

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING,
SECTOR-VI, NOIDA-201301**



Registered/Speed Post
No. Noida/GHP/GH-2010-(I)/2010 / 9524
Dated: 26 JULY, 2010

CONSORTIUM CONSISTING OF-
M/s ASSOTECH LIMITED (LEAD MEMBER)
M/s IDEAL INFRA PROMOTERS PVT. LTD. (RELEVANT MEMBER)
M/s SURYA MERCHANT LTD. (RELEVANT MEMBER)
148-F, POCKET-IV, MAYUR VIHAR, PHASE-I,
DELHI-110091

Subject: Sub-Division of Group Housing Plot No. GH-04, Sector - 78,
NOIDA allotted under Group Housing Scheme CODE-
GH-2010-(I) & APPROVAL OF SPECIAL PURPOSE COMPANY
IN THE NAME OF M/s COLORFUL ESATATES PVT LTD.

Dear Sirs,

Kindly refer to your letter dated 03.07.2010 on the subject mentioned above. In this connection, it is to be informed that in continuation of the Acceptance letter No. NOIDA / GHP / 2010-(I) / 2010/5152 dated 10/03/2010 and Allotment letter No. NOIDA/GHP/2010-(I) / 2010/5203 dated 16/03/2010 for an area of 61,430.00 sq.mtr. In this connection it is informed that as per site plan received from CCD the area of plot has been increased from 61,430.00 sq. mtrs. to 61,594.00 sq. mtrs. As per your request for sub-division of Group Housing Plot No. GH-04, Sector- 78, NOIDA, Measuring 61,594.00 Sq. mtrs. among the members of the consortium has been accepted in principle by the Authority, in accordance with sub-clause 8 (e) of clause-C-ELIGIBILITY of the brochure of the scheme code GH-2010-(I) . Accordingly, the special purpose company namely M/s COLORFUL ESATATES PVT LTD. has also been approved by the Authority and for sub divided plot admeasuring to 30,797.00 mtrs., area (out of 61,594.00 sq. mtrs.) bearing Plot No.GH-04/B Sector-78 is approved and allotted in your favour, as per terms and conditions mentioned in the brochure of the scheme code GH-2010-(I) as per details given below:-

1	Sub-Divided Plot No/Sector	GH-04/B, Sector- 78
2.	Plot area of Sub-Divided plot in Sqm.	30,797.00 Sq Mtrs
3	Rate of plot as per accepted Financial Bid (per Sqm.) quoted by your consortium for 61,430 sq.mtrs.	Rs. 20,548.00
4	Total Premium of additional area 164.00 sq. mtrs. proportionately to the extent of 50% i.e. 82.00 sq.mtrs @ Rs. 22,440/- as per clause I.AREA of Brochure	Rs.18,40,080.00
5	Total Premium of plot area 30,715.00 sq. mtrs. @ 20,548.00 per sq.mtrs.	Rs. 63,11,31,820.00
6	Total Premium of Sub divided plot (Area-30,797.00) (Col. No. 4+5)	Rs. 63,29,71,900.00
7.	Reservation Money equivalent to 5% of the total premium to be adjusted against the acceptance money already deposited by the tenderer/ Proposed Consortium /as communicated vide this office letter dated 10.03.2010 against the plot area 61,430.00 sq.mtrs., deposited on 10.03.2010 vide challan No. 32265.	Rs. 3,16,48,595.00
8.	Balance Allotment money (equivalent to 5% of the total premium) to be adjusted against the balance allotment money already deposited by the tenderer /Proposed Consortium as communicated vide this office letter dated 16.03.2010 against the plot area 61,430.00 sq.mtrs., deposited on 11.05.10 vide challan No. 200088 & 12.05.10 vide challan No. 200089 and the excess money as per para-6 of the letter dated 16.03.2010.	Rs. 1,84,008.00
9.	<p>There shall be moratorium of 24 months from the date of allotment i.e. 16.03.2010 and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest.</p> <p>In case of default in depositing the instalments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.</p>	

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You are requested to deposit the balance allotment money equivalent to 5% of the premium i.e. Rs. 1,84,008.00 (Rs. One Lacs Eighty Four Thousand Eight only) (after adjustment of an amount as shown in para-8 of the table shown above), through demand draft in favour of NOIDA payable at Delhi /New Delhi/Noida within 30 days from the date of issue of this allotment letter.

In super session of earlier communication dated 16.03.2010, you will deposit due stamp duty i.e. Rs 3,51,30,000.00 + Rs.50.00 for lease deed in treasury of District Gautam Budh Nagar and should produce a certificate to that effect in Group Housing Department Noida within 90 days from the issue of allotment letter i.e. 16.03.2010. The above amount of stamp duty is subject to confirmation from the Office of the Sub - Registrar, Noida at the time of registration of the Lease Deed.

There shall be moratorium of 24 months from the date of allotment i.e. 16.03.2010 and only the interest @ 11% per annum compounded half yearly , accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e Rs. 56,96,74,710.00 of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

SL NO	DUE DATE	INSTALMENT (in Rs.)	INTEREST (in Rs)	TOTAL (in Rs.)
1	15.09.2010	--	31332110	31332110
2	15.03.2011	--	31332110	31332110
3	15.09.2011	--	31332110	31332110
4	15.03.2012	--	31332110	31332110
5	15.09.2012	35604670	31332112	66936782
6	15.03.2013	35604670	29373855	64978525
7	15.09.2013	35604670	27415598	63020268
8	15.03.2014	35604670	25457341	61062011
9	15.09.2014	35604670	23499084	59103754
10	15.03.2015	35604670	21540827	57145497
11	15.09.2015	35604670	19582570	55187240
12	15.03.2016	35604670	17624313	53228983
13	15.09.2016	35604670	15666056	51270726
14	15.03.2017	35604670	13707799	49312469
15	15.09.2017	35604670	11749542	47354212
16	15.03.2018	35604670	9791285	45395955
17	15.09.2018	35604670	7833028	43437698
18	15.03.2019	35604670	5874771	41479441
19	15.09.2019	35604670	3916514	39521184
20	15.03.2020	35604670	1958257	37562927

SPECIAL/ADDITIONAL TERMS AND CONDITIONS OF SUB-DIVISION /ALLOTMENT :

- (i) Since the division of the plot No.GH-4/B, Sector-78, NOIDA admeasuring 30,797.00 Sq Mtrs has been approved in favour of special purpose company namely M/s COLORFUL ESATATES PVT LTD., therefore the Directors/Members/Shareholders of the special purpose company will be as under as per MOA :-

LIST OF DIRECTORS

Sl. No.	NAME	RESIDENCE ADDRESS
1	Sh. Rakesh Sharma S/o Sh. Jagdish Chandra Sharma	B-1/618, Janakpuri, New Delhi-110058.
2	Smt. Seema Sharma W/o Sh. Rakesh Sharma	B-1/618, Janakpuri, New Delhi-110058.

LIST OF MEMBERS/ SHAREHOLDERS

Sl. NO.	NAME OF MEMBERS/ SHAREHOLDER	%AGE OF SHAREHOLDING	Status
1	M/s IDEAL INFRA PROMOTERS PVT. LTD.	78%	Relevant Member
2	M/s SURYA MERCHANT LTD.	22%	Relevant Member

- (ii) A separate application for sanction of Building Plans shall be submitted by the allottee/lessee to the NOIDA for the sub divided plot no.GH-04/B Sector-78, NOIDA for an area of 30,797.00 sq. mtrs.
- (iii) The ground coverage, FAR, Set Back, Height, Green Area and Parking shall be allowed as per terms and conditions of brochure/ allotment /lease deed and the Building Regulations and Bye-laws of the NOIDA.
- (iv) Lease deed for plot No.GH-04/B, Sector-78, NOIDA shall be executed and registered, separately and the possession of the same shall be handed over thereafter on or before 13.06.2010.
- (v) The allottee/lessee shall be required to complete the project in the specified period and shall obtain the completion certificate from the Building Cell of the NOIDA, as prescribed in the terms and conditions of brochure of the scheme/allotment/lease deed/ building-bye laws.

- (vi) The Set Backs (front and other three sides) shall be allowed as per Building Bye Laws and Regulation Prevailing at present.

The above permission is being issued with the prior approval of competent authority and all other remaining terms and conditions of the brochure of the Scheme Code-GH-2010-(I) and allotment letter No. NOIDA / GHP/2010-(I) /2010/5203 dated 16/03/2010, shall be applicable.

Yours faithfully,

ASSTT. GENERAL MANAGER (GHP)

Copy to : -

1. Chief Project Engineer, NOIDA along with a photocopy of the approval of the competent authority
2. Chief Architect Planner, NOIDA along with a photocopy of the approval of the competent authority.
3. Concerned Project Engineer-I, NOIDA along with a photocopy of the approval of the competent authority and a copy of the proposed layout plan, duly divided, with the request to provide a copy of the site plan of divided plot No.GH-04/A and GH-04/B Sector-78.
4. Accounts Officer, GHP, NOIDA along with a photocopy of the approval of the competent authority.
5. M/s COLORFUL ESATATES PVT LTD., 14/18, East Patel Nagar, New Delhi-110008.

ASSTT. GENERAL MANAGER (GHP)