



सत्यमेव जयते

929
INDIA NON JUDICIAL

Name: PRAKASH JHA

Designation: EXE.

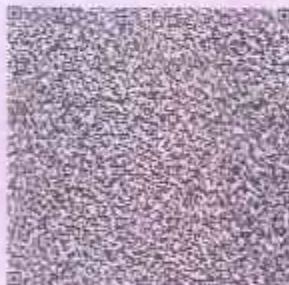
Signature:

Stock Holding Corporation of India Ltd.

118/3, Model Town East, Ghaziabad

**Government of Uttar Pradesh****e-Stamp**

Certificate No. : IN-UP02878990054933P
 Certificate Issued Date : 07-Feb-2017 02:47 PM
 Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUPSHCIL0103452676592030P
 Purchased by : ENVYRONS INFRASTRUCTURE PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : PLOT NO.4/BS-02/02 SIDDHARTH VIHAR YOJNA GHAZIABAD
 Consideration Price (Rs.) : 46,59,00,000
 (Forty Six Crore Fifty Nine Lakh only)
 First Party : UP AWAS EVAM VIKAS PARISHAD GHAZIABAD
 Second Party : ENVYRONS INFRASTRUCTURE PVT LTD
 Stamp Duty Paid By : ENVYRONS INFRASTRUCTURE PVT LTD
 Stamp Duty Amount(Rs.) : 3,26,13,000
 (Three Crore Twenty Six Lakh Thirteen Thousand only)



.....Please write or type below this line.....

**U.P. HOUSING DEVELOPMENT BOARD
LEASE AGREEMENT**

This LEASE AGREEMENT is made on 21 day of Feb Year 2017
 Between Uttar Pradesh Avas Evam Vikas Parishad, a body corporate constituted under
 section 3(1) of Uttar Pradesh Avas Evam Vikas Parishad adhiniuam, 1965 and having
 its Head Office at Lucknow through Housing Commissioner (here in after called the
 lessor which expression shall unless the context does not so admit include its
 successors and assigns o) of one part.

Envyrons Infrastructure Pvt. Ltd.

उप आवास आयुक्त
 उप्र आवास एवं विकास परिषद
 दस्तावेज, गाजियाबाद

VO 0005951898

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उत्तर प्रदेश UTTAR PRADESH

DG 335928

And M/s ENVYRONS INFRASTRUCTURE PRIVATE LIMITED, a Company within the meaning of companies act, 1956, having its corporate office at G-56, BASEMENT, PUSHKAR ENCLAVE PASCHIM VIHAR, NEW DELHI 110063, WHICH IS ONE OF THE RELEVANT MEMBER OF (CONSORTIUM FORMED BY M/S SAMS REAL ESTATES PRIVATE LIMITED being lead member of THE CONSORTIUM who awarded plot No 4/BS-2 (Area-101175.00 sqm), Through authorized signatory Mr. Navrang Kumar S/o Sh. Krishan Kumar R/o J-94, 2nd Floor R.B.I. Colony, Paschim Vihar, New Delhi- 110063 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its successor, 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 housing and improvement schemes.

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 according to the U.P. Housing and Development Board regulations 1982 and building plan approved by the lessor.

Envyrons Infrastructure Pvt. Ltd.

Nanonglmn

Director

उप आवास आवृक्त
उंश० आवास एवं विकास परिषद
वसुन्धरा, गाजियाकाद

क्रम सं 29 स्टाम्प विक्रय की लिखि
स्टाम्प क्रय करने वाले प्रफैशन
स्टाम्प क्रय करने वाले यह नाम
पता
स्टाम्प की घनराशि
जितेन्द्र सिंह स्टाम्प विक्रेता
लाभम 305, लाईसेन्स की अवधि- 31-3-20
विक्रय स्थान- उम्प्र० आवास एवं विकास परिषद
मुख्यमन्त्री कार्यालय, नवरामग

04 FEB 2017

Infrastructure Act (7)
56 Purushottam Enclave, Pandheri, Delhi
New Delhi - 110067

पट्टा विलेख (90 चर्चा)
465,900,000.00 20,000.00 100 20,100.00 38

प्रतिफल मालियत आमत व्यार्थिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या
श्री मै 0 एनवायरॉन्स इन्फ्रा 0 प्रा 0 लि 0 द्वारा नवरंग कुमार

पुत्र श्री कृष्ण कुमार

व्यवसाय नौकरी/व्यापार/ग्रहण *Nananghm*

निवासी स्थायी जी-56 बेसमेंट पुष्कर इन्कलेव पश्चिम विहार नई दिल्ली
अवधारणा पता

मै यह लेखपत्र इस कार्यालय में दिनांक 21/2/2017 रामबाल 4:36PM
बजे निवासन हेतु पेश किया।



रामिट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

21/2/2017

निपादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
पट्टा दाता

श्री शिशुपाल सिंह लिपिक
प्रतिनिधि एस बी सिंह उप आवास अध्यक्ष
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी/व्यापार/ग्रहण

पट्टा गृहीता

श्री मै 0 एनवायरॉन्स इन्फ्रा 0 प्रा 0 लि 0 द्वारा नवरंग
कुमार
पुत्र श्री कृष्ण कुमार
पेशा नौकरी/व्यापार/ग्रहण
निवासी-जी-56 बेसमेंट पुष्कर इन्कलेव पश्चिम विहार
नई दिल्ली

Nananghm


मै निपादन स्वीकार किया।

निनकी पहचान दिनेश कुमार सिंह
सी एस पी सिंह

पेशा नौकरी/व्यापार/ग्रहण
निवासी बी-1/28 रमेश नगर दिल्ली

व मुकेश साहनी
गोविन्द राम साहनी

पेशा नौकरी/व्यापार/ग्र
निवासी चौ/69 निरंकारी कालीनी दिल्ली-9

मै की।

पत्रकार्ता, यह गालियों के नियान अंगूठे नियमानुसार लिखे गए हैं।



रामिट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

21/2/2017



उप आवास आयुक्त
उप्रो आवास एवं विकास परिषद
वसुन्धरा, गाजियाबाद



ture Pvt. Ltd.

Naresh Kumar
Director

AND WHEREAS Lessor has through a sealed Two Bid System selected a consortium of companies consisting of 1) SG Estates Ltd., 2) Perigee Land and Housing (P) Ltd., 3) Apex Heights (P) Ltd., 4) Envyron Infrastructure (P) Ltd., and 5) Sams Real Estates (P) Ltd. Out of which SAMS REAL ESTATES PRIVATE LIMITED is lead member of the consortium for awarding plot No. 04/BS-02 measuring 101175.00 sqmt. in Siddharth Vihar Yojna Ghaziabad. The details of which are described in the schedule to this Lease Agreement, on Lease after fulfilling the terms and conditions prescribed in allotment letter, brochure of the said scheme and its corrigendum circulated / advertisement.

AND WHEREAS SAMS REAL ESTATES PRIVATE LIMITED which is lead member of aforesaid consortium has represented to the Lessor that it's the largest shareholder of consortium and shall continue to remain a lead member of consortium and hold at least 26% share of the consortium till completion of Project.

AND WHEREAS SAMS REAL ESTATES PRIVATE LIMITED, which is a lead member of the aforesaid consortium now further represented to the lessor that it shall continue to hold at least 26% of the shareholding of consortium till completion of project and instead forming a special purpose Company mutually agreed (consent affidavit attached with Relevant Members) that execution of Lease Agreement may be effected in the name of Relevant Members and accordingly in compliance to clause 8 (e) of terms and conditions of auction a layout plan showing sub-division of plot amongst the consortium was submitted and approved by letter No. 2148/BS dated 21.08.2015 by Housing Commissioner. The detail of sub-division amongst the Consortium is as under :-

उप आवास आयुक्त
उप्रो आवास एवं विकास परिषद
वसुन्धरा, गाजियाबाद

Envyron Infrastructure Pvt. Ltd.

Naresh Kumar
Director

पट्टा दाता

Registration No.: 979

Year: 2,017

Book No.: 1

0101 शिशुपाल सिंह लिपिक प्रतिनिधि एस बी सिंह उप आवास आयुर्वेद

आवास विकास गां बाद
नौकरी/व्यापार/प्राहणी



1) Sams Real Estates (P) Ltd.	: 26000 SQM)	Phase -II - Bearing
plot No 4/BS-2/4)
2) SG Estates Limited	: 21907.20 SQM)	
3) Apex Height (P) Ltd/ plot No 4/BS-2/3	: 26000 SQM.)	Phase-I - Bearing
4) Envron Infrastructure (P) Ltd. plot No 4/BS-2/2	: 12000 SQM.)	Phase-I- Bearing
5) Perigee Land & Housing (P) Ltd. plot No 4/BS-2/1	: 14000 SQM.)	Phase-I - Bearing

AND WHEREAS aforesaid consortium has requested the lessor to accept the Relevant Member / Lead Member as the Lessee which shall undertake and perform the obligations and exercise the rights of the consortium under the LOI and brochure for executing the project as per provisions of brochure.

AND WHEREAS by its letter No. Zero dated 30.9.2014 the Relevant Member / Lead Member has also joined in the said request of the consortium to the Lessor to accept it as the lessee to undertake and perform the obligations and exercise the rights of consortium under the LOI and brochure including obligation to enter into this LEASE AGREEMENT.

AND WHEREAS the lessee has further represented to the effect that it has been promoted by the selected consortium for the purposes here of.

AND WHEREAS the Lessor has agreed to the said request of aforesaid consortium and lessee and has accordingly agreed to enter into this LEASEDEED subject to the terms and conditions set forth hereinafter.

NOW THEREFORE, in consideration of the foregoing and the respective covenants and agreements set fifth in the LEASE AGREEMENT, the parties to this LEASE AGREEMENT agree as follows :

AS per terms and conditions of auction brochures and allotment letter bearing no. 16005 dt. 20.09.2016 was issued in favour of SAMS REAL ESTATES PRIVATE LIMITED.

AND where as Sams Real Estates Private Limited being lead members and other relevant members mutually agreed for the Sub Division of the plot as mentioned above and accordingly a plot bearing No 4/BS-2/2 of Measuring 12000.00 sq.mt. belong to M/s ENVYRONS INFRASTRUCTURE PRIVATE LIMITED as relevant member and a allotment letter No. 18580 dt. 28.10.2016 was issued in compliance to term and conditions of original letter no. 16005 dt. 20.09.2016 and terms and condition of Brochures issued at the time of auction. Now details of payment of premium are as under -----

4 Envron Infrastructure Pvt. Ltd.

Naranglal

Director

उप आवास आयुक्त
उप्रो. आवास एवं विकास परिषद
वसुन्धरा, गाजियाबाद

पट्टा गृहीता

Registration No. 979

Year: 2,017

Book No. 1

0201 मै ० एनवायरॉन्स इन्कॉ० प्रा०लि० द्वारा नवरंग कुमार
कृष्ण कुमार *Nanamplu*
जी-५६ बेसमेट पुष्कर इन्कलेप पश्चिम विहार नई दिल्ली
नीकरी/थापार/प्रहरी



1. Payment of Premium :

1.1 Total Premium of Rs. 46,59,00,000.00 (Rupees Fifty Six Crore Fifty Nine Lacs only) hereinafter referred to as total premium amount is payable by Lessee to Lessor, out of which Lessee has paid Rs. 11,64,75,000.00 (Rupees Eleven Crore Sixty Four Lacs Seventy Five Thousand only) (which is 25% of total premium amount) to the Lessor and rest 75% of total premium amount Rs. 34,94,25,000.00 shall be paid by the lessee to the lessor in Ten equal Six monthly installments with interest @ 15% per annum within five years in the following manner.

S.No.	Due Date	Installment (in Lacs)
1	01.12.2016 to 31.05.2017	5,09,11,223.00
2	01.06.2017 to 30.11.2017	5,09,11,223.00
3	01.12.2017 to 31.05.2018	5,09,11,223.00
4	01.06.2018 to 30.11.2018	5,09,11,223.00
5	01.12.2018 to 31.05.2019	5,09,11,223.00
6	01.06.2019 to 30.11.2019	5,09,11,223.00
7	01.12.2019 to 31.05.2020	5,09,11,223.00
8	01.06.2020 to 30.11.2020	5,09,11,223.00
9	01.12.2020 to 31.05.2021	5,09,11,223.00
10	01.06.2021 to 30.11.2021	5,09,11,223.00

1.2 Total Premium of lease rent includes the total cost of plot/premium mentioned in clause 1.1.

1.3 In consideration of total premium amount and yearly rent here by reserved and the covenants, provisions and agreement herein contained on the part of the lessee to be respectively paid, observed and performed, the Lessor DOES HERE BY demise on LEASE to the lessee that plot of land numbered 04/BS-02/2 situated in Siddharth Vihar Yojna, District Ghaziabad, contained by measurement (Area-12000.00 sqm) and bounded by

On the North by - 50mtrs wide road
On the South by - Plot no 4/BS-2
On the East by - Plot no 4/BS-3 & 4
On the West by - 50mtrs wide road

TO HOLD the said plot (herein after referred to demised premises") by lessee for the term Five years commencing from execution of this LEASE AGREEMENT. Demised premises is more clearly delineated and shown in the attached plan and therein marked.

5 Envyrons Infrastructure Pvt. Ltd.

Nanayakkara
Director

उमा आवास आयुक्त
रामो आवास एवं विकास परिषद
कन्नूर, गोपीनाथपुरम्

गवाह

Registration No. : 979

Year : 2017

Book No. : 1

W1 दिनेश कुमार सिंह
सी.एस.पी.सिंह
बी-1/28 रमेश नगर दिल्ली
नौकरी/व्यापार/ग्रहणी



340307-42691

W2 मुकेश साहनी
गोविन्द राम साहनी
2/69 निरकारी कालोनी दिल्ली-9
नौकरी/व्यापार/ग्रहणी



- 1.4 In case of default in depositing the installments or any payment additional/panel interest @ 02% compounded half yearly i.e. $15 + 2 = 17\%$ shall be leviable for defaulted period on the defaulted amount.
- 1.5 All payment should be made through a demand draft/ pay order drawn in favour of "Uttar Pradesh Avas Eevam Vikas Parishad, Ghaziabad" and payable at Oriental bank of Commerce, Mewar Institute, Sector-4, Vasundhara, Ghaziabad.
- 1.6 The Lessee should clearly indicate his name and details of plots allotted on the reverse of the demand draft / pay order . Premium referred to in this Lease Agreement 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.
- 1.7 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.
- 1.8 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 as per Uttar Pradesh Avas Eevam Vikas Parishad regulation.(hereinafter referred to UPAVP regulation).
- 1.9 The period of default shall be rounded half yearly from the due date of payment of such installment but subject to maximum 3 (Three) such default shall be allowed after third default. Lessor shall have right to determine this LEASE and enter into demised premises:

Provided that before determining this LEASE, Lessor shall provide opportunity of hearing to lessee by giving 15 days notice to the Lessee.

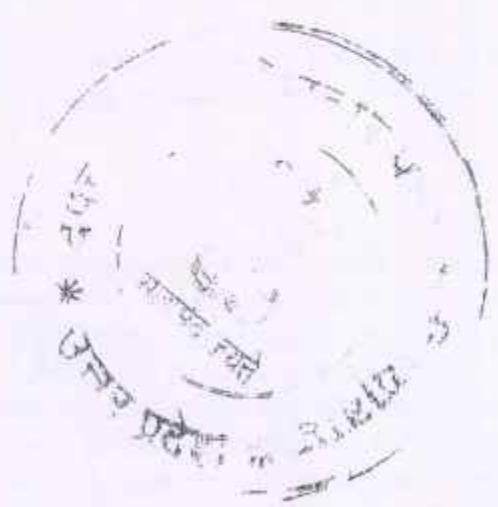
2.0 AREA

The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, Lessee will have the option of surrendering the LEASE and taking back the entire amount deposited by him/her without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted at tender rate of the nearby area at the time of communication about the additional land or the original rate of allotment along with simple interest @15% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made as per clause 1.9 of this Lease Agreement.

Envyrons Infrastructure Pvt. Ltd.

Nareng hnr
Director

उत्तर प्रदेश आयुक्त
उपराज अवास एवं विकास परिषद
वासुदेवनगर, गाजियाबाद



3.0 AS IS WHERE IS BASIS / LEASE PERIOD

The Demised premises will be accepted by the lessee on an "as is where is basis" on a lease for a period of 5 years starting from the due date of this LEASE AGREEMENT.

4.0 POSSESSION

4.1 Possession of Demised premises will be handed over to the Lessee after execution and registration of this LEASE AGREEMENT.

4.2 The Lessee will be authorized to develop and market the flats/plots only after the lawful possession of the demised premises is taken over by him.

5.0 EXECUTION OF SALE DEED

5.1 The allottee will have to construct on its own minimum twenty five (25) percent of the total Demised premises as per permissible FAR.

5.2 After the approval of the layout plan by Lessor, the lessee can allot plots and flats only once the internal development work such as internal roads, "sewerage drainage, culverts, water supply, electricity distribution / transmission lines, street-lighting etc., are in progress.

5.3 The registry in favour of end allottees shall be made by Lessor but only after the development works are complete. At the time of registry, free hold charges to Lessor and stamp duty to govt. shall be paid by the end allottee.

5.4 In case of the Free Hold registry of a flat is proposed, a tri-party deed between the Lessee the allottees and lessor shall be executed. The responsibility regarding the quality of the "Construction" shall be of the lessee.

5.4a The lessee shall have to execute the sublease agreement in favor of sublessee for the developed plot/flat.

5.5 The Lessee shall have to fulfill the following conditions before the execution of the Sale Deed/agreement of the flats/plots in favour of the Individual allottee(s):

- i) Lessee shall submit the temporary occupancy (completion) certificate of the constructed flats on the allotted plot from concerned Department of the Uttar Pradesh Avas Evam Vikas Parishad (UPAVP) as mentioned in Clause-O of this LEASE AGREEMENT.

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Envrions Infrastructure Pvt. Ltd.

उत्तर प्रदेश आयुक्त
उपर्योगी विकास परिषद
पटना, राजियावाद

Nanenghore
Director



- ii) Lessee shall submit "No Dues Certificate" in accordance with the payment schedule specified in this LEASE AGREEMENT from the Account / Property Department of the UPAVP.
- iii) The physical possession of the dwelling units/flats/plots will be permitted to be given only after execution of sub-lease agreement in favour of end allottee, which shall be in proportion to the amount received against the total premium amount of the Demised Premises.

6.0 INDEMNITY

6.1 The Lessee shall execute an indemnity bond, indemnifying the Lessor against all disputes arising out of :-

- i) Non-completion of Project
- ii) Quality of construction and maintenance of area.
- iii) Any legal dispute arising out of allotment to final purchaser

6.2. The Lessee shall wholly and solely be responsible for implementation of the Project and also for ensuring quality, development and subsequent maintenance of building and services till such time, alternate agency for such work responsibility is identified legally by the Lessee.

7.0 DOCUMENTATION

The cost and expenses of preparation, stamping and registering this LEASE AGREEMENT and its copies and all other incidental expenses will be borne by the lessee, who will also pay the stamp duty levied on transfer of immovable property, or any other duty or charge that may be levied by any Board empowered in this behalf. The Lessee shall be responsible to communicate to the allottees the conditions applicable to them before making any allotment.

8.0 NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to the following norms :-

Maximum permissible Ground Coverage	35%
Maximum permissible FAR	2.50
Set Backs	As per building bye-laws
Maximum Height	No Limit
Provision of Public and Semi Public facilities	The Layout of the scheme has to be prepared as per the provisions of building bye-laws applicable at the time of allotment and as such park/open spaces, schools /colleges and other facilities etc., are to be provided in the integrated scheme.



9.0 CONSTRUCTION

9.1 The Lessee is required to submit building plan together with the layout plan showing the phases for execution of the Project for approval within 30 days from the date of possession and shall start construction within 3 months from the date of sanction of plans. The Lessee shall be required to complete the construction of Project on demised Premises as per approved layout plan and get the Completion certificate issued from Architecture and Planning Department of the UPAVP within a period of 5 years from the date of execution of this LEASE AGREEMENT. In case of plotted development, the final purchaser of plot shall have to obtain completion certificate from the Board within the period of 5 years from the date of execution of sale deed.

9.2 Along with the layout plan the Detail Project Report (DPR) shall also be submitted by lessee and DPR which shall include land use plan, specifications of infrastructure and services, plans, time table for implementation of Project in five years, financing of the project, property management and maintenance etc.

9.3 Approval shall be granted by lessor within 30 days once it is found in order and as per building bye laws.

9.4 A development agreement shall also be executed between Lessor and Lessee in which schedule of implementation, specification, and other conditions/restrictions to ensure the quality of internal development etc. shall be included.

9.5 If any village Abadi exists within the Project area, then all the public amenities shall be provided by the lessee within the Abadi area.

9.6 The Lessee shall provide and construct 10% E.W.S and 10% L.I.G flats within the Project Area and these flats shall be allotted to the beneficiaries as per the provision of G.O. No. 3338/08-1-11-80/2010 dated 26.11.2011 the selling cost shall also be fixed as per the provisions of G.O.'s

9.7 Within the Project area, provision for facilities as per subdivision of plot shown / approved by Housing Commissioner/Architect Planner as on letter no 2148 dated 21.8.2015 are to be provided in plot no 4/BS-2/2 allotted to relevant members after dividation namely M/s ENVYRON'S INFRASTRUCTURE PRIVATE LIMITED, and an undertaking to effect in order to bound to provide the facilities as shown in the layout plan, have been submitted by the lessee.

9.8 All peripheral external development works as may be required to be carried out up to the Demised Premises including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply and sewerage will be provided by the Lessor / UPAVP.

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Envyrons Infrastructure Pvt. Ltd.

Narayanghosh
Director

उप आवास आयुक्त
उपराज आवास एवं विकास परिषद
मस्तुकारा, बाणियांगांव



9.9 Without prejudice to the Lessor's right of cancellation of this LEASE AGREEMENT, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as per: For first year the penalty shall be 1% of the total premium. For second year the penalty shall be 2% of the total premium. For third year the penalty shall be 3% of the total premium. Extension for more than three years, normally will not be permitted.

9.10 In case the Lessee does not construct building within the time provided including extension granted, if any the LEASE AGREEMENT shall be liable to be cancelled and lessor shall have right to re-enter the Demised Premises and Lessee shall loose all rights to the Demised Premises and buildings appurtenant thereto.

9.11 There shall be total liberty on the part of Lessee to decide the size of the flats/plots or to decide the ratio of the area for flatted & plotted development.

9.12 25% of the developed property and the buildings constructed on that shall be retained by Lessor so that if there is any dues against acquisition, development works or land cost, that should be recovered from the same. The proportionate land shall be released according to the progress of development works and payments made against land cost to UPAVP.

9.13 The minimum width of Road within the scheme area shall be 12.0 m.

9.14 The Total Floor Area Ratio (FAR) on the Demised Premises shall be 2.5. in case of Demised Premises is not being utilized for Group Housing but for other uses like commercial, office, institutional and community facilities, the FAR allowed shall be within the limit of max FAR allowed for those uses as per building By Laws.

10 **MORTGAGE**

The mortgage permission shall be granted (where the plot is not-cancelled or any show cause notice is not served) in favour of a scheduled Bank Government Organization Financial Institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the Demised Premises. The Lessee should have valid time period for construction as per terms of the Demised Premises or have obtained valid extension of time for construction and should have cleared upto date dues of the Demised Premises premium.

The Lessee will submit the following documents before Lessor for seeking mortgage permission.

- Sanction Letter of the Scheduled Bank Government Organization / Financial Institution approved by the Reserve Bank of India.
- An affidavit on non judicial stamp paper of Rs.10/- duly notarized stating that there is no unauthorized construction and commercial activities on the Residential Area (Group Housing).

W Envyrons Infrastructure Pvt. Ltd.

Naranglalw

Director



c. Clearance of upto date dues of the Lessor. Lessor shall have the first charge on the plot towards payment of all dues of Lessor. Provided that in the event of foreclosure of the Demised promises shall be entitled to claim and recover such percentage, as decided by the lessor, of the unearned increase in value of properties in respect of the market value of the said Demised Premises as first charge, having priority over the said mortgaged charge: The decision of the Lessor's in respect of the market value of the said Demised remises shall be final and binding on all the parties concerned.

The Lessor's right to the recovery of the unearned increase and preemptive right to purchase the Demised premises as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.

11.0 TRANSFER OF PLOTS / Constructed apartment area

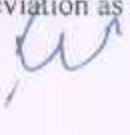
Without obtaining the prior approval of Lessor the Lessee does'nt have the right (a) to sub-divide the Demised Premises into suitable smaller plots as per planning norms and to (b) transfer the same to the interested parties on payment of transfer charges @ 1% of allotment rate to the Lessor. However individual flat/plot will be transferable with prior approval of the Lessor as per the following conditions:

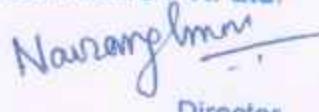
- (i) The dues of Lessor towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Agreement before executing of sublease of the plot.
- (ii) Transfer of flat will be allowed only after obtaining completion certificate by the Lessee.
- (iii) First sale/transfer of a flat/plot to an allottee shall be through Sub Lease Deed / Sale Deed to be executed on the request of the Lessee to the Lessor in writing.

12.0 MISUSE , ADDITIONS, ALTERATIONS ETC.

12.1 The Lessee shall not use the Demised Premises for any purpose other than mentioned in the sanctioned layout plan. In case of violation of the above conditions, Lease shall be liable to be cancelled and Possession of the premises shall be resumed by the Lessor and structure in any on the demised Premises shall be forfeited by the Lessor.

12.2 The Lessee will not make, by 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.

 Envryons Infrastructure Pvt. Ltd.

 Naresh Kumar
Director



If the lessee fails to correct such deviation within as pacified 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 the lessor such amounts as may be fixed in that behalf.

13.0 LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by UPAVP empowered in this behalf, in respect of the Demised Premises.

14.0 OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coats, washing gold, earth, oil, quarries in on under the Demised Premises 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 flats or for the structure for the 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 Housing Commissioner of UPAVP on the amount of such compensation shall be final and binding on the Lessee.

15. MAINTENANCE

15.1 The Lessee shall have to plan a maintenance programme whereby the entire Demised Premises and buildings shall be kept:

- In a state of good condition to the satisfaction of the Lessor at all times.
- And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place.

15.2 The Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the UPAVP framed / issued by the concerned authority from time to time.

15.3 In case of non-compliance of terms and directions of this LEASE AGREEMENT, the Lessor shall have the right to impose such penalty as the Commissioner of Board may consider just and expedient.

Envron Infrastructure Pvt. Ltd.

Narangamur

Director

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उपाय आयास एवं विकास परिषद
पश्चिम, याजियायाद



15.4 The lessee shall make such arrangements as are necessary for maintenance of the buildings and common services and if the buildings are not maintained properly, Executive Engineer or any officer authorized by Commissioner of UPAVP, will have the power to get the maintenance done through any other Agency and recover the amount so spent from the Lessee. The Lessee will be individually and severally liable for payment of the maintenance amount. The Uttar Pradesh Apartment (Promotion of Construction, Ownership, and Maintenance) Act, 2010 and rules and bye laws made there under shall be applicable on the Lessee and allottee. No objection to the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Housing Commissioner of UPAVP in this regard' shall be final.

15.5 For the maintenance of township of joint venture agreement between the lessee and UPAVP shall be executed maintenance of external services i.e. Electric substation, Zonal roads, parks and other amenities shall be done by UPAVP.

15.6 The Lessee shall have the rights to charge one time user charges or maintenance charges till the town ship is handed over the local authority, 40% of the money so recovered shall be handed over to UPAVP while balance money shall be deposited in ESCRO Account which shall be operated jointly by Lessee and UPAVP.

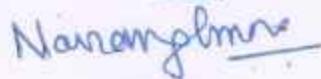
15.7 At the time of handing over the maintenance of the township to the Society / Association (RWA), the unutilized money shall be handed over to RWA.

16.0 CANCELLATION OF LEASE AGREEMENT

16.1 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 following cases: -

- Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud;
- Any violation of directions issued or rules and regulation framed by any UPAVP or by any other statutory body.
- Default on the part of the applicant allottee / lessee for breach / violation of terms and conditions of registration / allotment / Lease Agreement and / or non-Deposit of registration allotment amount. As well as providing the facilities shown in the layout plan dated 21.08.2015


Envron Infrastructure Pvt. Ltd.


Nanayakkara

Director

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उप्रोक्त आवास एवं दिव्यात्म भविष्य
वसुन्धरा, नालियाला



16.2 If at the time of cancellation of LEASE AGREEMENT the Demised Premises is occupied by the Lessee thereon, the amount equivalent to 5% of the Total Premium amount of the Demised Premises shall be forfeited by the Lessor and Board with structure thereon, if any, and the Lessee will have one of the paid will be resumed by the right to claim compensation thereof. The balance, if any, shall be refunded without any interest.

17.0 OTHER CLAUSES

- 17.1 In case of any clarification or interpretation regarding these terms and conditions, the decision of Housing Commissioner of the UPAVP shall be final and binding.
- 17.2 If due to any 'Force Majeure' or such circumstances beyond the Lessor's control, the Lessor is unable to facilitate the Lessee to undertake the activities within one year, in pursuance of executed LEASE AGREEMENT, the deposits depending on the stages of payments will be interest which shall be calculated on the basis of saving account rate of interest.
- 17.3 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 subsistence of nuisance.
- 17.4 Any dispute between the Lesser and Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Lucknow or the Courts designed by the Hon'ble High Court of Judicature at Allahabad.
- 17.5 The Lease Agreement will be governed by the provisions of the Rules of regulations of UPAVP or directions issued.
- 17.6 Dwelling units flats shall be used for residential purpose only. In case of default, render the LEASE liable for cancellation and the Lessee will not be paid any compensation in this behalf.
- 17.7 Other buildings earmarked for community facilities cannot be used for the purposes other than community requirements.
- 17.8 The Lessee shall not be allowed to assign or change his role, otherwise the Lease shall be entire money deposited shall be forfeited.
- 17.9 The Board in larger public interest may take back the possession by making payment at the prevailing rate.
- 17.10 The UPAVP/Housing Commissioner has right to change any rules & regulation time to time the lessee / sub lessee has been bound to follow above rules.



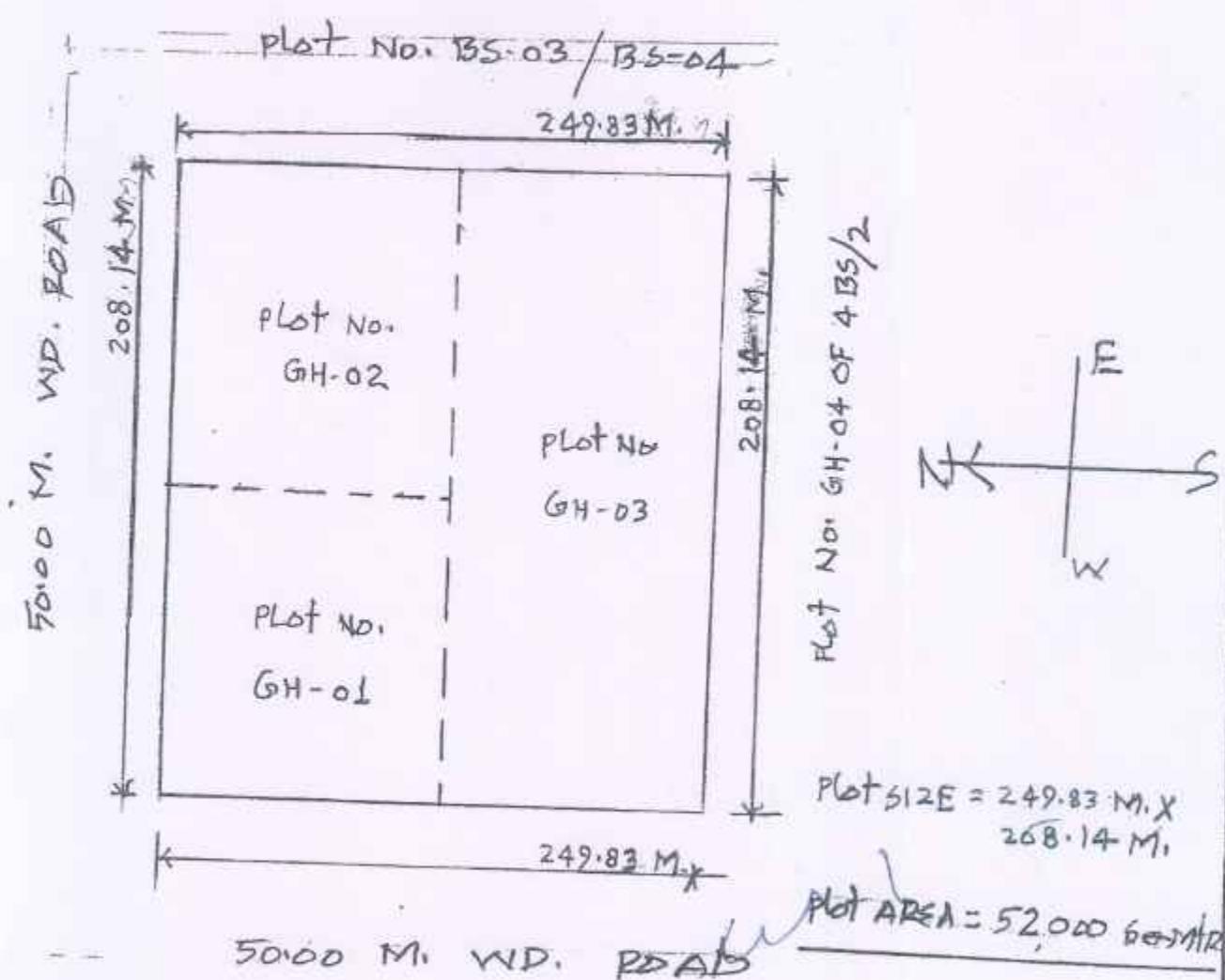
OFFICE OF THE EXECUTIVE ENGINEER

C. D. Inst. U.P. AYAS EVAM VIKAS PARISHAT

PART SITE PLAN OF 13ULK SALE

Plot No. 4 BS/2, SIDHHART VIHAR, GZB.

H. T. Soulé



Envryons Infrastructure Pvt. Ltd

Nanophm

Director

उप आवास आयुक्त
उपर्युक्त आवास एवं विकास परिषद
वसुन्धरा, गोदावरी

30/04/16

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A. E. III. 1).

Lesson 10

SCHEDULE
(Description of Demised Premises)

Boundaries of the Property Bulk Sale Property NO. 4/BS-2/2

Area: 12000.00 SQM

North: 50mtrs wide road
South: Plot no 4/BS-2
East: Plot no 4/BS-3 & 4
West: 50mtrs wide road

North: As
South: Per
East: Site
West: Plan

IN WITNESS WHEREOF parties to this LEASE AGREEMENT have set their hands on the date first above written.

Witness No.-1

For and on behalf of Lessor

1 Signature

2 Name Dinesh Kumar Singh 5% C.S.P. Singh
3 Address B-1/2B, 1st Floor
Ramnagar, Delhi

Witness No.-2

1 Signature

2 Name Mukesh Shahi 5% Govind Ramshani (Deputy Housing Commissioner)
3 Address 2/69, Nirankari Colony, Behalf of Housing Commissioner
Delhi

Witness No.-1

1 Signature

2 Name Rajnish Chauhan
3 Address 810, Indigo Tower, Rajnagar Extension
Ghaziabad

Witness NO.-2

1 Signature

2 Name Harinder Singh
3 Address Brij Vihar, Delhi

For and on behalf of Lessee

Envyrons Infrastructure Pvt. Ltd.

Narangbhan
Director

आज दिनांक 21/02/2017 को
वही सं 1 जिल्द सं 5997
पृष्ठ सं 151 से 188 पर क्रमांक 979
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

21/2/2017





उत्तर प्रदेश आवास एवं विकास परिषद

सम्पत्ति प्रबन्ध कार्यालय

सेक्टर-16ए, हॉल नं-०-एस-१, वसुन्धरा काम्पलैक्स, वसुन्धरा
गाजियाबाद

पत्र सं- २२४।

/ स०प्र० गाजियाबाद

दिनांक- १५/८/२२

कार्यालय पत्र संख्या-५०३७ दिनांक 22.11.2022 का संशोधित मांग पत्र

सेवा में,

मैसर्स इनवायरान्स इन्फारस्ट्रक्चर प्रा०लि०
पता-जी-५६, वेसमेन्ट पुक्कर एन्कलेय, परिचम विहार, नई दिल्ली ६३
द्वारा मैसर्स सेम्स रियल इरेट प्रा०लि० (लीड मेम्बर)
पता-बी-१७३, द्वितीय तल, दुर्गानगर, देवली विलेज,
खानपुर, नई दिल्ली ११०००३

विषय:- सिद्धार्थ विहार योजना गाजियाबाद रिथ बल्क सेल भूखण्ड संख्या-४/बी०एस०-२ के विमाजन के फलस्वरूप आवंटित भूखण्ड संख्या-४/बी०एस०-२/२ के विलद्व निर्गत पूर्व प्रदेशन पत्र के अनुसार देय किश्तो को मुख्यालय के पत्र संख्या-६८८ दिनांक ७.७.२०२२ एवं तत्काम में निर्गत कार्यालय आदेश संख्या-७५७/स०प्र० ३/११८६/१२/गा०/३२८८ दिनांक २५.०७.२०२२ के कम में किश्तो में लगी व्याज दर को संशोधित किये जाने एवं तत्पश्चात मुख्यालय के आदेश संख्या ७८०/स०प्र०-३ दिनांक १२.६.२०२३ के अनुपालन में दण्ड व्याज की गणना करते हुए अवशेष धनराशि की किश्तो के पुर्णनिर्धारण के सम्बन्ध में।

महोदय,

उपरोक्त विषयक आपके पत्र दिनांक १९.९.२०२२ एवं दिनांक ८.१०.२०२२ द्वारा दी गयी अन्डरटेंकिंग के सन्दर्भ में सूचित करना है कि परिषद में विशिष्ट कारणों से अपूर्ण ग्रुप हाउरिंग परियोजनाओं को पूरा करने एवं होम वॉयर्स को राहत पड़ौंचाने हेतु प्रस्तावित नीति/नियम को मा० निदेशक मण्डल की २५५वीं बैठक की मद संख्या-१७ में अंगीकृत एवं अनुमोदित होने के उपरान्त शासन द्वारा प्राप्त निर्देश दिनांक २४.६.२०२२ के कम में परिषद की २५६वीं बैठक की मद संख्या-७ पर प्रस्तुत प्रस्ताव, जिसमें अनुमोदित नीति वर्णित है, तथा परिषद की बैठक के कार्यवृत्त की पृष्ठ की प्रति संलग्न करते हुए मुख्यालय के पत्र संख्या-६८८/स०प्र०-३ दिनांक ७.७.२०२२ द्वारा अनुपालन सुनिश्चित किये जाने के निर्देश दिये गये हैं। जिसके कम में संलग्न प्रस्ताव के विन्दु-२(a) में अंकित हैं कि जिन आवंटियों को पूर्व में जीरो पीरियड अनुमन्य किया गया है, उनकी जीरो पीरियड अवधि के बाद अवशेष अवधि हेतु ९.३५ प्रतिशत व्याज दर से आगणन करते हुए किश्ते निर्धारित की जायेगी, शर्त यह है कि जीरो पीरियड की अवधि ०१ अप्रैल २०१६ या उसके बाद समाप्त हो रही हो। ०१ अप्रैल २०१६ से पूर्व परिषद की पूर्ववत व्यवस्था लागू रहेगी। उपरोक्त के कम में सम्पत्ति प्रबन्ध अनुभाग मुख्यालय द्वारा निर्गत कार्यालय आदेश संख्या-७५७/स०प्र० ३/११८६/१२/गा०/३२८८ दिनांक २५.०७.२०२२ के कम में पूर्व निर्गत अन्तिम प्रदेशन पत्र संख्या-१६६ दिनांक ११.१.२०१९ के अनुसार दिनांक १.४.२०१७ से बनायी गयी, जिसके अनुसार भूखण्ड के विलद्व जमा करायी गयी धनराशि के समायोजन उपरान्त दिनांक ३१.१.२०१७ को भूखण्ड के विलद्व अवशेष मूलधन रु०-३४,९४,२५,०००.०० की ९.३५ प्रतिशत की दर से किश्ते निम्नवत निर्धारित की जाती है:-

१	भूखण्ड के विलद्व देय ७५ प्रतिशत की धनराशि रु०-३४,९४,२५,०००.०० की ९.३५ प्रतिशत की दर से १० छमाही किश्ते बनाई जा रही है, किश्त की धनराशि रु०-४,४५,५१,६८८.०० होगी, जोकि दि० १.४.२०१७ से देय होगी। परिषद के निर्णय दिनांक २४.०६.२०२२ के कम में सम्पत्ति प्रबन्ध अनुभाग मुख्यालय द्वारा निर्गत कार्यालय आदेश संख्या-७५७/स०प्र० ३/११८६/१२/गा०/३२८८ दिनांक २५.०७.२०२२ के अनुसार निर्गत निर्देश-यह भी स्पष्ट किया जाता है कि उक्त के अतिरिक्त वर्तमान में कोई दण्ड व्याज इस शर्त पर देय नहीं होगा, कि इस व्याख्या को आगामी बोर्ड में रखा जायेगा एवं यदि बोर्ड से जिससे इतर निर्णय किया जाता है, तो आवंटी को बोर्ड के निर्णय के अनुसार दण्ड व्याज की सम्पूर्ण धनराशि जमा करानी होगी।	रु०-४,४५,५१,६८८.००
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उपरोक्त किश्तो के निर्धारण के उपरान्त उक्त निर्णय के कम में निर्गत व्याख्यात्मक कार्यालय आदेश संख्या-७५७/स०प्र० ३/११८६/१२/गा०/३२८८ दिनांक २५.०७.२०२२ के विन्दु संख्या-३ में यह व्यवस्था है कि यदि आवंटी रिशेड्यूलिंग कराना चाहे तो वर्तमान दर विन्दु सं०-२ के अनुसार बकाया धनराशि को मूलधन मानते हुए किश्ते तय कर ली जाय। उक्त के कम में इस कार्यालय के पत्र संख्या-२२८२ दिनांक ८.७.२०२२ द्वारा मुख्यालय से मार्गदर्शन चाहा गया था, जिसके कम में मुख्यालय ने अपने पत्र संख्या-७२०/स०प्र०-३/ दिनांक १५.७.२०२२ के विन्दु संख्या-२ में यह निर्देश दिये गये हैं कि परिषद के अनावासीय / आवासीय सम्पत्तियों के निस्तारण रामबन्धी विनियम यथा संशोधित २०१६ के नियम-३२(६) में प्रावधानित है, कि आवंटित सम्पत्तियों के विलद्व देय धनराशियों का भुगतान न किये जाने के फलस्वरूप अवशेष धनराशि मूलधन मानते हुए उस पर साधारण व्याज सहित किश्तो का पुर्णनिर्धारण जोनल स्तर से किया जा सकता है।

कमशा: २/-

परन्तु मूल किश्तों की अवधि तथा पुर्णनिर्धारित अवधि मिलाकर 15 वर्ष से अधिक नहीं होना चाहिए। अवशेष धनराशि की किश्तें बनाने हेतु कार्यालय पत्र संख्या-2387 दिनांक 3.7.2022 द्वारा मुख्यालय से अनुमति चाही गयी थी। जिसके कार्यालय आदेश संख्या-757 दिनांक 25.07.2022 जारी है। अवशेष धनराशि की किश्तें बनाने हेतु इस कार्यालय के पत्र संख्या-3366 / स०प्र० ०८०५० दिनांक 14.10.2022 से उप आवास आयुक्त मेरठ जोन को अनुमति मांगी गयी। उप आवास आयुक्त मेरठ जोन द्वारा प्रकरण मुख्यालय सन्वर्तित करने के उपरान्त मुख्यालय के पत्र संख्या-1303 दिनांक 16.11.2022 में उल्लिखित है कि आवास आयुक्त महोदय द्वारा परिषद की २५६वीं बैठक के मद संख्या २५६/६० पर लिये गये निर्णय के सम्बन्ध में जोनल आयुक्त मेरठ जोन के रतार से किश्तों के पुर्णनिर्धारण पर निर्णय के लिए अनुमोदन प्रदान किया गया है तदानुसार कार्यालय के पृष्ठांकित पत्र संख्या-5246 / वाई-23/292 दिनांक 17.11.2022 द्वारा इस निर्देश के साथ प्राप्त हुआ है कि कृपया प्रकरण में आवास आयुक्त महोदय के निर्णय के अनुपालन में पूर्वी की भाँति अग्रेटर कार्यालय करें। उक्त पत्र जोन कार्यालय के पृष्ठांकित पत्र संख्या-5246 / वाई-23/292 दिनांक 17.11.2022 द्वारा इस निर्देश के साथ प्राप्त हुआ है कि कृपया प्रकरण में आवास आयुक्त महोदय के निर्णय के अनुपालन में पूर्वी की भाँति अग्रेटर कार्यालय करें।

उक्त आदेशों के अनुपालन में यत्क रोल भूखण्ड संख्या-4 / वी०ए००-२/२ के विभाजन के फलस्वरूप आवटित भूखण्ड संख्या-4 / वी०ए००-२/२ के विरुद्ध दिनांक 31.10.2022 को किश्तों एवं उस पर देय व्याज सहित कुल अवशेष धनराशि रु०-५७,२३,२६,५७४.०० की ९.३५ प्रतिशत की दर से नियम ३२(६) के अन्तर्गत शेष अवधि की १८ छमाही किश्ते पुर्णनिर्धारित की गयी थी। मुख्यालय के आदेश संख्या-७८० / स०प्र०-३, दिनांक १२.६.२०२३ द्वारा विलम्ब से भुगतान करने की दशा में ०.२ प्रतिशत अतिरिक्त व्याज लिये जाने के आदेश दिये गये हैं, जिसके काम में संशोधित खाते के अनुसार किश्तों के विलम्ब से भुगतान करने पर ९.३५ प्रतिशत + २ प्रतिशत अतिरिक्त व्याज / दण्ड व्याज कुल ११.३५ प्रतिशत व्याज लेते हुए दिनांक 31.10.2022 को कुल अवशेष (किश्तों+दण्ड व्याज) अवशेष रु०-६५,४९,४९,४८४.०० की ९.३५ प्रतिशत की दर से १८ छमाही किश्ते पुर्णनिर्धारित की जाती है, किश्त की धनराशि रु०-५,४६,१६,२३८.०० होगी। जिनका भुगतान निम्न तालिका के अनुसार किया जायेगा। किश्तों के विलम्ब से भुगतान की दशा में नियमानुसार ९.३५+२=११.३५ प्रतिशत की दर से अतिरिक्त व्याज देय होगा। किसी भी किश्त पर अधिकतम डिफाल्ट समय ६ माह ही होगा। किश्तों का विवरण निम्नवत है-

कम सं०	किश्त	देय किश्तों की अवधि	किश्त की धनराशि (रु० में)
1	First	दिनांक ०१.११.२०२२ से दिनांक ३०.०४.२०२३ तक	५,४६,१६,२३८.००
2	Second	दिनांक ०१.०५.२०२३ से दिनांक ३१.१०.२०२३ तक	५,४६,१६,२३८.००
3	Third	दिनांक ०१.११.२०२३ से दिनांक ३०.०४.२०२४ तक	५,४६,१६,२३८.००
4	Four	दिनांक ०१.०५.२०२४ से दिनांक ३१.१०.२०२४ तक	५,४६,१६,२३८.००
5	Fifth	दिनांक ०१.११.२०२४ से दिनांक ३०.०४.२०२५ तक	५,४६,१६,२३८.००
6	Six	दिनांक ०१.०५.२०२५ से दिनांक ३१.१०.२०२५ तक	५,४६,१६,२३८.००
7	Seven	दिनांक ०१.११.२०२५ से दिनांक ३०.०४.२०२६ तक	५,४६,१६,२३८.००
8	Eight	दिनांक ०१.०५.२०२६ से दिनांक ३१.१०.२०२६ तक	५,४६,१६,२३८.००
9	Nine	दिनांक ०१.११.२०२६ से दिनांक ३०.०४.२०२७ तक	५,४६,१६,२३८.००
10.	Ten	दिनांक ०१.०५.२०२७ से दिनांक ३१.१०.२०२७ तक	५,४६,१६,२३८.००
11.	Eleven	दिनांक ०१.११.२०२७ से दिनांक ३०.०४.२०२८ तक	५,४६,१६,२३८.००
12.	Twelve	दिनांक ०१.०५.२०२८ से दिनांक ३१.१०.२०२८ तक	५,४६,१६,२३८.००
13.	Thirteen	दिनांक ०१.११.२०२८ से दिनांक ३१.०४.२०२९ तक	५,४६,१६,२३८.००
14.	Fourteen	दिनांक ०१.०५.२०२९ से दिनांक ३१.१०.२०२९ तक	५,४६,१६,२३८.००
15.	Fifteen	दिनांक ०१.११.२०२९ से दिनांक ३१.०४.२०३० तक	५,४६,१६,२३८.००
16.	Sixteen	दिनांक ०१.०५.२०३० से दिनांक ३१.१०.२०३० तक	५,४६,१६,२३८.००
17.	Seventeen	दिनांक ०१.११.२०३० से दिनांक ३१.०४.२०३१ तक	५,४६,१६,२३८.००
18.	Eighteen	दिनांक ०१.०५.२०३१ से दिनांक ३१.१०.२०३१ तक	५,४६,१६,२३८.००

कृपया उपरोक्तानुसार भुगतान सुनिश्चित करने का काष्ट करें, शेष नियम व शर्तें पूर्ववत् रहेंगी।

नवदीय
१५/६/२३
(सुनील कुमार शर्मा)
सम्पत्ति प्रबन्धक

पृ०स०

/ उक्त

दिनांक

प्रतिलिपि:-निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यालय हेतु प्रेषित।

- वित्त नियन्त्रक (म०) उ०प्र० आवास एवं विकास परिषद, १०४, महात्मा गांधी मार्ग लखनऊ संख्या-७८० / स०प्र०-३ दिनांक १२.६.२०२३ के काम में सूचनार्थ।
- उप आवास आयुक्त, स०प्र०, उ०प्र० आवास एवं विकास परिषद, १०४, महात्मा गांधी मार्ग लखनऊ को आदेश संख्या-५२४६ / वाई-२३/२९२ दिनांक १७.११.२०२२ एवं विकास परिषद, शास्त्रीनगर, मेरठ को सूचनार्थ।
- उप आवास आयुक्त, मेरठ जोन, उ०प्र० आवास एवं विकास परिषद, शास्त्रीनगर, मेरठ को सूचनार्थ।
- अधीक्षण अभियन्ता, गाजियाबाद वृत्त, उ०प्र० आवास एवं विकास परिषद, वसुन्धरा गाजियाबाद।

सम्पत्ति प्रबन्धक



उत्तर प्रदेश आवास एवं विकास परिषद

सम्पत्ति प्रबन्ध कार्यालय

सेक्टर-16ए, हॉल नं०-एस-१, वसुन्धरा काम्पलैक्स,
वसुन्धरा गाजियाबाद

प्रारंभीय मानकमूल्य IS 15700



पत्र सं०-

/ स०प्र० गाजियाबाद

दिनांक-

प्रमाण पत्र

प्रमाणित किया जाता है कि परिषद के सिद्धार्थ विहार योजना, गाजियाबाद में भूखण्ड संख्या-4 बी०एस०-२/२ मै० इनवायरन्स इन्फ्रास्ट्रक्चर प्रा०लि० के पक्ष में आवंटित है। लीज अनुबन्ध निष्पादित कराकर दिनांक 07.03.2017 को भौतिक कब्जा हस्तगत किया गया है। कार्यालय पत्र संख्या 2281/दिनांक 15.06.2023 द्वारा दिनांक 31.10.2022 को अवशेष धनराशि रु० 65,49,49,484.00 की 9.35 प्रतिशत की दर से 18 छमाही किश्ते बनायी गयी है, जिसकी प्रथम किश्त दिनांक 01.11.2022 से अन्तिम / 18वीं किश्त दिनांक 31.05.2031 तक बनायी गयी है, जिसमें संस्था द्वारा प्रथम एवं द्वितीय किश्त का भुगतान कर दिया गया है, दिनांक 22.09.2024 तक देय किश्तों के विरुद्ध ब्याज सहित धनराशि रु० 11,16,12,710.00 अवशेष है, जिसका भुगतान दिनांक 31.10.2024 तक किया जा सकता है।

यह प्रमाण प्रत्र संस्था के आवेदन पत्र दिनांक 18.09.2024 के क्रम में UPRERA के समक्ष PROJECT रजिस्ट्रेशन के लिए निर्गत किया जा रहा है।

(नृपेन्द्र बहादुर सिंह)

सम्पत्ति प्रबन्धक

दिनांक २३/११/२४

पृ०सं० ३१५५

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प्रतिलिपि:-

- श्री नवरंग कुमार, डायरेक्टर, पुत्र श्री कृष्ण कुमार, निवासी-जे-94, सेकेड फ्लोर, रिजर्व बैंक एन्क्लेव, पश्चिमी विहार, नई दिल्ली को उनके आवेदन पत्र दिनांक 18.09.2024 के क्रम में सूचनार्थ प्रेषित।

सम्पत्ति प्रबन्धक
सम्पत्ति प्रबन्धक

स०प्र० आवास एवं विकास परिषद
वसुन्धरा, गाजियाबाद