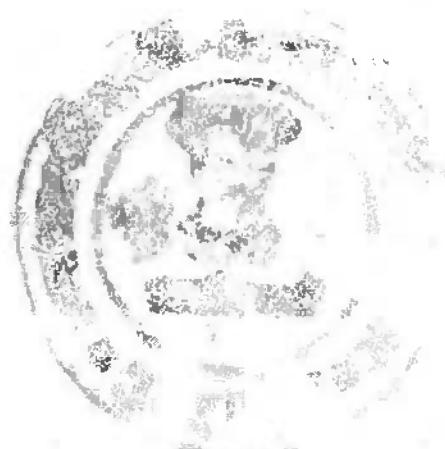
आज दिनांक 15/10/2012 को
वहाँ से 1 जिल्हा सं. 11742
पूर्व सं. 93 से 128 पर कमांक 19556
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षा


उपनिवन्धक सदर

गौतमबुद्धनगर

15/10/2012





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. Pn/p/BRS/2012/558
Date 15-10-2012

Plot Code Plot No. Pn/p/BRS-03/2010/1735
Allotment No. GH-12A-1
Plot No.
Block No.
Sector 01

Lessee / Allottee's Name
& Address M/s. Connoisseur
Infrabuild Pvt. Ltd
2/12, 3rd Floor, Smile
Chamber, Karol Bagh, New Delhi

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East <i>plan</i>		37479.92, Sqm	
South-West <i>plan</i>			
South-East <i>plan</i>			
North-West <i>plan</i>			

Site plan of the plot is enclosed herewith. GH-12A-1

I/We have taken over possession of the plot No. Block No. Sector 01 on 15/10/2012

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

Possession handed over by

*Connoisseur
Infrabuild
Private Limited*

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

Possession taken over by
For Connoisseur Infrabuild Private Limited

*Connoisseur
Infrabuild
Private Limited*

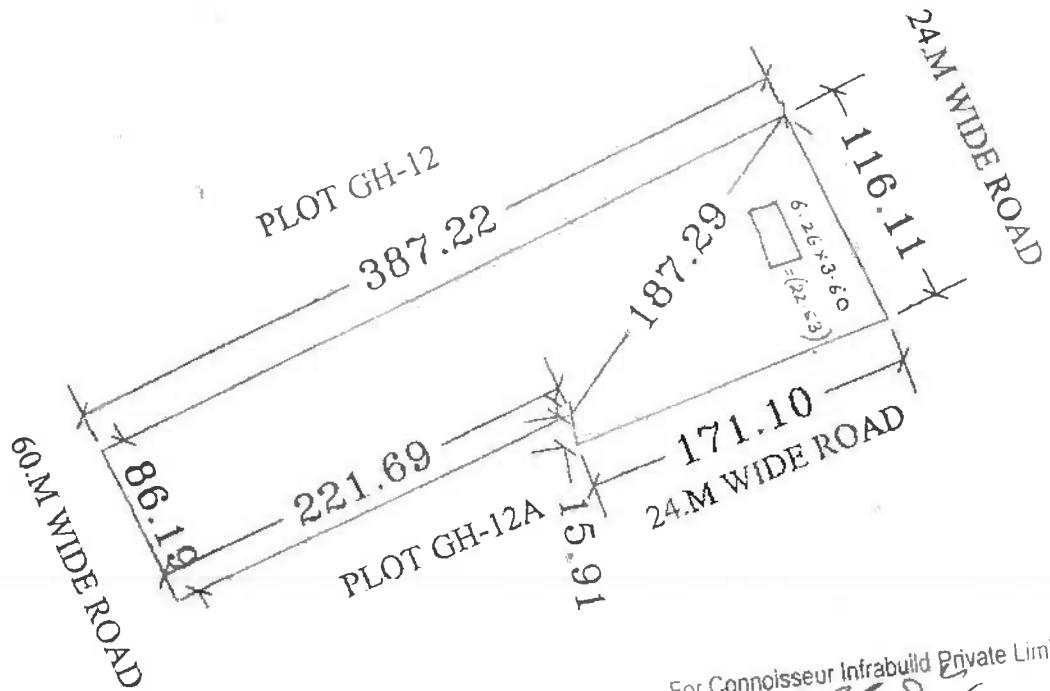
Director/Auth. Signatory

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



For Connoisseur Infrabuild Private Limited

Director/Auth. Signatory

प्रबंधक (दिव्या रा)
ग्रोव नोरडा कर्म

AREA=37502.45 SQM - 22.53 (Area handed over later)

NOTE - DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND Area handed over = 37479.92 SQM
AREA OF PLOT MAY BE INCREASE OR DECREASE AFTER COMPLETION OF SITE DEVELOPMENT

POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER			NORTH
	PROJ. DEPTT	ASST. MANAGER	MANAGER	
LEASE PLAN OF PLOT NO.-GH. 12A SECTOR- 01 GREATER NOIDA	LAND. DEPTT	LEKHPAL 12/10/12	NAYAB TAHSEEL DAR	TAHSEEL DAR
	LAW. DEPTT	A.L.O	SR. MANAGER	SR. MANAGER
	PLANIG. DEPTT	SR. DRAUGHTSMAN	SR. EXECUTIVE	

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Greater Noida Industrial Development Authority

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

Tel. Nos. 0120-2326150 - 155 Fax 2326134 website: www.greaternoidauauthority.in

No. : PROP/BRS-03/2010/
Dated : 18 August, 2010

1734

To

Consortium consisting of
 1. M/s Connisseur Infrabuild Pvt.Ltd.- Lead Member
 2. M/s AGM Management Services Ltd. - Relevant Member
 3. M/s Antriksh Engineers Construction - Relevant Member
 4. M/s Apex Buildcon India Pvt.Ltd. - Relevant Member
 5. M/s Capital Infradeveloper Pvt.Ltd.- Relevant Member
 E-5, Main Road, Main Market, Kalkaji,
New Delhi - 110019

Sub: Allotment Letter for Builders Residential/Large Group Housing Plot No.GH-12A, Sector 01, Greater Noida Area 68166.07 Sq.m.

Ref: BRS-03/2010 Scheme, Tender/Application Form No.006

Sirs,

In continuation to our Acceptance Letter No. PROP/BRS-03/2010/1656, dated 22nd July 2010, I have been directed to inform you that Plot No.GH-12A, Sector-01, Greater Noida Area 68166.07 square metre is allotted to you on your quoted rate of @ Rs. 11574/- per sq.m. You are now required to pay next 5% of total premium (after adjusting the excess amount already paid i.e. Rs. 1,05,52,295/-) of the plot as allotment money which shall be Rs. 2,88,95,409.00 (Rs. Two crore eighty eight lac ninety five thousand four hundred nine 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:-

Instalment	Due date	Payable Premium	Payable Interest	Total payable Instalment	Balance premium
Instalment No.1	18.02.2011	0	42603521	42603521	710058685
Instalment No.2	18.08.2011	0	42603521	42603521	710058685
Instalment No.3	18.02.2012	0	42603521	42603521	710058685
Instalment No.4	18.08.2012	0	42603521	42603521	710058685
Instalment No.5	18.02.2013	44378668	42603521	86982189	645680017
Instalment No.6	18.08.2013	44378668	39940801	84319469	621301349
Instalment No.7	18.02.2014	44378668	37278081	81656749	576922681
Instalment No.8	18.08.2014	44378668	34615361	78994029	532544013
Instalment No.9	18.02.2015	44378668	31952641	76331309	488165345
Instalment No.10	18.08.2015	44378668	29289921	73668589	443786677
Instalment No.11	18.02.2016	44378668	26627201	71005869	399408009
Instalment No.12	18.08.2016	44378668	23964481	68343149	355029341
Instalment No.13	18.02.2017	44378668	21301760	65680428	310650673
Instalment No.14	18.08.2017	44378668	18639040	63017708	266272005
Instalment No.15	18.02.2018	44378668	15976320	60354988	221893337
Instalment No.16	18.08.2018	44378668	13313600	57692268	177514669
Instalment No.17	18.02.2019	44378668	10650880	55029548	133136001
Instalment No.18	18.08.2019	44378668	7988160	52366828	88757333
Instalment No.19	18.02.2020	44378668	5325440	49704108	44378665
Instalment No.20	18.08.2020	44378668	2662720	47041388	0

2010/1656

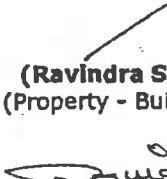
The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. -

- (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 BRS-03/ 2010) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,

(Ravindra Singh)
General Manager (Property - Builders)


18/08/10

General Manager (Property - Builders)

Copy to

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