

REGISTERED AD / SPEED POST AD/ BY HAND DELIVERY/E-MAIL

Date: June 25, 2018

Jaiprakash Associates Ltd,

Registered office at
Sector-128, Noida-201304,
Uttar Pradesh,

Also At:

Delhi Office at
"JA House", 63 Basant Lok,
Vasant Vihar, New Delhi-110057

Sub: Demand Notice under Sub Section 2 of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for enforcement of security interest in property owned and mortgaged by Borrower (JAL) only

Ref : Loan Account No. 6580193825

Kind Attn : Mr. Manoj Gaur

Dear Sir,

Housing Development Finance Corporation Limited (HDFC Limited), is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Notification No.GSR S.O. 1282 (E) dated 10th November 2013 issued by the Govt. of India, Department of Economic Affairs (Banking Division), Ministry of Finance, New Delhi, inter alia, carrying on business of advancing loans for construction and / or purchase of dwelling units.

You had approached Housing Development Finance Corporation Limited (HDFC Limited) for the purpose of availing construction finance facility and had accordingly submitted your loan applications to HDFC Limited. At your request and relying upon the correctness of information furnished, representations made and assurances given by you in your application, HDFC Limited sanctioned you the amount mentioned in **Schedule "I"** written hereunder (hereinafter referred to as the "said loan") and subsequently disbursed the said loan to you, on the terms and conditions mentioned in the Master Facility Agreement dated August 11, 2012 ("Master Facility Agreement") and Transaction Documents executed by you.



Regional Office: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi 110 067.
Tel.: 41115111. Fax: 011-26194617, 26174970 DELHI Corporate Identity Number: L70100MH1977PLC019916
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.

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As and by way of security for the repayment of the said loan together with all applicable interest, additional interest, costs, charges, expenses etc, various properties including but not limited to the immovable properties along with rights, benefits, receivables, etc arising therefrom (**owned by Borrower JAL**) which is more particularly described in **Schedule "III"** (hereinafter referred to as the "**Secured Asset/s**") written hereunder stands mortgaged in favour of HDFC Limited.

As you are aware, you have not been regularly repaying the outstanding loan together with all applicable interest, additional interest, costs, charges, expenses etc. You have therefore committed default as stipulated in the Master Facility Agreement. Despite repeated requests, reminders and demands you have failed and neglected to regularize the said loan. Consequent to the defaults committed by you, the said loan has been classified as Non-Performing Assets ("NPA") on the date mentioned in **Schedule "I"**, as per the directives and guidelines of the National Housing Bank.

In view of the failure and neglect on your part to make payment of the dues of HDFC Limited in respect of the said loan and subsequent classification of your accounts as non-performing asset, we had no option but to call back the said loan together with all applicable interest, additional interest, costs, charges, expenses etc. Accordingly, the Loan Recall notice was issued to you on May 23, 2018 calling you to repay the amount specified therein within 7 days of the notice. You have yet again failed to make the desired payment.

Accordingly, we hereby give you notice under Sub-Section (2) of Section 13 of "the Act", and call upon you to pay in **full** and discharge your liabilities to HDFC Limited as per details given in **Schedule "II"** written hereunder, within 60 (sixty) days from the date of this notice failing which we shall be at liberty to take recourse to one or more measures envisaged under Sub-Section (4) of Section 13 of the said Act and exercise such other powers which include:

- 1 Taking possession of the Secured Asset/s wherein security interest has been created as abovementioned including the right to transfer by way of lease, assignment or sale.
- 2 Taking over the management of the business of the borrower including right to transfer by way of lease, assignment or sale.
- 3 Appointing any person as Manager to manage the Secured Asset/s, the possession of which will be taken over by HDFC Limited in pursuance to the present notice.
- 4 Writing to or issuing notice(s) to any person, who has acquired any of the Secured Asset/s in which security interest has been created and from whom any money is due or may become due to you, to pay to HDFC Limited such amount as is sufficient to pay the secured debt.

Please note that any transfer of Secured Asset/s after taking possession thereof or taking over management thereof by HDFC Limited or appointing a Manager on behalf of HDFC Limited, shall vest in the transferee all rights in or in relation to the Secured Asset/s, as if the transfer has been made by the owner of such Secured Asset/s.



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We, invite your attention to Sub-Section (13) of Section 13 of the said Act in terms of which you are barred from transferring the Secured Asset/s or creating any interest or rights by way of tenancy or licence or any other rights whatsoever, in or over the Secured Asset/s, without obtaining our prior written consent. We may add that non-compliance with the above provision contained in Section 13(13) of the said Act, is an offence punishable under Section 29 of the Act.

We further, invite your attention to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Please note that this Demand Notice is addressed to you by the undersigned as the Authorised Officer of HDFC Limited duly appointed under Sub-Section (12) of Section 13 of the said Act. Please also note that this Demand Notice is being issued without prejudice to the legal rights available to HDFC Limited to initiate such other action / legal proceedings against you and / or the guarantor/s, as it deems necessary under any other applicable provisions of law and shall not be construed as waiver of any other rights or remedies which may be available to HDFC Limited, including the right to make further demands in respect of sums owing to HDFC Limited.

Without prejudice to and without any assumption of liability in the facts and circumstances as they stand as on date, the aforesaid action shall not affect the ownership rights of bonafide purchasers of apartments/ units for whose transactions No Objection Certificates (NOCs) have been obtained from HDFC Ltd subject to compliance/ fulfillment of all the conditions as stipulated in the respective NOC(s)

Please note, that capital terms used but not defined herein and/or in the Act shall have the meaning as assigned to in the Master Facility Agreement.

Schedule "I"

(Amount in Rupees)

| | |
|---------------------------------|-----------------|
| Loan Account No. | 6580193825 |
| Sanctioned Amount in Rs. | 450,00,00,000/- |
| Disbursed Amount | 450,00,00,000/- |
| NPA Date | April 30,2018 |



Schedule "II"

(Statement of Dues as on June 25, 2018)

| (Amount in Rupees) | |
|--|------------------|
| Particulars | |
| | 6580193825 |
| Outstanding Principal amount | 271,11,21,199/- |
| Outstanding Interest upto June 25, 2018 | 17,58,48,701/- |
| Additional Interest on Interest overdue | 4,53,67,169/- |
| Additional Interest on Principal overdue | 66,37,814/- |
| Incidental Charges | 200/- |
| Liquidated Damages | 4,53,67,169/- |
| Grand Total | 298,43,42,252 /- |

together with further interest @ 18% p.a on the outstanding principal amount and outstanding Interest, along with incidental charges, costs, charges, expenses etc. incurred / that may be incurred till payment and/or realization.

Necessary credit will be given in respect of any payments received and realized by us, subsequent to this notice. It is understood that all such payments shall be received by us without prejudice to our rights and remedies as stated in this Demand Notice.

Schedule "III"

(Description of Secured Asset/s in respect of which Security Interest has been created by Borrower (JAL) Only)

- A. **ALL THAT** pieces of land aggregating to **17.20 acres** (marked out in the Layout Plan dated 14.08.2012 sanctioned by Greater Noida out of a total larger piece of land admeasuring 452.26 acres of land (designated for the construction of a project in the name and style of "Jaypee Greens" at Greater Noida,), more specifically detailed hereinafter and construction both present and future along with all the rights, estate, interest, benefits and receivables along with escrow accounts as detailed hereunder, arising therefrom:



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- I. Plot of land in aggregate admeasuring **8.92 acres** which comprise of land under the category "Residential and Commercial" (C-type)" mentioned under the heading "Abstract-Land-2" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No.BP-908(S)/Rec/OPA-5571 dated 14/08/2012 (copy enclosed), the details of which are given below :

| BUILDING TYPE | PARTICULARS | Ground Coverage | FAR |
|--------------------------------|-------------------|-----------------|----------------|
| | | (Sq.mt) | (Sq.ft) |
| | | | |
| C2a & C2b | Star Court 1-6 | 3700 | 581256 |
| C2 | Star Court 7-9 | 1650 | 279864 |
| C1a | Moon Court | 2450 | 414414 |
| Independent Units (108 units)* | Independent units | 28295 | 690298 |
| Total | | 36095 | 1965832 |
| Land in acre | | 8.92 | |

The said residential area as above mentioned has been allotted to Jaiprakash Associates Limited as part of an Integrated Sports Complex (215.38 acres of land).

| * Independent Units in the Integrated Sports Complex land | | | | | | | | | |
|---|----------|--------|----------|--------|----------|--------|----------|--------|----------|
| S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. |
| 1 | C3/07 | 23 | C3/21 | 45 | C5B01 | 67 | C4/36 | 89 | C4/03 |
| 2 | C3/08 | 24 | C3/24 | 46 | C5/16 | 68 | C4/34 | 90 | C4/05 |
| 3 | C3/30 | 25 | C3/37 | 47 | C5B02 | 69 | C4/33 | 91 | C4/06 |
| 4 | C3/48 | 26 | C3/25 | 48 | C4a/02 | 70 | C4/38 | 92 | C4/21 |
| 5 | C3/32 | 27 | C3/06 | 49 | C4b/02 | 71 | C4/14 | 93 | C4/27 |
| 6 | C3/11 | 28 | C3/33 | 50 | C4b/03 | 72 | C4/04 | 94 | C4/28 |
| 7 | C3/17 | 29 | C3/12 | 51 | C7/04 | 73 | C4/43 | 95 | C4/35 |
| 8 | C3/52 | 30 | C3/47 | 52 | C7/03 | 74 | C4/41 | 96 | C4a/01 |
| 9 | C3/41 | 31 | C3/18 | 53 | C6a/01 | 75 | C4/46 | 97 | C4b/01 |
| 10 | C3/40 | 32 | C3/42 | 54 | C6/02 | 76 | C4/52 | 98 | C6/01 |
| 11 | C3/49 | 33 | C5/08 | 55 | C4/50 | 77 | C4/15 | 99 | C6/03 |
| 12 | C3/23 | 34 | C5/09 | 56 | C4/13 | 78 | C4/23 | 100 | C6b/01 |
| 13 | C3/09 | 35 | C5/01 | 57 | C4/22 | 79 | C4/18 | 101 | C6C/01 |

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| * Independent Units in the Integrated Sports Complex land | | | | | | | | | |
|---|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|----------|
| S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. | S.N o. | Unit No. |
| 14 | C3/35 | 36 | C5/03 | 58 | C4/10 | 80 | C4/42 | 102 | C7/01 |
| 15 | C3/26 | 37 | C5/04 | 59 | C4/19 | 81 | C3/04 | 103 | C7/05 |
| 16 | C3/19 | 38 | C5/06 | 60 | C4/24 | 82 | C3/15 | 104 | C7/06 |
| 17 | C3/16 | 39 | C5/10 | 61 | C4/12 | 83 | C3/22 | 105 | C7/07 |
| 18 | C3/53 | 40 | C5/18 | 62 | C4/48 | 84 | C3/31a | 106 | C7/08 |
| 19 | C3/46 | 41 | C5/11 | 63 | C4/29 | 85 | C3/34 | 107 | C5/13 |
| 20 | C3/31 | 42 | C5/12 | 64 | C4/47 | 86 | C3/45 | 108 | C5/17 |
| 21 | C3/13 | 43 | C5/14 | 65 | C4/51 | 87 | C3/50 | | |
| 22 | C3/05 | 44 | C5/15 | 66 | C4/39 | 88 | C4/01 | | |

II. Land admeasuring **8.28 acres** as mentioned under the category "Residential/ Commercial" (B type building)" under the heading "Abstrat-Land-I" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012 the details of which is given below:

| BUILDING TYPE | PARTICULARS | Ground Coverage | FAR |
|----------------------------------|--------------------|--------------------|----------------|
| | | (Sq.mt) | (Sq.ft) |
| B 4/1 & B 4/2 | Apartment (T1& T2) | 1746 | 202810 |
| B7 | Sea Court | 2434 | 328142 |
| B6 | Suncourt A,B, C, D | 3500 | 904176 |
| B3 | Town Centre | 4750 | 182988 |
| B5 | Crscnt Court | 4500 | 575874 |
| B-10 | B-10 | 6500 | 778380 |
| Independent Units (39 units)# | Independent units | 10071 | 241446 |
| Total | | 33502 | 3213816 |
| Land in acre | | 8.28 | |



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The said residential area as above mentioned has been allotted to Jaiprakash Associates Limited as part of a Golf Course (222.42 acres & 14.4556 acres of land)

| # Independent Units in the Golf Course land | | | | | |
|---|----------|-------|----------|-------|----------|
| S.No. | Unit No. | S.No. | Unit No. | S.No. | Unit No. |
| 1 | B1/25 | 14 | B2/12 | 27 | B2/63 |
| 2 | B1/30 | 15 | B2/29 | 28 | B2/62 |
| 3 | B1/37 | 16 | B2/19 | 29 | B2/61 |
| 4 | B1/41 | 17 | B2/65 | 30 | B2/35 |
| 5 | B1/18 | 18 | B2/69 | 31 | B2/33 |
| 6 | B1/17 | 19 | B2/67 | 32 | B2/58 |
| 7 | B1/35 | 20 | B2/68 | 33 | B2/57 |
| 8 | B1/36 | 21 | B2/40 | 34 | B2/23 |
| 9 | B1b | 22 | B2/38 | 35 | B2/59 |
| 10 | B1a | 23 | B2/39 | 36 | B2/15 |
| 11 | B2/17 | 24 | B2/34 | 37 | B2/36 |
| 12 | B2/13 | 25 | B2/30 | 38 | B2/60 |
| 13 | B2/25 | 26 | B2/64 | 39 | B2/66 |

III. Details of Escrow Accounts

| Sr. No. | Project Name | Escrow Account Number |
|---------|---------------------|-----------------------|
| 1 | Sun Court Tower B | 00030 350 016 291 |
| 2 | ESTAT101B3 | 00030 350 016 291 |
| 3 | ESTAT3B12A | 00030 350 016 291 |
| 4 | VILLA20007 | 00030 350 016 291 |
| 5 | VILLA20005 | 00030 350 016 291 |
| 6 | ESTAT01B14 | 00030 350 016 291 |
| 7 | VILLA20008 | 00030 350 016 291 |
| 8 | VILLA20004 | 00030 350 016 291 |
| 9 | Apartment (T1 & T2) | 00030 350 016 291 |
| 10 | SEA COURT | 00030 350 016 291 |
| 11 | Suncourt C & D | 00030 350 016 291 |
| 12 | Suncourt A | 00030 350 016 291 |
| 13 | Crscent Court | 00030 350 016 291 |
| 14 | STAR COURT 1-9 | 00030 350 016 291 |
| 15 | Moon Court | 00030 350 016 291 |
| 16 | Villas | 00030 350 016 291 |

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Tel.: 41115111. Fax: 011-26194617, 26171833
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B. Receivables accruing from sold and unsold area of the units and towers in the project name and style of "Jaypee Greens" at Greater Noida more particularly mentioned in Part-A of Schedule -III mentioned hereinabove.

Any written communication / response in respect of this Demand Notice shall be sent / delivered on any working day during normal working hours to the relevant address set out below. It shall be marked for the attention of the Authorized Officer set out below:

For the attention of **Mr. Sachin Kapoor**
Authorized Officer
Address:
HDFC Limited
The Capital Court,
Munrika, Outer Ring Road,
Olof Palme Marg,
New Delhi- 110067

Yours faithfully,

For Housing Development Finance Corporation Limited



SACHIN KAPOOR
Authorized Officer

Cc:

1. **Mr. Manoj Gaur (As guarantor)**
A-9/27, Vasant Vihar,
New Delhi-110057
2. **Jaypee Infratech Limited**
Sector-128, Noida-201304,
Uttar Pradesh,



WITH YOU, RIGHT THROUGH

HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

Northern Regn. Office : The Capital Court, Munirka, Outer Ring Road, Olof Palme Marge, New Delhi - 67

Tel.: 011-41115111, CIN L70100MH1977PLC019916, Website: www.hdfc.com

POSSESSION NOTICE

Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice, incidental expenses, costs, charges etc till the date of payment and / or realisation.

| Sr. No. | Name of Borrower(s) / Legal Representative (s)/ Loan Account Nos. | Outstanding Dues | Date of Demand Notice | Date of Possession | Description of Immovable Property (ies) / Secured Asset (s) |
|---------|---|---|-----------------------|--------------------------|--|
| 1. | JAIPRAKASH ASSOCIATES LTD LOAN ACCOUNT NO. 6580193825 | Rs. 298,43,42,252/- (Rupees Two Hundred Ninety Eight Crore Forty Three Lakh Forty Two Thousand Two hundred and Fifty Two Only) as on 25-JUNE-18* | 25-JUN-18 | 07-Sept-18 (PHYSICAL) | 1. Building /Project by the name and style of "Suncourt Tower -A" in the building type "B-6" forming part of Land admeasuring 8.28 acres as mentioned under the category "Residential/ Commercial" (B type building)" under the heading "Abstract-Land-1" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of "Jaypee Greens" at Greater Noida, with all the construction thereon both present and future along with all the rights, estate, interest, benefits and receivables, arising therefrom and the land underneath 2. Land admeasuring 6500 sq.mtrs. by the name and style of "B-10", forming part of Land admeasuring 8.28 acres as mentioned under the category "Residential/ Commercial" (B type building)" under the heading "Abstract-Land-1" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of "Jaypee Greens" at Greater Noida, with all the construction thereon both present and future along with FAR being 778380 sq. ft. and all the rights, estate, interest, benefits and receivables, arising therefrom. |

together with further interest @ 18% p.a on the outstanding principal amount and outstanding Interest, along with incidental charges, costs, charges, expenses etc. incurred / that may be incurred till payment and/or realization.

However, since the borrower/s / Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above, in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

However, without prejudice to and without any assumption of liability in the facts and circumstances as they stand as on date, the aforesaid action shall not affect the ownership rights of bonafide purchasers of apartments/ units for whose transactions No Objection Certificates (NOCs) have been obtained from HDFC Ltd subject to compliance/ fulfillment of all the conditions as stipulated in the respective NOC(s)

The borrower(s) / Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of Housing Development Finance Corporation Ltd.

Borrower(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place: Delhi

Date: 11.09.2018

For Housing Development Finance Corporation Ltd.

Sd/-

Authorised Officer

Regd Office: Ramon House, H.T.Parekh Marg, 169, Backbay Reclamation, Churchgate Mumbai-400 020

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I-38052/A9



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

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CERTIFICATE LOCKED



| | |
|---------------------------|--|
| Certificate No. | : IN-UP06917349785023R |
| Certificate Issued Date | : 22-Nov-2019 01:51 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0108222555133626R |
| Purchased by | : GOLF HORIZON LLP |
| Description of Document | : Article 18 Certificate of Sale |
| Property Description | : PLOT NO.B-10,JAYPEE GREENS SITUATED IN GREATER NOIDA,G.B.NAGAR |
| Consideration Price (Rs.) | : 144,00,00,000 (One Hundred Forty Four Crore only) |
| First Party | : HOUSING DEVELOPMENT FINANCE CORPORATION LTD. |
| Second Party | : GOLF HORIZON LLP |
| Stamp Duty Paid By | : GOLF HORIZON LLP |
| Stamp Duty Amount(Rs.) | : 7,20,00,000 (Seven Crore Twenty Lakh only) |



A. HATI
Advocate
G.B. Nagar
M.No. 9911526239



SURENDRA BHATTI
Advocate
G.B. Nagar
M.No. 9911526239

[Signature]

[Signature]

Please write or type below this line.



SR 0005960953

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



[Handwritten signature]

SHRUTI
Advocate
G.B.Nagar
M.No. 9911526239



[Handwritten signature]

SHRUTI SHATI
Advocate
G.B.Nagar
M.No. 9911526239



000280023



(2)

DEED OF CERTIFICATE OF SALE

1. Sale Consideration :- Rs. 144,00,00,000/-
2. Value according to Circle Rate :- Rs. 55,93,56,060/-
3. Stamp Duty Paid on :- Rs. 144,00,00,000/-
4. Total Stamp Duty :- Rs. 7,20,00,000/-
5. Sold Property situated in Mohalla/Village/Sector:- B-10, Jaypee Greens, situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.).
6. Sale Area :- **10263.468** Sq. Mtr
7. Nature of Property House/Plot/Flat :- Vacant Residential Plot (no construction on the said plot)
8. Boundaries and measurement of the Property:-

NORTH EAST :- Golf Course
SOUTH EAST :- Other Builder Plot
NORTH WEST :- Jaypee Plot
SOUTH WEST :- 13.5 mtr internal wide road

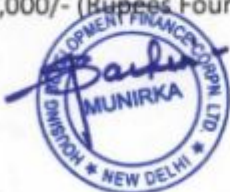
This Deed of Certificate of Sale is executed at Greater Noida, Distt. G. B. Nagar (U.P.) on this 22nd day of November 2019 by **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (HDFC Ltd.)** (PAN NO. AAACH0997E) BRANCH OFFICE THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067, through its Authorized Officer Mr. Sachin Kapoor (Aadhar No. 8725 7344 6428) S/o. Sh. Prem Kapoor, being the Authorised Officer of HDFC Ltd., in accordance with the provisions of sub-section 12 Section 13 of the Securitisation and Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 (hereinafter to be referred as the "said Act"), hereinafter called the 'Seller' or the 'First Party' or the 'Secured Creditor', which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.

in favour of

GOLF HORIZON LLP (PAN NO. AATFG8105F) having its registered office at FLAT NO. 502, 502-A, 5th FLOOR, NARAIN MAZIL, 23, BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI-110001, through its authorized signatory Sh. Deepak Garg (Aadhar No. 8879 3916 3768) S/o. Sh. Munna Lal Agarwal, authorized vide Resolution dated 25-Mar-2019, hereinafter called the 'Purchaser' or the 'Second Party', which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.

The First Party and the Second Party shall hereinafter be referred to as **Party** individually and **Parties** collectively.

WHEREAS M/s. Jaiprakash Associates Limited (hereinafter referred to as the "said Borrower") has taken the Construction Finance Loan of **Rs.450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only)** from HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED BRANCH OFFICE THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067. The immovable property /secured asset more particularly described in **Schedule-1** (hereinafter referred to as the "said Property") inter-alia forms part of the security interest that has been created in favour of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED for partly securing the Construction Finance Loan of **Rs.450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only)** granted to the said Borrower.



आवेदन सं०: 201900743096385

विक्रय का प्रमाणपत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 38057

वर्ष: 2019

प्रतिफल- 1440000000 स्टाम्प शुल्क- 72000000 बाजारी मूल्य - 559356060 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री गोलफ होराइजन एल.एल.पी. द्वारा
दीपक गर्ग अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मुल्ता लाल अग्रवाल
व्यवसाय : नौकरी
निवासी: फ्लैट सं-502,502-ए,5वां तल नारायण मंजिल बारह खम्बा रोड कनौट
प्रैस नई दिल्ली



श्री, गोलफ होराइजन एल.एल.पी. द्वारा

दीपक गर्ग अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
23/11/2019 एवं 02:57:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश श्रीवास्तव

उप निबंधक : सदर गेट नोएडा

गौतम बुद्ध नगर

23/11/2019

वी0 के सिंह
निबंधक लिपिक



(3)

AND WHEREAS M/s. Jaiprakash Associates Limited was unable to return the loan of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED. On account of continued default on the part of the borrower to repay the loan facilities, HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED issued Demand Notice dated 25-June-2018 under Sub-Section (2) of Section 13 of "the Act", and called upon the Borrower to discharge its liabilities towards HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED.

AND WHEREAS on account of the failure of the Borrower to repay the amount as demanded by vide Demand Notice dated 25-June-2018, HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, through its Authorized Officer, took over physical possession of the said Property on 07-Sept-2018. The possession notice with respect to the said Property was published in English News paper "The Pioneer" dated 12-Sept-2018 read with 28-Nov-2018" and in Hindi Newspaper "Rashtriya Sahara" Dated 12-Sept-2018 read with 28-Nov-2018 in accordance with the provisions of the said Act.

AND WHEREAS the Authorized Officer of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED having its Registered Office at Ramon House, H.T. Parekh Marg, Backbay Reclamation, Churchgate, Mumbai-400020, having branch office at THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067, being the Secured Creditor under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred by Section 13 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, has sold the immovable property/secured asset "on as is where is" & "as is what is" basis more particularly described in the **Schedule 1** written herunder to **GOLF HORIZON LLP** having its registered Office at Flat No. 502, 502-A, 5th Floor, NarainMazil, 23, Barakhamba Road, Connaught Place, New Delhi-110001 whose offer was accepted by Housing Development Finance Corporation Limited.

AND WHEREAS the possession of the scheduled property as described in Schedule-1 has been handed over to second party **Golf Horizon LLP** having its registered Office at **Flat No. 502, 502-A, 5th Floor, NarainMazil, 23, Barakhamba Road, Connaught Place, New Delhi-110001** by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED BRANCH OFFICE THE CAPITAL COURT, MUNIRKA, OUTER RING ROAD, OLOF PALME MARG, NEW DELHI-110067, through its Authorized Officer, vide Letter dated 29-Mar-2019

NOW, THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the proceedings initiated by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED under Section 13 of the Securitisation and Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002, read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, in its capacity as the mortgagee / secured creditor of the said Property under the provisions of the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002 (SARFAESI ACT) has sold the immovable property/secured asset "on as is where is" & "as is what is" basis more particularly described in the **Schedule 1** written herunder to **GOLF HORIZON LLP** (hereinafter referred to as the "said Purchaser").
2. The purchasers had paid the sale price of for **Rs. 144,00,00,000/- (Rupees One Hundred and Forty Four Crores only)** as per details mentioned in **Schedule II** of this deed, the receipt of which seller hereby expressly acknowledges. Accordingly, the seller has handed over the delivery and possession of



वही सं०: 1

रजिस्ट्रेशन सं०: 38057

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री हाउसिंग डेवलपमेंट फाइनेंस कारपोरेशन लि० के द्वारा
सचिन कपूर, पुत्र श्री प्रेम कपूर

निवासी: ब्रांच ऑफिस दा कैपिटल कोर्ट मुनिरका आउटर रिंग
रोड ओलोफ पालम मार्ग नई दिल्ली-110067

व्यवसाय: नौकरी

द्वितीय पक्ष: 1



श्री गोल्फ होराइजन एल.एल.पी. के द्वारा दीपक गर्ग, पुत्र श्री
मुन्ना लाल अग्रवाल

निवासी: फ्लैट सं-502,502-ए,5वां तल नारायण मंजिल
बारहू खम्बा रोड कनौट प्लेस नई दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया जाजिनकी पहचान
पहचानकर्ता: 1

श्री नीरज कालिया, पुत्र श्री देवी दयाल कालिया

निवासी: कटियन वाला मोहल्ला जिला कैथल हरियाणा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अतीत मोहन, पुत्र श्री मोहन लाल

निवासी: फ्लैट सं-6321, अलोक बिहार-2, प्लॉट सं-
एफ-6, सैक्टर-50, नॉएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

स्नेह श्रीवास्तव

उप निबंधक: सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

बी० के० सिंह

निबंधक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

(4)

the scheduled property to Second Party, **Golf Horizon LLP** having its registered Office at **Flat No. 502, 502-A, 5th Floor, NarainMazil, 23, Barakhamba Road, Connaught Place, New Delhi-110001**, on as is where is and as is what is basis and the purchaser-Second Party is authorized to get the said Property mutated in its name in the revenue records.

3. That the Secured Creditor/ First Party has executed a Sale Certificate in favour of the Purchaser/s as required under the SARFAESI Act in respect of the said Property. The said Sale Certificate dated 29-Mar-2019 in original is annexed as "EXHIBIT "A" hereto. It is agreed between the First Party and the Second Party /s that this Deed shall be treated as the 'Principal Document' and the Second Party confirms that the same shall be adequately stamped accordingly and that the said Sale Certificate annexed hereto shall form an integral part of this Deed.
4. That the said Property has been sold by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED in accordance with Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 ("Rules") for **Rs.144,00,00,000/- (Rupees One Hundred and Forty Four Crores only)** (sale price) and required stamp duty of Rs. 7,20,00,000/- (Rs. Seven Crore Twenty Lakh Only) has been paid as per the transaction value.
5. That the Purchaser/s agree/s to pay all dues, if any, including any outstanding dues owed by the previous owner/s but not limited to outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation / local authority / Society / Builder, stamp duty, registration charges, Collector's Premium / Lease Rentals / taxes and / or dues of any other nature, if any, in respect of the said Property as well as all demands to the said Property of any nature or description whatsoever on his/her/their own and without any reference or recourse to the First Party / Secured Creditor.
6. That the sale of the said Property has been made free from all encumbrances known to the Secured Creditor viz. HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED except those applicable under the terms of sale as mentioned in the Offer dated 27.03.2019 Form read with Offer Acceptance Letter dated 28.03.2019 and possession of the said Property.
7. That there is no construction on the said Property.
8. This Deed of Certificate of Sale shall mean this Deed and shall include any annexure, recitals, schedules or exhibits annexed hereto.
9. All expenses incidental to this Deed and/or the Sale Certificate and other documents executed or that may be executed in future including but not limited to stamp duty, registration charges, transfer fees / charges, premium, cesses, taxes etc as applicable shall be solely borne and paid by the Second Party in full.





SALE CERTIFICATE
For immovable property
(Rule 9(6))

Whereas the undersigned being the Authorized Officer of Housing Development Finance Corporation Limited having its Registered Office at Ramon House, H T Parekh Marg, Backbay Reclamation, Churchgate, Mumbai - 400 020, having branch office at The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067 , being the secured creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred by Section 13 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, has sold the immovable property / secured asset " on as is where is" & " as is what is" basis more particularly described in the Schedule written hereunder to **GOLF HORIZON LLP** (hereinafter referred to as the "said Purchaser") having its registered office at Flat No- 502,502-A, 5th Floor, Narain Manzil ,23 Barakhamba Road, Connaught Place , New Delhi-110001 whose offer has been accepted by Housing Development Finance Corporation Limited. The said immovable property / secured asset forms a part of the security interest that has been created in favour of Housing Development Finance Corporation Limited for partly securing the Construction Finance Loan of **Rs. 450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only)** granted to **M/s. Jaiprakash Associates Limited**(hereinafter referred to as the "said Borrower")

The total sale consideration of the said Secured Asset is Rs.144,00,00,000/- (Rupees One Hundred Forty Four Crores only).

All payments relating to sale consideration are subject to TDS @1% u/s 194 -IA of the Income Tax Act 1961. It is the purchaser's responsibility to remit the amount deducted into the account of appropriate Authority and to issue the TDS certificate within the prescribed time limits.



A handwritten signature in blue ink, consisting of a stylized 'N' followed by a horizontal line.



[Handwritten signature]

The undersigned acknowledges the receipt of sale consideration after deduction of 1 % TDS u/s 194 –IA of the Income Tax Act, 1961 from total sale consideration and possession of the Scheduled Property has been delivered to the Purchaser/s mentioned hereinabove.

The details of the payments received from the Purchaser by Housing Development Finance Corporation Ltd towards sale consideration / sale price are as under.

| Sr. No | RTGS No/UTR No | Date | Amount | Name Of the Bank |
|--------|---|--------------|------------------------|------------------|
| 1 | Fund transfer through cheque no. 000219 | 29.03.2019 | 142,56,00,000/- | HDFC Bank Ltd |
| | | Total | 142,56,00,000/- | |

The sale of the Scheduled Property has been made free from all encumbrances known to the Secured Creditor viz. Housing Development Finance Corporation Limited except those applicable under the terms of sale as mentioned in the Private Treaty Offer dated 23.03.2019 Form read with Offer Acceptance Letter dated 28.03.2019 and possession of the Scheduled Property.

The taxes, stamp duty, registration fee, etc. payable on this certificate of sale and this transaction of sale, is and shall be the liability and responsibility solely of the Purchaser and shall be entirely payable by the Purchaser and HDFC shall not be liable therefor or thereto in any manner whatsoever.

The Purchaser shall be entirely and fully liable and responsible for getting this Sale Certificate duly and fully registered with the office of concerned Sub-Registrar of Assurances, as required in accordance with law.





[Handwritten signature]

SCHEDULE HEREINABOVE REFERRED

DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET

Vacant Land by the name and style of 'B-10' (377.75 x 27.17 = 10263.468 sq mtrs.), having ground coverage area of 6500 sq. mtrs. demarcated in Yellow in map attached herewith, forming part of Land admeasuring 8.28 acres as mentioned under the category 'Residential/ Commercial' (B type building) under the heading 'Abstract-Land-I' in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of 'Jaypee Greens' at Greater Noida, with all the construction thereon both present and future, along with approved FAR being 778380 sq. ft. (72313.250 sq mtrs) and all the rights, estate, interest, benefits and receivables, arising therefrom



Authorized Officer

Housing Development Finance Corporation Limited

Branch Address: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg,
New Delhi-67

Place : New Delhi

Date : 29/march/2019



11/01/2024/PS

Date: 19th September, 2016

APPOINTMENT OF AUTHORISED OFFICER

Pursuant to the authority vested in me by the Board of Directors of Housing Development Finance Corporation Limited at its Meeting held on May 10, 2011, I, the undersigned, Suresh Kumar K, Senior General Manager & Head – Credit Risk Management do hereby appoint **Mr Sachin Kapoor, Assistant General Manager – Credit Risk Management** to act as Authorised Officer (AO) as defined in Rule 2(a) of "The Security Interest (Enforcement) Rules, 2002."

The said AO be and is hereby authorized to exercise such powers and authorities as specified under the "Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002" (SARFAESI) and / or any Rules / Regulations made thereunder, for and on behalf of and in the name of the Corporation.

The Said AO shall upon termination from the services of the Corporation on account of resignation, earlier determination or retirement or for any other reason whatsoever, cease to be the AO, unless otherwise specifically authorized in writing to continue to act as AO by any one of Mr Keki M Mistry – Vice Chairman & Chief Executive Officer, Ms Renu S Karnad – Managing Director, Mr V. Srinivasa Rangan – Executive Director and Mr Suresh Kumar K, Senior General Manager & Head – Credit Risk Management of the Corporation.

for Housing Development Finance Corporation Ltd



SURESH KUMAR K

SENIOR GENERAL MANAGER & HEAD – CREDIT RISK MANAGEMENT



Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
Tel: 61766000, 61766100. Fax: 022 - 22811205. Corporate Identity Number: L70100MH1977PLC019916





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHIPRA ESTATE LIMITED ("COMPANY") HELD ON MONDAY, MARCH 25, 2019, AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT FLAT NO-502, 502-A, 5TH FLOOR, 23 BARAKHAMBHA ROAD, NARAIN MANZIL, NEW DELHI-110001, INDIA.

AUTHORISATION TO MR. DEEPAK GARG

RESOLVED THAT the Company being the designated partner in **Golf Horizon LLP** be and hereby accord its consent to authorize Mr. Deepak Garg (Nominee Designated Partner on behalf of Shipra Estate Limited) S/o Shri Munna Lal Agarwal r/o 16, Sohan Lal Street, Delhi Gate, Ghaziabad-201001, Uttar Pradesh, India, to initiate, negotiate, execute and finalize all the necessary documents, agreements, deeds etc including the other terms and conditions and also to sign all agreements, power of attorney, documents, writings, indemnities, sale certificate, possession certificate, Deed of Certificate of sale, correspondence and such other documents, as may be required from time to time and to do all such acts, deeds, things, deal with all such matters, take all such steps as may be necessary for the purpose of purchase, acquisition and registration of the property situated at **Plot No B-10, Jaypee Greens, Greater Noida, Uttar Pradesh, India** in the name of **M/s. Golf Horizon LLP**.

RESOLVED FURTHER THAT copies of the resolution certified to be true may be furnished to all the concerned Authorities and Departments as and when required, by any of the Directors of the Company.

Certified to be true Copy

For and on behalf of
M/s. Shipra Estate Limited
For Shipra Estate Limited

Managing Director

Mohit Singh
Managing Director
(Director)

DIN: 00035597

Address: KH-4 Kavi Nagar Ghaziabad- 201001,
Uttar Pradesh, India.





POSSESSION RECEIPT

Received on "as is where is" and "as is what is" condition the following property:

DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET

Vacant Land by the name and style of 'B-10' (377.75 x 27.17 = 10263.468 sq mtrs.), having ground coverage area of 6500 sq. mtrs. demarcated in Yellow in map attached herewith, forming part of Land admeasuring 8.28 acres as mentioned under the category 'Residential/ Commercial' (B type building) under the heading 'Abstract-Land-I' in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of 'Jaypee Greens' at Greater Noida, with all the construction thereon both present and future, along with approved FAR being 778380 sq. ft. (72313.250 sq mtrs) and all the rights, estate, interest, benefits and receivables, arising therefrom

We have no claim of any nature whatsoever against Housing Development Finance Corporation Ltd in respect of aforesaid property.

Possession of the secured asset
handed over to the Purchaser/s


(SACHIN KAPOOR)

Possession received

For GOLF HORIZON LLP

Authorised Signatory
(DEEPAK GARG)

Date: 29/march/2019

Date: 29/3/2019

Authorized Officer
Housing Development Finance Corporation Ltd
Branch Address: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-67



FORGOLF HORIZON LLP

Authorized Signatory

24/06/2017

(5)

SCHEDULE-I

DESCRIPTION OF PROPERTY

Vacant Land by the name and style of "B-10" (377.75 x 27.17 = 10263.468 sq mtrs.), having ground coverage area of 6500 sq. mtrs. demarcated in Yellow in map attached herewith, forming part of Land admeasuring 8.28 acres as mentioned under the category "Residential/ Commercial" (B type building)" under the heading "Abstract-Land-1" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of "Jaypee Greens" at Greater Noida, with all the construction thereon both present and future, along with approved FAR being 778380 sq. ft. (72313.250 sq mtrs) and all the rights, estate, interest, benefits and receivables, arising therefrom.


SCHEDULE-II

| MODE OF PAYMENT | DATED | AMOUNT (in Rs.) |
|--|--------------|---------------------------|
| By Fund Transfer through Cheque No. 000219 in favour of HDFC Ltd | 29-03-2019 | Rs.142,56,00,000/- |
| 1% TDS u/s 194 1A of IT Act through HDFC Bank Ltd. | 07-06-2019 | Rs.1,44,00,000/- |
| | Total | Rs.144,00,00,000/- |


IN WITNESS WHEREOF the First Party and Second Party have set their hands to this Deed on the day, month and year herein above mentioned in presence of the following witnesses.

Witnesses

1. 
HEERIY WALIA 90 SH DEVI DAYAL WALIA
FAHIAN WALA MOHALLA, DIST KAITHAL


First Party-Seller
HDFC LTD.
Through its Authorised Officer



2. 
C ATEET MOHAN
S/O SH. MOHAN LAL.
FLAT NO. 6321, ADOK VIHAR-2
SECTOR-50,
NOIDA (U.P.)

Second Party-Purchaser

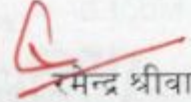


आवेदन सं०: 201900743096385

बही संख्या 1 जिल्द संख्या 34919 के पृष्ठ 77 से 126 तक क्रमांक
38057 पर दिनांक 23/11/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


रमेश्वर श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/11/2019



सम्पत्ति फोटो फार्म







ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

प्लॉट नं०-01, नॉलेज पार्क-4, ग्रेटर नौएडा,
गौतमबुद्ध नगर उ०प्र०

पत्रांक:-ग्रेनो/वाणिज्यिक/2024/ 4750

दिनांक :- 28 जून, 2024

हस्तांतरण/नामांतरण-पत्र

Transfer/ Mutation Letter

विषय- हस्तांतरण/नामांतरण भूखण्ड संख्या- B-10, Area 10263.468 Sqm., Land-1, Jaypee Greens, G-Block, Surajpur Kasna Road, Sector- 19 &25, Greater Noida Distt. Gautambudh Nagar, U.P.

| अंतरक के पक्ष से | अंतरिकी के पक्ष में |
|--|--|
| अंतरक का नाम- M/s. HDFC LIMITED (Through its Authorised signatory Mr. AJU ASHOK | अंतरिकी का नाम- M/s. GOLF HORIZON LLP (Through its authorized signatory Mr. Veshesh Gaur |
| पता- Branch Office- The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067 | पता- Gaurbiz Park, Plot No. 1, Abhay Khand-2, Indirapuram, Ghaziabad (U.P.)-201010 |

मैसर्स एच.डी.एफ.सी. बैंक लि० द्वारा SARFEASI ACT, 2002 के अंतर्गत जे.पी. ग्रीन्स में स्थित भूखण्ड संख्या बी-10, क्षेत्रफल 10263.468 वर्ग मीटर का sale possession certificate मैसर्स गोल्फ होरिजॉन एलएलपी के पक्ष में जारी किया गया है तथा वित्तीय संस्थान मैसर्स एच.डी.एफ.सी लि० द्वारा उक्त सदर्भित भूखण्ड को मैसर्स गोल्फ होरिजॉन एलएलपी के पक्ष में सब रजिस्ट्रार कार्यालय, सदर, ग्रेटर नौएडा, गौतमबुद्ध नगर में बही संख्या-1, जिल्द संख्या- 34919 पृष्ठ संख्या- 77 से 126 क्रमांक संख्या- 38057, दिनांक- 23/11/2019 में पंजीकृत कराया गया है।

उपरोक्तानुसार पंजीकृत Sale possession certificate एवं मूल आवंटी मैसर्स जयप्रकाश एसोसिएट्स लि० की एन०ओ०सी० दिनांक 14.05.2024 के आधार पर भूखण्ड संख्या- B-10, Area 10263.468 Sqm., Land-1, Jaypee Greens, G-Block, Surajpur Kasna Road, Sector- 19 & 25, Greater Noida Distt. Gautambudh Nagar, U.P. का हस्तांतरण/नामान्तरण प्राधिकरण के रिकार्ड में **M/s. GOLF HORIZON LLP** के पक्ष में किया जाता है। शेष शर्तें मूल आवंटन/लीजडीड के अनुसार पूर्ववत् रहेगी।

भवदीय,

विशेष कार्याधिकारी (वाणिज्यिक)

प्रतिलिपि- निम्नलिखित को सूचनार्थ प्रेषित।

- M/s. HDFC LIMITED, Branch Office- The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi
- ✓ M/s. GOLF HORIZON LLP, Gaurbiz Park, Plot No. 1, Abhay Khand-2, Indirapuram, Ghaziabad (U.P.)-201010
- मैसर्स जयप्रकाश एसोसिएट्स लि०, Jaypee Greens, G-Block, Surajpur Kasna Road, Sector- 19 &25, Greater Noida Distt. Gautambudh Nagar, U.P.

विशेष कार्याधिकारी (वाणिज्यिक)



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या -01 , सैक्टर-के0पी0 -04 ग्रेटर नौएडा सिटी, जिला- गौतम बुद्ध नगर, उत्तर प्रदेश
website : www.greaternoidaauthority.in

पत्रांक- ग्रेनो/वाणिज्यिक/2024/ 4709

दिनांक- 19 जून, 2024

सेवा में,

M/s. Golf Horizon LLP
Gaur Biz Park, Plot No. 1, Abhay Khand-II
Indirapuram, Distt. Ghaziabad (U.P.)-201014

Email Id- customercare@gaursonsindia.com

विषय- जे.पी. ग्रीन्स में स्थित भूखण्ड संख्या- बी-10, क्षेत्रफल 10263.468 वर्ग मीटर के सापेक्ष हस्तांतरण शुल्क जमा कराये जाने के सम्बन्ध में।

महोदय,


कृपया अपने पत्र दिनांक 25.04.2024, जो प्राधिकरण में 01.05.2024 को प्राप्त हुआ, का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से अवगत कराया है कि मैसर्स एच.डी.एफ.सी. बैंक लि0 द्वारा SARFEASI ACT, 2002 के अंतर्गत जे.पी. ग्रीन्स में स्थित भूखण्ड संख्या बी-10, क्षेत्रफल 10263.468 वर्ग मीटर का sale possession certificate आपके पक्ष में जारी किया गया है एवं प्राधिकरण के रिकार्ड में भूखण्ड का हस्तांतरण (transfer)/नामान्तरण (mutation) मैसर्स गोल्फ हॉरिजन एलएलपी के पक्ष में दर्ज करने हेतु मूल आवंटी मैसर्स जय प्रकाश एसोसिएट्स लिमिटेड (जे.पी. ग्रीन्स) का अनापत्ति-पत्र दिनांक 14.05.2024 भी प्रस्तुत किया गया है।

उपरोक्त के क्रम में प्राधिकरण के वित्त विभाग द्वारा कराई गई गणना के अनुसार हस्तांतरण शुल्क की देयता निम्नानुसार बनती है-

| | |
|-----------------------|---------------------------------------|
| Sale Value | Rs. 144,00,00,000/- |
| Transfer Charges Rate | 10% |
| Transfer Charges | Rs. 14,40,00,000/- + Applicable Taxes |

अतः अनुरोध है कि उपरोक्तानुसार देय धनराशि का भुगतान करने का कष्ट करें।

भवदीय,


19/6/24
प्रबंधक (वाणिज्यिक)