



Greater Noida Industrial Development Authority

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

Tel.Nos.0120-2326150-55 Fax 2326334 website www.greaternoidaauthority.in

L.No.PROP/BRS-01/2014-15/2016/ 56

Dated : 26/4/ 2016

To,

M/s Lotus SRS Buildtech Pvt. Ltd.,
(SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.)
203, 2nd Floor, Mercantile House,
15, K.G. Marg, New Delhi-110001

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No. GH-04, Sector-12, Greater Noida.

Sir,

Please refer to your lead member's letter dated 11.03.2016 requesting for approval of SPC and sub-division of allotted plot No.GH-4, Sector-12, Greater Noida measuring 60000 Sq.m. in favour of following Consortium Members/SPC:-

Sub-divided Plot No./ Sector	Area as per lease plan (Sq.mtr.)	Consortium members / SPC, in which lease deed is proposed to be executed
GH-04A, Sector-12	30000	Lotus SRS Buildtech Pvt. Ltd., (SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.)
GH-04B, Sector-12	30000	Grand Realtech Ltd- Lead Member

As per clause C-8(e) of the bid document/brochure, the aforesaid sub-division is approved. You are required to pay the proportionate payment plan as per Annexure-1. You are also requested to complete the formalities mentioned below Up to dated 30.04.2016.

1. Sub divided area 30000.00 sq.mtr.
2. Actual area of the plot (as per lease plan) 30000.00 sq.mtr.
3. Rate of allotment 23650/- per sq. mtr.
4. Total premium of allotted area (@23650/- psm.) Rs. 709500000.00
5. Lease Rent if paid one time (11%) Rs. 78045000.00
- Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phase wise) Rs. 7095000.00
6. Stamp duty payable 5% of total premium+ one time Lease Rent Rs. 39378000.00*
(*stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar.)
7. Lease Deed Panelty (From 01.07.2015 to 30.04.2016) Rs. 91200.00
8. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
9. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.

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10. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
11. Memorandum & Aricles of Association & CA Certified Shareholders/ Directors List.
12. Official seal/stamp.
13. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
14. Documentation Charges Rs.500/-
15. Two witnesses required at the time of execution and registration of lease deed.
16. You are also required to submit undertaking. (copy attached)

You are requested to get the lease deed executed before 30.04.2016 after completion of above formalities.

Encl : As Above.

Yours faithfully,

Jake
26/4/16

Manager (Builders)