

**Note: The above option of allotting unit/ virtual space in the Proposed Project shall also be available to Allottees of Sultaapur Crescent Farms, Rae Bareilly Project, Oasis Project, Icon Heights, KS Trident as well, subject to the terms and conditions mentioned in Clause 44.6.1.1 to 44.6.1.7. However, if they do not choose the option proposed by JRA-1 or JRA-2, the refund shall be given by the JRA-1. Any other Creditor can also choose the said option based on above terms and conditions.**

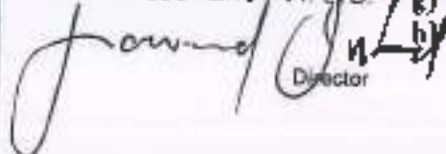
44.6.1.3. Altn to virtual space, the original Allottees / customers / buyers who had invested in / been allotted total area comprising of more than one Unit i.e. 500sqft as above-said, of the Original IT Project of the Corporate Debtor, at Noida Sector 140, by whatever name called, shall have to take the equivalent number of Units in the above Project to give rise to adjustment of principal amount of no more than 60% of Basic Selling Price of Total Units to be allotted.

44.6.1.4. The allottees of the Greater Noida Project shall be dealt in accordance with the outcome of the Application(s) filed by the Resolution Professional under Section 66 of the Code. In the event, the outcome of the said Applications is favourable and the units are vested back in the Corporate Debtor, the allottees shall be given units originally allotted to them. However, in the event the outcome of such applications is negative, then the said allottees shall have the option to chose the Units proposed by the JRA-1 in the Table above.

44.6.1.5. The JRA-1 further proposes to make the refund of 60% of the principal paid by the Allottees of the Noida Project to the Corporate Debtor, in case the Allottees do not opt for the options of a constructed unit as depicted in the Table above. The amount of the principal to be calculated for the purpose of the Refund shall be as per Actual principal amount paid by the Allottees, as evidenced by the Payment Receipts / evidences to be submitted by them. The refund so proposed by the JRA-1 shall be paid to the Allottees who opt for such an option as below:

- e) First 25% within one year from the Cut-off date;
- f) Next 25% within two year from the Cut-off date;
- g) Next 25% within three years from the Cut-off date;
- h) Next 25% within four years from the Cut-off date;

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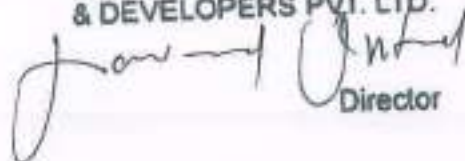
44.6.1.6. The Allottees of Noida Project who were allotted more than one Unit of the Original Project of the Corporate Debtor shall have to take the same number of Units in the above Project proposed by the Joint Resolution Applicant No. 1. Should the Allottee chose to take lesser number of units than the numbers of units in allotted to him / her in the original Project of the Corporate Debtor, then he can do the same and for the Balance number of the Units he shall be refunded the 60% of the Principal amount paid by him / her, as per the timelines mentioned above in the case of refund.

44.6.1.7. Those Allottees of Noida Project whose actual principal paid towards one Unit allotted by the Corporate Debtor is higher than the TOTAL COST of one Unit as per above Table can chose to take 2 or more Units depending on his Claim.

**44.6.1.8. PROPOSAL FOR DISSENTING FINANCIAL CREDITORS PERTAINING TO LIABILITIES TAKEN OVER BY THE JRA-2:** Liquidation Value of the Company is not known to the Applicants. Based on the description of assets reflected in the Information Memorandum, the Applicant has assumed that the Liquidation Value of the Company is significantly less than even the Admitted Debt for Financial Creditors which is as tabulated above. Accordingly, the Liquidation Value is not sufficient to cover the debt of even the Financial Creditors of the Company in full. Further, there are expected many claims of Banks/ FI's, Allottees, which might be received by the Resolution Professional in the due course.

**Accordingly, the proposal for dissenting Financial Creditors is as follows.** The Regulation 38(1)(b) provides that the amount due to the financial creditors, who have a right to vote under subsection (2) of section 21 and did not vote in favour of the resolution plan, shall be paid in priority over financial creditors who voted in favour of the plan. The Proposal / Plan hereby provides that such Financial Creditors who had right to vote under Section 21(2) of the Code but did not vote in favour of the Resolution Plan shall not, in any event, be less than the amounts payable to such creditors in the event of liquidation within 225 days from the Cut-off date.

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- 44.7. Other than the claims as specified above any and all other claims or demands made by or Liabilities or obligations owed or payable to (including any demand for any losses or damages, principal, interest, compound interest, penal interest, liquidated damages, notional or crystallized mark to market losses on derivatives and other charges already accrued/accruing or in connection with any third party claims) any actual or potential Financial Creditors of the Company or in connection with any debt of the Company (including any transactions in derivatives), whether admitted or not, due or contingent, asserted or un-asserted, crystallized or un-crystallized, known or unknown, disputed or undisputed, whether or not set out in the balance sheet of the Company or the profit and loss account statements of the Company or the List of creditors, in relation to any period prior to the Plan Effective Date, will be written off in full and shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant or shall at no point of time be, directly or indirectly held responsible or liable in relation thereto.
- 44.8. Upon discharge of creditors (including but not limited to Financial Creditors) in the manner set out any and all rights and entitlements (including any right to convert debt into equity, right of recompense under any restructuring/ financing agreement), whether recorded as a contingent liability or not or any remedy available pursuant to any default including event of default (whether financial or otherwise) by the Company or the any existing shareholders of the Company prior to the Plan Effective Date or any third party in relation to any loans or other financial debt availed by the Company, under any loan documents, restructuring agreements, guaranteed, undertaking, or other financing agreements/ arrangements (including any undertaking, side letter, letter of comfort, letter of undertaking etc.) of any actual or potential Financial Creditors of the Company whether admitted or not, due or contingent, asserted or un-asserted, crystallized or un-crystallized, known or unknown, disputed or undisputed, in relation to any period prior to the Plan Effective Date, shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant or shall at no point of time, directly or indirectly have any obligation, liability or duty in relation thereto. Furthermore, upon payment of the Secured Finance Creditor the Company shall stand discharged of any default or event of default under any loan documents or other financing agreements or arrangements (including any side letter, letter of comfort, letter of undertaking etc.) and all rights/remedies of the

  
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creditors shall stand permanently extinguished.

- 44.9. Furthermore, it is hereby clarified that upon approval of the Resolution Plan by the NCLT, no further consent of any creditor (Financial Creditor, Operational Creditor or otherwise) shall be required to Implement the Resolution Plan.
- 44.10. Further, as per the Information Memorandum submitted by the Resolution Professional, there are charges created by various Banks/ Financial Institutions other than the Banks who have submitted their claims to the Resolution Professional and who claims have been admitted by the Resolution Professional. Such charges are appearing on the MCA portal as not satisfied. The Resolution Applicant proposes that it shall make the payment to such Financial Creditors (Banks / NBFC's) @ 57.75% of amount admitted by the Resolution Professional (Monitoring Professional), if the claims are admitted are received and admitted by the Resolution Professional / Monitoring Professional within 3 months of the Effective Date, subject to maximum of Rs. 3 crores, to be evenly distributed between such new Financial Creditors proportionate to the amount of their claim to Total such claims received & admitted by the Resolution Professional / Monitoring Professional, within the period as defined above.
- 44.11. The Secured Creditors shall exchange all the units held as mortgage, whether sold or unsold, with undeveloped licensed land holdings in the various projects of the Corporate Debtor, comprising of land, residential and commercial units. Furthermore, the secured financial creditor shall release the land / units held as security upon repayment of installment of the financial debt in proportion to the amount of Installment being paid and in equal proportion of each of the various properties held as security, subject to the following conditions
- 44.11.1 Any encumbrance or any other form of collateral (whether over immovable, movable assets, fixed deposits or cash or any other rights or privileges and including without limitation, any guarantee, security, letter of credit or pledge provided by the Company) that was created/granted/arranged in connection with any financial debt or operational debt or any other debt or obligation of the Company at any time prior to the Plan Effective Date, shall automatically be released and all liabilities and obligations of the Company shall stand permanently extinguished on full repayment of the Admitted Financial Debt as specified

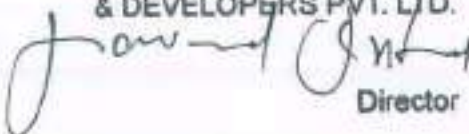
here (including those created arranged by the Company as a guarantor or a third party security provider in relation to its subsidiaries, joint ventures, related parties or associates, if any), without the requirement of any further action on part of any party and the Company or the Applicant shall at no point of time, directly or indirectly, have any obligation, liability or duty in relation thereto. All title deeds and other documents (including charge documents, if any) held by the Secured Financial Creditors or on their behalf shall be immediately released in favour of the JRA-2. It is hereby clarified that the above shall be subject to what has been specifically provided in the present Plan.

44.11.2. Notwithstanding the above, upon discharge of Secured Finance Creditors, all relevant persons including the Financial Creditors shall redeliver and shall cause to be delivered to JRA-2, all documents (including loan agreements, guarantees, security documents, title deeds, lease deeds, lease agreements, demand promissory notes, records, powers of attorneys, post-dated cheques, other negotiable instruments, share certificates encumbered with the Financial Creditors and all other documents) and collateral in relation to such assets that are in possession of or deposited with such Financial Creditors or any other Person for the benefit of any of the creditors of the company.

44.11.3. Notwithstanding the above, upon the approval of the Resolution Plan by the NCLT under Section 31 of the IBC, on and from the discharge of the liabilities of Secured Financial Creditor:

- i. Discharge certificates, no objection certificate and all other documents issued for the release of the encumbrances, security interest and charges will deemed to be approved by the Secured Financial Creditors in proportion to the installment being made towards principal.
- ii. any event of default having occurred on part of the Company under any of the financing documents entered into by the Company on its own behalf or on behalf of any subsidiaries, joint ventures or associates to secure or guarantee any of their liabilities, prior to the Effective Date, shall be waived in entirety and all rights under the existing finance documents in relation thereto shall stand extinguished:

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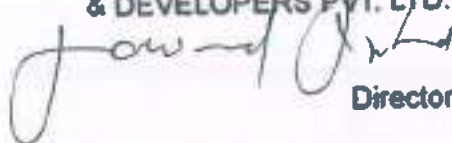
- iii. All the outstanding negotiable instruments issued by the Company or by any person on behalf of the Company including demand promissory notes, post-dated cheques and letters of credit, shall stand terminated and the Company's liability under such instruments shall stand extinguished; and,
- iv. All notifications with regards to defaults filed with Credit Information Bureau (India) Limited ("CIBIL"), any Information Utility, RBI or any other regulatory authority shall be withdrawn by the respective Financial Creditors.

44.11.4. On the Joint Resolution Applicant No. 2 making full or part payment to the Secured Financial Creditors as proposed in the Resolution Plan, the Secured Financial creditors shall unconditionally release all securities, Corporate Guarantees, Collaterals fully or proportionately, as the case may be, provided as security against the debt availed by the Company, in favour of JRA-2 and the Secured Financial Creditors shall no longer be entitled to exercise any security, interest and/ or rights in relation to any corporate, Corporate Guarantees, collateral with respect to any debt.

**44.12. Operational Creditors (Claim Filed but not verified and not accepted) - Other than Related Parties in so far as it pertains to Noida / Greater Noida**

44.12.1. According to the Information Memorandum and information obtained from the RP, the amount of claim Received from Operational Creditors in so far it pertains to Noida is NIL. However, the Resolution Professional has indicated that he has received Claims from the Kapareva Development Private Limited in Form F amounting to Rs. 1,24,38,669/- in respect of proportionate share of pending work to be completed by the Corporate Debtor for the said Project. Further, Kapareva Development Private Limited has sent claim of Rs. 1,88,00,000/- in respect of delay in completion of the building. The Resolution Professional has indicated that both the claims are pending verification. The Resolution Applicant proposes to make the payment of Debts in respect of delay in completion of the building to the extent of 15% in the event the Claim is admitted by the Resolution Professional, within 150 days of the cut-off date.

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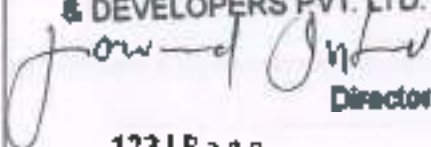
44.12.2. Any and all other claims or demands made by, or Liabilities or Obligations owed or payable to (including but not limited to any operational debt, any demand for any losses or damages, indemnification, principal, interest, compound interest, penal interest, liquidated damages and other charges already accrued/ accruing or in connection with any third party claims) any actual or potential Third Parties, whether admitted or not, contingent, asserted or un-asserted, crystallized or un-crystallized, known or unknown, secured or unsecured, disputed or undisputed, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statements of the Company or the list of creditors, in relation to any period prior to the Plan Effective Date, will be written off in full and shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto.

44.12.3. Any Encumbrance, or any other form of collateral (whether over immovable, movable assets, fixed deposits or cash or any other rights or privileges and including without limitation, any guarantee, security, letter of credit or pledge provided by the any Existing shareholder of the Company) that Was created/granted/arranged in connection with any operational debt or any other debt or obligation of the Company, at any time prior to the Plan Effective Date, shall automatically be released and all liabilities and obligations of the Company and any Third Party (including the Existing shareholders of the Company) on behalf of the Company in relation to such Encumbrance or other form of collateral shall stand permanently extinguished on the approval of this Resolution Plan by the NCLT, without the requirement of any further action on part of any party. All title deeds and other documents (including charge documents, if any) held by the Operational Creditors or on their behalf shall be immediately returned to the Company

**44.13. Workmen and Employees pertaining to Asset / Project at Noida/ Greater Noida**

44.13.1. According to the Information Memorandum provided, the amount of Claim Filed on behalf of workmen and employees pertaining to Asset / Project at Noida/ Greater Noida is INR NIL.

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123 | Page

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44.13.2. Other than the Admitted Workmen and Employees Dues and Potential Workmen Dues, any and all claims or demands made by, or liabilities or obligations owed or payable to, (including any demand for any losses or damages, or interest, back wages, compensation, penal interest, liquidated damages already accrued/ accruing or in connection with any claims) any present or past, direct or indirect, permanent or temporary employee and/or workman of the Company, whether admitted or not, due or contingent, asserted or unasserted, crystallized Or un-crystallised, known or unknown, secured or unsecured, disputed or undisputed, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statement of the Company or the list of creditors, in relation to any period prior to the Plan Effective Date, in so far as it pertains to Project at Noida / Greater Noida will be written off in full and shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto.

44.13.3. Other than the Admitted Workmen and Employees Dues and Potential Workmen Dues, any and all rights and entitlements of any present or past, direct or indirect, permanent or temporary employee and/or workman of the Company, whether admitted or not, due or contingent, asserted or unasserted, crystallized or uncrystallised, known or unknown, disputed or undisputed, in relation to any period prior to the Plan Effective Date, shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or Applicant shall at no point of time directly or indirectly, have any obligation, liability or duty in relation thereto.

**44.14. Outstanding Govt. Dues, Taxes specifically attributable to Project at Noida / Greater Noida**

a) As per IBC, statutory liabilities considered to be at par with operational creditors. Accordingly, the payment due to outstanding govt. dues, taxes, etc. should not be less than the liquidation value Payable to the operational creditors in the event of a liquidation of the corporate debtor under Section 53 of the IBC. However, in light of the fact that the Liquidation value of the

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Corporate Debtor is not sufficient to cover the Financial Debts of the Corporate Debtor, the Liquidation value due to the Government Authorities is NIL. The Resolution Applicant however understands that claims have not been filed by any statutory authorities.

- b) As per the Information Memorandum, there are no claims received in respect of any statutory dues. The Resolution Applicant proposes to pay 5% of the statutory dues, upon crystallization of the same, provided that such amount is reflected in the financial statements of the Corporate Debtor and specifically pertain to Project at Noida / Greater Noida.
- c) All other claims or demands made by, or liabilities or obligations owed or payable to or assessed by, the Governmental Authorities including but not limited to the Central government, the State governments, any regulatory or local authority or body or any agency or instrumentality thereof, in relation to any taxes, including all such dues, duties, direct or indirect, penalties, fees, interest, fines, levies, cesses, assessments or additions or any other charges or payments whatsoever whether admitted or not, due or contingent, asserted or unasserted, crystallized or uncrystallized, known or unknown, secured or unsecured, disputed or undisputed, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statements of the company or the List of Creditors, in relation to any period prior to the Plan Effective Date, pertaining to Project at Noida / Greater Noida will be written off in full and will be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto. It is also proposed that no interest or penalty should be levied on the crystallized statutory liabilities with respect to the statutory liabilities of the Company prior to the Plan Effective Date.
- d) Specifically, all dues under the provisions of Applicable Laws relating to ongoing litigations whether admitted or not, due or contingent, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statements of the Company or the list of creditors, asserted or unasserted,

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125 | Page  
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crystallized or uncrystallised, known or unknown, secured or unsecured, disputed or undisputed, in relation to any period prior to the Plan Effective Date, shall stand extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company shall not be liable to pay any amount against such dues. All notices, assessments, appellate or other proceedings pending or threatened in relation to the Company, in relation to any period prior to the Plan Elective Date or arising on account of the acquisition of control by the Applicant over the Company pursuant to this Resolution Plan, shall stand terminated and withdrawn and all consequential liabilities, if any, shall stand extinguished and be considered as not payable by the Company or the applicant by virtue of the order of the NCLT approving this Resolution Plan and any re-assessment revision or other proceedings under the provisions of the Applicable Laws relating to taxes would be deemed to be barred in relation to any period prior to the Plan Effective Date, by virtue of the order of the NCLT approving this Resolution Plan.

- e) Without prejudice all liabilities (including without limitation, for any tax, penalty, interest, fines or fees) or obligations of the company, in relation to: A) any investigation, inquiry or show-cause, whether civil or criminal; (B) any Non-Compliance of provisions of any Applicable Laws rules, regulations, directions, notifications, circulars, guidelines, policies, licenses, approvals, consents or permissions; (C) change of control, transfer charges, unearned increase, compensation, or any other such liability whatsoever under any contract, agreement, lease, license, approval, consent or permission to which the Company are entitled; (D) any leasehold rights or freehold rights to movable or immovable properties in the possession of the Company (including but not limited to the leases, letter of intent or other agreements/contracts/arrangements for Immovable property entered into by the Company with the Central Government and State Government); (E) any contracts,

- f) Agreements or commitments made by the Company, (F) any excise, customs, income tax, property tax, wealth tax; service tax, VAT, Sales Tax, goods and service tax demand notices. In each of the foregoing cases whether admitted or not, due or contingent, asserted or unasserted, crystallized or uncrystallised, known or

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unknown, secured or unsecured, disputed or undisputed, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statements of the Company or the list of creditors, in relation to any period prior to the Plan Effective Date or arising on account of the acquisition of control by the Applicant over the Company pursuant to this Resolution Plan, will be written off in full and will be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and all such investigations, inquiries or show-cause, whether civil or criminal in relation to the foregoing shall be disposed of, and the Company or the Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto.

- g) Any and all rights and entitlements of the Governmental Authorities including but not limited to the Central Government, the State Governments any regulatory or local authority or body or any agency or instrumentality thereof (or any other party or entity (under any agreement, lease, license, approval, consent or permission) whether admitted or not, due or contingent, asserted or unasserted, crystallized or uncrystallised, known or unknown, disputed or undisputed, in relation to any period prior to the Plan Effective Date, shall be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant shall at no point of time, directly or indirectly, have any obligation, liability or duty in relation thereto.

#### 44.15. Treatment of Unspecified Liabilities and/or claims

- a) Liquidation Value of the Company is not known to the Applicant. The Applicant has assumed that the Liquidation Value of the Company is less than the Admitted Debt for Financial Creditors which is as tabulated above. Accordingly, the Liquidation Value is not sufficient to cover the debt of the Financial Creditors of the Company in full.
- b) All other liabilities of RPL including but not limited to contingent liabilities, statutory liabilities, customer claims, supplier claims, duties, responsibilities and all other obligations of any nature whatsoever and all dues payable to the other creditors, including any claims or demands or liabilities in connection with or against

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RPL, whether under Applicable Law, equity or contract, whether admitted or not, due or contingent, crystallized or un-crystallized, known or unknown, secured or unsecured, disputed or undisputed, present or future, whether or not set out in the Information Memorandum, the balance sheet or the books of accounts of RPL, in relation to any period prior to the Effective Date shall be deemed to be owed and due as of the Insolvency Commencement Date, the liquidation value of which is NIL and therefore no amount is payable in relation thereto. All such liabilities shall immediately, irrevocably and unconditionally stand fully and finally discharged and settled with there being no further claims whatsoever (against RPL and/ or the new management of RPL) on the Effective Date pursuant to the NCLT Approval Order. The order of the NCLT approving the Resolution Plan shall operate as automatic extinguishment of all other liabilities of RPL, without the requirement of any further act or deed by the Resolution Applicant and/or RPL.

**44.16. Treatment of amounts claimed under ongoing litigations**

- a) All inquiries, investigations, notices, causes of action, suits, claims, disputes, litigation, arbitration or other judicial, regulatory or administrative proceedings against the Company or the affairs of the Company, pending or threatened, present or future and the proceedings (whether civil or criminal) specifically set out in the IM in relation to any period prior to the Plan Effective Date or on account of acquisition of control by the Applicant over the Company pursuant to this Resolution plan, shall be settled at NIL value as against any amount determined to be paid by the Company and accordingly all such proceedings, inquiries, investigations, etc. shall be disposed of and all liabilities Or obligations in relation thereto, whether or not set out in the balance sheets of the Company or the profit and loss account statements of the Company or the list of creditors, will be deemed to have been written off in full against a NIL value. By virtue of the order of the NCLT approving this Resolution Plan, all new inquiries, investigations, notices, suits, claims, disputes, litigation, arbitration or other judicial, regulatory or administrative proceedings, including any proceedings/ claims/ demand for real estate or projects owned or developed by the Company, or by any Allottee of residential/ commercial/

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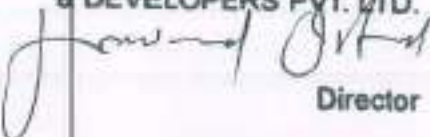
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Institutional units developed by the company, will not be initiated or admitted if these relate to any period prior to the Plan Effective Date or on account of the acquisition of control by the Applicant over the Company pursuant to this Resolution Plan, against the Company or Resolution Applicant or any of its employees or directors who are appointed or who remain in employment or directorship after the Plan Effective Date or pursuant to the implementation of the Resolution Plan.

- b) It is clarified that the existing shareholders, managers, directors, officers, employees, workmen or other personnel of the Company shall continue to be liable for all the claims, demand, obligations, penalties etc. arising out of any (i) proceedings, inquiries, investigations, orders, show causes, notices, suits, litigation etc. (including those arising out of any orders passed by the NCLT pursuant to Sections 43, 45, 49, 50, 66, 68, 70, 71, 72, 73 and 74 of the IBC), whether civil or criminal, pending before any authority, court, tribunal or any other forum prior to the Plan Effective Date or (ii) that may arise out of any proceedings, inquiries, investigations, orders, show cause, notices, suits, litigation etc. (including any orders that may be passed by the NCLT pursuant to Sections 43, 45, 49, 50, 66, 68, 70, 71, 72, 73 and 74 of the IBC), whether civil or criminal, that may be initiated or instituted post the approval of the Resolution Plan by the NCLT on account of any transactions entered into, or decisions or actions taken by, the existing shareholders, managers, directors, officers, employees, workmen or other personnel of the company. The Company or the Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto.
- c) Any amount realized on account of the Transaction Application In pursuant to Sections 43, 45, 49, 50, 66 filed with NCLT will be to the account of the Corporate Debtor and the Resolution Applicant shall like to allocate the benefits if any accrued as a result of outcome of such cases to various Creditors in the ratio of voting share, as on the cut-off date.
- d) All the inquiries, investigations, notices, causas of action, suits, claims, disputes, litigation, arbitration or other judicial, regulatory or administrative proceedings including any proceedings claims/ demand for real estate or projects owned or developed by the

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129 | Page

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Company, or by any Allottee of residential/ commercial institutional units developed by the company, against the Company or the affairs of the Company, pending or threatened, present or future and the proceedings (whether civil or criminal) whether admitted or not, due or contingent, asserted or unasserted, crystallized or uncrystallised, known or unknown, secured or unsecured, disputed or undisputed, present or future, including but not limited to details of all material litigations and ongoing investigations or proceedings mentioned above in this Resolution Plan, whether or not set out in the IM, the balance sheets of the Company or the profit and loss account statements of the Company or the List of Creditors, in relation to any period prior to the Plan Effective Date or arising on account of the acquisition of control by the Applicant over the Company pursuant to this Resolution Plan, will be written off in full and will be deemed to be permanently extinguished by virtue of the order of the NCLT approving this Resolution Plan and the Company or the Applicant shall at no point of time be, directly or indirectly, held responsible or liable in relation thereto. It is also proposed that no interest or penalty should be levied on the crystallized statutory liabilities with respect to the statutory liabilities of the Company prior to the Plan Effective Date.

**44.17. Treatment of Security and Guarantees provided by the Promoters / Directors of the Corporate Debtor**

- a) The guarantees/ contractual comforts/collateral provided by existing shareholders/ promoters/ directors/ guarantors in respect of the debt of RPL shall not be extinguished by virtue of this Resolution Plan and the Banks/FIs may proceed against the said guarantees/ contractual comforts/collateral. Provided however that no right of subrogation shall be available to existing shareholders/ promoters/guarantors (or any other person claiming through them) in case of invocation of/ payment by existing shareholders/ directors/promoters/guarantors under their existing guarantees/contractual comforts/collateral and all such subrogation rights shall stand permanently waived/ extinguished on the Effective Date, pursuant to NCLT Approval Order.

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**44.18. Contingent liabilities**

- a) Liquidation Value of the Company is not known to the Applicant. The Applicant has assumed that the Liquidation Value of the Company is less than the Admitted Debt for Financial Creditors. Accordingly, the Liquidation Value is not sufficient to cover the debt of the Financial Creditors of the Company in full.
- b) No claim has not been received from parties other than financial creditor and Operational Creditors mentioned above. According to the Information Memorandum provided by the Resolution Professional and further information provided by resolution professional there can be contingent liabilities payable by the Corporate Debtor.
- c) Resolution Applicant proposes INR NIL Payment in respect of contingent liabilities on account of no demands as per the Information Memorandum provided.
- d) On approval of resolution plan by Adjudicating Authority, no coercive action will be taken for the deposit / settlement of the demand, which is subject to the appeal or pending before any appellate authority. Any coercive action by the department will make the company to be closed and will result in liquidation of the company.
- e) There are guidelines issued by government authorities or provided in the Act / Rules that where Outstanding demand is disputed before Appellate Authority, a percentage of the disputed amount is required to be deposited to grant stay of demand till disposal of first appeal. On approval of resolution plan by Adjudicating Authority, there will be waiver of the requirement of pre-deposit, if any, to accept filing of appeal before any appellate authority and to grant stay of the demand.
- f) On approval of resolution plan by Adjudicating Authority, there will be waiver of penal Interest and penalty on any tax, duty or other government levies, which may be finally determined to be payable by corporate debtor

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**44.19. Claims by RPL/ Corporate Debtor**

All existing and future claims by RPL and all its existing and future rights, entitlement, etc. with Governmental Authorities or any other Person (Including third parties) shall not be affected and shall remain enforceable after the Effective Date. Nothing in this Resolution Plan shall be deemed to affect the rights of RPL and/ or the new management of RPL to recover from and/or asset claims or rights against any Person and there shall be no set off of any such amounts recoverable by RPL or any liability of third party towards RPL extinguished pursuant to this Resolution Plan.

**45. Other Conditions**

**45.1. Earnest Money Deposit:**

- a) The Resolution Applicant ("RA-2") shall provide an interest free EMD of INR 5,00,000/- (Rupees Five Lakhs Only) in the form of a demand draft / banker's cheque favouring 'ROHTAS PROJECTS LIMITED (CIRP)'.
- b) EMD shall be retained, till the successful Resolution Applicant is selected. The Resolution Professional ("RP") / the Committee of Creditors ("COC") of ROHTAS PROJECTS LIMITED shall have the right to retain the EMD for a further period as may be required by the Resolution Professional / the Committee of Creditors.
- c) **RETURN OF EMD:** The EMD of the Resolution Applicant, who has not been selected as the successful Resolution Applicant, shall be returned within 30 days after the date of declaration of the Successful Applicant.
- d) **Forfeiture of EMD:** In accordance with the provisions of the code and Regulations thereof.

**45.2. Performance Security:**

45.2.1 In accordance with Regulation 36B (4A) of the CIRP Regulations, the Joint Resolution Applicant No. 2, in case the Resolution Plan is approved under sub-section (4) of section 30 of the Code, shall provide performance security of INR 1.50 Crore (Indian Rupees One Crores Fifty Lakhs Only) by way of Demand Draft/Pay order/Bankers Cheque drawn

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132 |

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Director

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in favor of "Rohtas Projects Limited CIRP" or other Bank / NBFC as decided by the CoC of the Corporate Debtor, issued by any scheduled commercial bank in India ("Bank"), payable at par issued, within 7 days from date of communication of its approval by the RP and the said security shall be over and above proposed upfront cash payment offered in the Resolution Plan, The same shall be valid till the term of the Resolution Plan.

45.2.2. The following shall be beneficiary bank details:

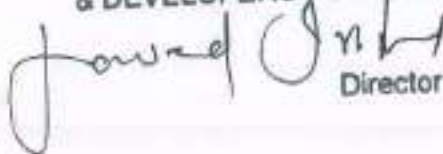
- Account Name — Rohtas Projects Limited CIRP or other Bank as approved by CoC.
- Bank Name- Syndicate Bank Ltd.
- Account Number- 90041010007839
- IFSC Code - SYNB0009004
- Branch Name— CONNAUGHT PLACE, NEW DELHI BRANCH

45.2.3. The said performance Security/guarantee shall stand forfeited if the Resolution Applicant of such plan, after its approval by the Adjudicating Authority, fails to implement or contributes to the failure of implementation of that plan in accordance with the terms of the plan and its implementation schedule.

#### 46. Release of Resolution Professional:

- 46.1. The Resolution Professional was appointed by the Adjudicating Authority and the committee of creditors was formed by the Resolution Professional pursuant to the Corporate Insolvency Resolution Process of the Corporate Debtor.
- 46.2. The Resolution Professional shall be released of his duties and responsibilities with effect from the Effective Date whereupon the Resolution Professional shall take charge as the Monitoring Professional.

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#### **47. TERM OF RESOLUTION PLAN AND ITS IMPLEMENTATION AND ITS SUPERVISION**

47.1. The term of the Resolution Plan will be 4 years and with the following steps:

47.1.1. The Joint Resolution Applicant -2 will initially infuse funds of INR 6 Crores as Unsecured in the corporate debtor for various costs, meeting the expenses of approval and payment to Noida Authority.

47.1.2. In order to ensure smooth implementation of the Resolution Plan, the joint Resolution Applicant No. 1 already has strong experience working In Real Estate Industry. The Resolution Applicants, if required, shall further induct Professionals to manage day to day affairs of the Company, whose terms of appointment and duties would be decided by the Restored Board of Directors.

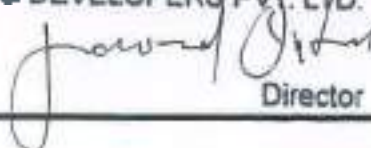
47.1.3. On the Plan Effective Date, Mr. Mukesh Gupta, the present Resolution Professional, shall stand appointed as the "Monitoring Professional" to monitor and supervise, as a chairman of Monitoring Committee, the implementation of the Resolution Plan on such fee as will be settled between him and Joint Resolution Applicant No. 1. The Monitoring Committee shall comprise of Monitoring Professional as above, one person from Financial Creditor and 2 person from JRA-2. The period of Implementation of the plan to be monitored by the monitoring professional is for a period of 4 years. Once It is satisfactorily done for a period of 4 years, from the Cut-off Date, the involvement of the Professional will be withdrawn.

47.1.4. The Monitoring Professional shall have the following responsibilities:

- a) Coordination amongst the stakeholders for smooth implementation of the plan.
- b) Looking into various compliances as per Resolution Plan during implementation period.
- c) Providing specified information to stakeholders regarding implementation of resolution plan
- d) Issue a certificate that the Resolution Plan has been duly implemented and the mandatory payments contemplated in this

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134 | Page

  
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Resolution Plan have been duly completed.

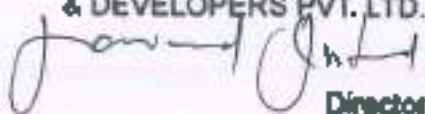
- e) In issuing this certificate, if a person has not collected its payment, despite the Company having notified such person, it shall be deemed to be a discharge of Company's payment obligations.
- f) Issuance of a certificate by the Monitoring Professional Shall be a discharge of the Resolution Applicant from their obligations under this Resolution Plan.

47.15. Any modification in the terms of this Resolution Plan post approval of the Hon'ble Adjudicating Authority/ NCLAT shall be implemented with the mutual consent of the Financial Creditors of the Company at that stage and the Resolution Applicant, shall not be construed to be a violation or an event of default as per the provisions of the Code.

#### 48. APPROVALS REQUIRED FOR THE PLAN:

- 48.1. **NCLT:** The Resolution Plan of the Resolution Applicants shall be required to be approved by the NCLT under Section 31 of the IBC.
- 48.2. **Demerger:** The Joint Resolution Applicant No. 2 shall require restructuring of the corporate debtor, by way of demerger and / or hiving off the Project / Asset at Plot No. 2 Sector 140, Noida, Uttar Pradesh at the time of approval of the Plan.
- 48.3. That upon approval of resolution plan by the Hon'ble NCLT the Joint Resolution Applicant No.2 shall seek sanction of the Tribunal under Section 230-232 of the Companies Act, 2013 for demerger/hiving -off.
- 48.4. That in terms of explanation to Section 30 (2) of the Code read with MCA circular dated October 25, 2017 bearing No. IBC/01/2017 (MCA Notification) provides that there is no requirement of obtaining approval of shareholder/members of a company under insolvency, for a particular action, required in resolution plan, which would have been required under the Companies Act or any other law and such an approval is deemed to have been given once the resolution plan has been approved by the NCLT. Thus, the Joint Resolution Applicant No.2 shall not be required to be seek approval from the Board of Directors.

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48.5. That the approval of resolution plan by the Hon'ble NCLT shall be deemed to grant dispensation of convening and holding the meetings as required for the purposes of Section 230-232 of the Companies Act, 2013.

48.6. **Companies Act**

- a) Explanation to Section 30 (2) of the Code read with MCA circular dated October 25, 2017 bearing No. IBC/01/2017 (MCA Notification) provides that there is no requirement of obtaining approval of shareholder/members of a company under insolvency, for a particular action, required in resolution plan, which would have been required under the Companies Act or any other law and such an approval is deemed to have been given once the resolution plan has been approved by the NCLT.
- b) In light of the above, no shareholder's approval under Companies Act is required to be obtained by RPL for issue of Equity Shares to the Resolution Applicant and its members and the procedure for issuance of shares as set out in Section 62 of Companies Act read with Rule 13 of Share Capital and Debenture Rules, 2014 shall be followed only to the extent relevant and required in light of Explanation to Section 30 (2) of the Code read with MCA Notification.

48.7. **Competition Commission Of India (CCI)**

- a) The Competition Act, 2002 (Competition Act) provides for *de minimis exemption* for the target company. The *deminimis exemption* is provided by way of revenue and asset thresholds for the target company. Thus, if RPL meets these thresholds, and falls within the *de minimis exemption*, a pre-merger notification can be excluded. For a definitive assessment, consolidated audited financial statements of RPL for financial year ending 31 March 2017 and later are required. Consolidated financial statements would financial statements consolidating all enterprises over which RPL exercises control.

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[Control under the Competition Act means 25% or more ownership or voting rights, ability to appoint members on the board, or the contractual right to veto a company strategic decisions (changes to constitutional/charter documents; approval

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of business plans; changes in capital structure; appointment of senior management; reorganization of the business; entering new businesses; exiting existing businesses; etG.)]

- b) Thus, in the event RPL's total revenue, based on its consolidated financial statements (i.e. consolidated financial statements of all companies over which RPL exercises control) for the financial year ending 31 March 2017 is also less than INR 1,000 crores, a pre-merger notification under the Competition Act can be ruled out.

**48.8. Securities Contract Regulation Act, 1956 (SCRA), Securities Contract Regulation Rules, 1957 (SCRR) and the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 Delisting Regulations)**

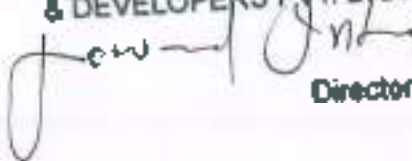
RPL is a privately held company and therefore not applicable.

**49. MANAGEMENT OF THE NEW COMPANY TO BE FORMED AFTER DEMERGER AS PROPOSED IN THE RESOLUTION PLAN:**

**49.1. Board of Directors of Demerged Company:**

- a) From the Insolvency commencement date, the moratorium is declared by Adjudicating Authority under section 14 of Insolvency and Bankruptcy Code, 2016 and the powers of Board of Directors gets suspended. The power of Board of Directors gets vested with resolution professional. On approval of the resolution plan by Adjudicating Authority under section 31(3) of Insolvency and Bankruptcy Code, 2016, the moratorium declared ceases to have effect and the powers of the Board of Directors will get restored.
- b) On the Plan Effective Date, the Resolution Applicant Plan requires restructuring of the corporate debtor, by way of demerger and hitting off the Project / Asset at Plot No. 2 Sector 140, Noida, Uttar Pradesh by an order of the Hon'ble NCLT in a new company. The name of the new Company, detail of its directors is as follows:

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Director

- 1) Name of the New Company: Antriksh Infradesign Private Limited  
2) Directors of the New Company: Mr. Sachin and Mr. Nitin Teotia

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Director/Authorised Signatory



- c) Further, whole-time key managerial personnel, if required, will be appointed as per the requirements of the Companies Act.
- d) The Resolution Applicant shall appoint the statutory and internal auditor of their choice subject to Applicable Laws.
- e) In order to successfully derive the operation of real estate sector, the team of experts of relevant field will work under the direct supervision and control of the new management.

#### **50. LIMIT ON LIABILITY**

- 50.1. Notwithstanding anything contained in this Resolution Plan, in no event the total payments to the creditors of the Corporate Debtor shall exceed the amount provided in the resolution plan. Provision for payment has been made in respect of claims submitted by creditors and admitted by resolution professional and amount of liability appearing in books of accounts as on the date for commencement of corporate insolvency.
- 50.2. All claims that may arise in the future, post the Plan Effective Date, including any claims from any financial creditor, operational creditor, statutory creditor or any other creditor, and pertaining to the period prior to the Effective Date, shall not sustain and shall be deemed to have been written off / deleted from the books of the Company except as provided in the Commercial Bid of this Resolution Plan.
- 50.3. The Resolution Applicant shall thus be under no obligation to make any payment to any creditor for any amount apart from what has been proposed and envisaged in this Resolution Plan.

#### **51. RELIEFS AND CONCESSIONS**

- 51.1. Without prejudice to the above stated Resolution Plan, the Joint Resolution Applicant No. 2 seeks the following waivers, reliefs and concessions for its Resolution Plan.
  - 51.1.1. The Central Board of Direct Taxes (CBDT) or any other relevant Governmental Authority to exempt the Applicant and the Company from the applicability of and payment of all Taxes under the Income Tax Act, 1961 (including Section 115)B), which may arise on account of the transactions envisaged under this Resolution Plan either on the Applicant, the Acquiring

For Anurish Infradesign Pvt Ltd

Director/Authorised Signatory

138 | Page

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Entity or the Company or any other Person who is likely to be impacted due to implementation of the Resolution Plan, and the Adjudicating Authority shall pass an order to that effect.

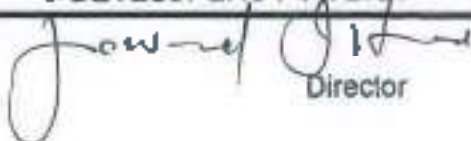
51.1.2. The CBDT, ROC or any other relevant Governmental Authority to allow the Company to enjoy and avail in future all tax benefits, deductions, exemptions including carry forward of losses under Income Tax Act, 1961 as per the relevant provisions of the applicable law which the Company was entitled to weather income tax return or other statutory forms, returns, etc was filed in time or not as per the relevant provisions of the Applicable Law. The Resolution Applicant shall be given an opportunity to file such income tax returns and these returns shall be treated as filled in time and no penalty or fine shall be charged for the same.

51.1.3. The CBDT to provide relief to the Company from all direct Tax litigations pending at different levels and provide waiver from all Tax dues including interest, penalty and prosecution on such litigations and to condone the delay in filing the Income Tax Return, TDS return and Reports under various sections of Income tax Act, 1961 and not to disallow any benefit to the company on account of delay in filing of income Tax Return, TDS return and Reports.

51.1.4. All licenses and Government Approvals granted to the Company weather lapsed, expired, suspended, cancelled, revoked or terminated, shall be renewed for the period for which they were originally granted, starting from the plan effective date without any additional fees, charges or penalty or understand the Company shall be permitted to continue to operate its business and assets in the manner that all the approvals and licenses are valid until renewal / extension of such licenses and approvals. It will be treated as the Company is compliant with them without initiating any investigations Actions or proceedings in relation to such Non-Compliances and the Adjudicating Authority shall pass an order to that effect.

51.1.5. That all the relevant Governmental Authorities, including but not limited, RERA, NOIDA authority to waive any and all demand of notice of demand in relation to making payments towards the transfer charges or unearned amount that may be applicable in relation to the properties of the Company on account of the transactions contemplated in this Resolution Plan.

51.1.6. Any penalty or interest for delayed payment of EDC, UDF etc payable to LDA to be waived off.

  
Director



- 51.1.7. RERA to waive all past non compliances, penalties and fines applicable in RERA Act, 2016 and its regulation. RERA to consider providing relief to the Company from all litigations pending at different levels and provide waiver from dues, interest and penalty on such litigations and the Adjudicating Authority shall pass an order to that effect.
- 51.1.8. All Governmental Authorities to waive all penalties, taxes, dues, charges, levies, and cess on past Non- Compliances of the Company under Applicable Laws, and the Company, Applicant shall not be liable for any Non Compliances under Applicable Laws for the period prior to the Cut Off Date and the Adjudicating Authority shall pass an order to that effect.
- 51.1.9. The Collector of Stamps, Revenue Department of concerned State Government and the Ministry of Corporate Affairs to exempt the Applicant and the Company, from the levy of stamp duty and fees applicable in relation to this Resolution Plan and its implementation including any stamp duty applicable on and the issue of shares or NCD6 by the Company.
- 51.1.10. The Collector of Stamps and Revenue Department of concerned State Government exempt the Applicant and the Company, from the levy of any stamp duty, fees, demand or penalty or interest or fine, before or during the CIRP, on the land purchased/ holdings of the company as on the plan effective date.
- 51.1.11. The relevant State Pollution Control Boards to approve "renewal of the consents to operate", obtained by the Company under applicable provisions of the Water (Prevention and Control of Pollution) Act, 1974, Air (Prevention and Control of Pollution) Act, 1981.
- 51.1.12. The rights of any Person (whether exercisable now or in the future and whether contingent or not) to call for the allotment, issue, sale or transfer of shares or loan of the Company or the Applicant, whether on a change of control, or otherwise, shall stand unconditionally and irrevocably extinguished.
- 51.1.13. The relevant Governmental Authority to exempt the Applicant and the Company from the applicability of and payment of all Taxes under the Central Goods and Services Tax Act, 2017 which may arise on account of the transactions envisaged under this Resolution Plan either on the Applicant, the Acquiring Entity or the Company or any other Person who is likely to be impacted due to implementation of the Resolution Plan, and the

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Adjudicating Authority shall pass an order to this effect.

- 51.1.14. All Governmental Authorities to waive the Non-Compliances of the Company prior to the Plan Effective Date, including but not limited to Companies Act, 2013, the Industrial Disputes Act, 1947, the Labour Laws, Income tax Act 1961, UPRERA, VAT, Service Tax Act, GST, sales tax, the relevant shops and establishment acts and rules, circulars and regulations of each of the above legislations and to consider providing relief to the Company from all litigations pending at different levels and provide waiver from tax dues including interest and penalty on such litigations.
- 51.1.15. The Reserve Bank of India to confirm that, on end from the Plan Effective Date, all accounts of the Company shall stand regularized and their ass6t classification shall be "standard" for the purposes of all Applicable Laws.
- 51.1.16. The Ministry of Environment, Forest and Climate Change, the Central Pollution Control Board, Central Government Water Authority and all other Governmental Authorities concerned to waive any Non-Compliances by the Company under Applicable Law pertaining to environment and forests (including but not limited to the Environment; Protection Act, 1986, Indian Forest Act, 1927, the Forest Act 1980, the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981 and the rules made under each of the aforesaid legislations).
- 51.1.17. All Governmental Authorities to grant any relief, concession or dispensation as may be required for implementation of the transactions contemplated under the Resolution Plan in accordance with its terms and conditions.
- 51.1.18. Any dues in the form of penalties/levies/compensation/fines will be applicable and calculated only up to the date of admission into CIRP. After the approval of the resolution plan by NCLT such amount will be paid as envisaged in the Resolution Plan and no additional interest will be paid from the date of approval of the Re9olution Plan by the NCLT till the date of payment as envisaged In the Resolution Plan.

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51.1.19. The existing shareholders, managers, directors, officers, employees, workmen or other personnel of the Company shall continue to be liable for all the claims, demand, obligations, penalties etc. arising out of any (i) proceedings, inquiries, investigations, orders, show cause, notices, suits, litigation etc. (including those arising out of any orders passed by the NCLT pursuant to Sections 43, 45, 49, 50, 66, 68, 70, 71, 72, 73 and 74 of the IBC), whether civil or criminal, pending before any authority, court, tribunal or any other forum prior to the Plan Effective Date or (ii) that may arise out of any proceedings, inquiries, investigations, orders, show cause, notices, suits, litigation etc. (including any orders that may be passed by the NCLT pursuant to Sections 43, 45, 49, 50, 66, 68, 70, 71, 72, 73 and 74 of the IBC), whether civil or criminal, that may be initiated or instituted post the approval of the Resolution Plan by the NCLT on account of any transactions entered into, or decisions or actions taken by, the existing shareholders, managers, directors, officers, employees, workmen or other personnel of the Company, and the Company or the Applicant or incoming directors shall at no point of time be directly or indirectly, held responsible or liable in relation thereto and the Adjudicating Authority shall pass an order to that effect.

51.1.20. While settling the claim of Workmen/Employees any amount to be deducted towards TDS/PF/ESI from such claim will be made and paid to by Income Tax//PF/ESI Authorities. The remaining balance amount will be paid to Workmen/Employees. No Interest/penalties will be levied by Income Tax/PF/ESI Authorities on such amounts being deposited and the Adjudicating Authority shall pass an order to that effect.

51.1.21. Any interest or penalty or charge payable during the CIRP period should be waived off under any law for the time being in force.

51.1.22. The Joint Resolution Applicant No. 1 shall be allowed to make any modification in name of project, branding, etc at their sole discretion and all concerned parties/stake holders shall provide NOC for the same if required.

51.1.23. The Resolution applicant shall be allowed to substitute the authorised signatory in all bank accounts maintained by the CO and banks will be directed not to charge any interest, penalty or other charges during CIRP period.

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51.1.24. From the Plan Effective Date, any claim of the Enforcement Directorate under the Prevention of Money Laundering Act, 2002 against the Corporate Debtor arising out of the actions of the erstwhile management of the Corporate Debtor before initiation of CIRP shall stand extinguished and no action under the said statute shall stand against the Resolution Applicant or the Corporate Debtor in terms of Section 32A of the I & B Code

51.1.25. From the Plan Effective Date, any claim of the Income Tax Department under the Benami Transactions (Prohibition) Act, 1988 against the Corporate Debtor arising out of the actions of the erstwhile management of the Corporate Debtor before initiation of CIRP shall stand extinguished and no action under the said statute shall stand against the Resolution Applicant or the Corporate Debtor.

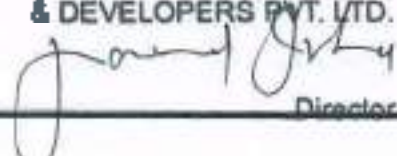
51.1.26. The Joint Resolution Applicant No. 1 reserves the right to amend or modify any waivers or conditions sought in the present Plan after approval of the same by the CoC, at any time before the Plan is submitted for consideration of the NCLT. It is clarified that no such amendment or modification would have any impact on the rights of the CoC under this Plan. The CoC undertakes that no such modification or amendment shall entitle them to withdraw their approval for the Plan.

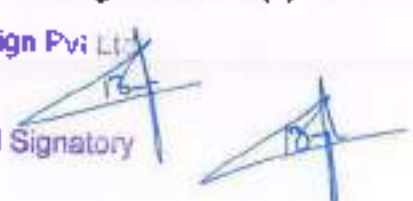
## 52. INTERESTS OF STAKEHOLDERS AND COMPLIANCE WITH PROVISIONS OF THE LAW

52.1. The Resolution Applicant confirms that it has considered interests of all stakeholders and has provided for payment / repayment / settlement schedule described above, keeping in view the objective of keeping the Company as a going concern, maximization of value and adhering to the requirements set out under the Code.

52.2. The Resolution Plan does not contravene any of the provisions of the law for the time being in force.

52.3. That the Resolution Applicants undertakes that every information and records provided in connection with or in the resolution plan is true and correct and discovery of false information and record at any time will render the Resolution Applicants ineligible to continue in the Corporate Insolvency Resolution Process, forfeit any refundable deposit, and attract penal action under the Code, in compliance with Regulation 39(c) of the Code.

  
Director



- 52.4. That in the event of default or contravention of the Resolution Plan by either of the joint resolution applicants, the Performance Security as submitted on approval of resolution plan shall be forfeited and the joint resolution applicants shall be jointly and severally liable on account of failure to implement the resolution plan.
- 52.5. The Resolution Applicants shall obtain all necessary approvals required under any law for the time being in force within a period of One year from the date of approval of the Resolution Plan by the Hon'ble Adjudicating Authority as per Section 31(4) of the Code, if applicable.

### CONCLUSION:

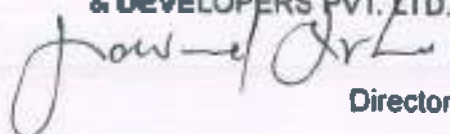
The instant Resolution Plan proposed herein has been made considering all the relevant provisions of the Insolvency & Bankruptcy Code, 2016. Further, the Resolution Applicants has rich experience & expertise in Real Estate Industry which can be utilized in uplifting of the corporate debtor.

The Resolution Professional has indicated that the financial records of the Corporate Debtor as obtained from the public domain reflect many inter-company debit balances/ receivables. The Resolution Professional has indicated that he has sent various demand notices to such entities and has taken / shall take various steps towards recovering such amounts. Further, the Resolution Professional has filed various applications under Avoidance Applications under Section 43, 45, 50 and 66 of the Code. The Resolution Applicants herein confirms that any benefits accruing to the Corporate Debtor from such applications on account of such applications shall be distributed to the various financial creditors of the Corporate Debtor as on the Cut-off date, in the ratio of % debt to Total Debt, as on the Cut off Date

We hope the Resolution Professional would find our plan suitable for presentation before the Committee of Creditors for its approval as it takes care of interest of all stakeholders involved in the Corporate Debtor. We further request the Resolution Professional to feel free for any additional information required with respect to the plan proposed herein and give an opportunity for removal of any defect or deficiency in the resolution Plan or documents provided. We hope that this resolution plan would be able to resolve the stakeholders of the corporate debtor.

Thanking you.

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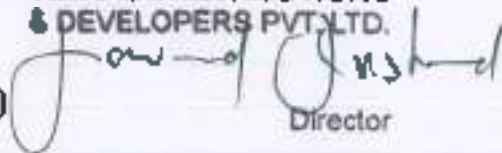
For Antriksh Infradesign Pvt Ltd

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For Wing Construction and Developers Private Limited

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(DIRECTOR)

  
Director

For M/s Antriksh Infradesign Private Limited

**For Antriksh Infradesign Pvt Ltd**

(DIRECTOR)

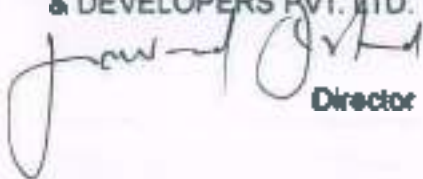
Director/Authorised Signatory



(Sh. Rajbir Singh Goyat)

**DATE: 28.02.2021**

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Director

**For Antriksh Infradesign Pvt Ltd**

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**Annexure A:**

**STRUCTURE FOR ACQUISITION OF CONTROL OVER THE COMPANY BY THE JOINT RESOLUTION APPLICANT NO. 1**

Current Shareholding pattern of the Company:

1. **Present Structure (per records of MCA, on 31<sup>st</sup> March 2016).**
  - a. As per the Balance Sheet for the year ended March 31, 2017, the Share Capital of the Company is as per the Table mentioned below and this is based on the latest disclosures provided by the Resolution Professional
  - b. The authorised share capital of the Company constitutes of equity share capital of INR 130,000,000 (constituting of 13,000,000 equity shares of INR 10 each),
  - c. The paid-up Equity share capital of the Company constitutes of equity share capital of INR 12,85,50,000 (constituting of 128,55,000 equity shares of INR 10 each).
2. As an integral part of the Resolution Plan, the Joint Resolution Applicant No. 1 proposes to acquire a controlling stake in the Company in the manner set out in ANNEXURE 1 of this Resolution Plan and upon implementation of each of the following steps in the strict sequence set out hereunder.
3. **Date of Resolution Plan 'taking effect' and 'becoming operative':** The Resolution Plan as set out herein in its present form or with any modification(s), as may be approved or imposed or directed by the NCLT, shall become effective from the date of the approval of the Resolution Plan by NCLT, but shall be operative from the Plan Effective Date.

**Following steps shall take place in the order of sequence mentioned below as an integral part of the Resolution Plan:**

**STEP 1: CAPITAL REDUCTION OF THE EXISTING SHARE CAPITAL OF THE COMPANY**

1. Upon implementation, as an integral part of this Resolution Plan, the entire Existing Equity Share Capital of the Company shall stand cancelled, extinguished, and annulled from the Plan Effective Date and be regarded as reduction of share capital of the Company to ZERO.

**WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.**

146 | Page

  
Director

For Antriksh Infradesign Pvt Ltd

  
Director/Authorised Signatory



- a. The requirement of adding "and reduced" in the name of the Company to be dispensed with
- b. The capital reduction shall be effected as an integral part of this Resolution Plan itself and pursuant to the NCLT Approval Order the Resolution Applicant shall obtain the necessary approval as required under the Companies Act including that under Section 66 of the Companies Act or regulations of the SEBI within one year from the Effective Date i.e. date of approval of Resolution Plan by the Adjudicating Authority;
- c. Upon implementation of this step, the share certificates or shares issued in the dematerialized form, in respect of the Existing Share Capital of the Company held by their respective holders shall be deemed transferred to the Resolution Applicant.
- d. **Accounting Treatment:** The amount of reduction in the equity capital Company shall be credited to the capital reserve of the Company.
- e. For avoidance of doubt, the approval of the CoC to the Resolution Plan shall be deemed to be the consent of the Financial Creditors to the Capital Reduction and that each of such Financial Creditors, if so required, shall provide its consent in the form that is required by the NCLT under the Applicable Laws.
- f. The Revised Share Capital Structure after the Plan Approval Date and infusion of share capital of INR10,00,000/- shall be as follows:
  - i. The authorised share capital of the Company constituted of equity share capital of INR 130,000,000 (constituting of 13,000,000 equity shares of INR 10 each).
  - ii. The paid-up Equity share capital of the Company constitutes of equity share capital of INR 10,00,000 (constituting of 100,000 equity shares of INR 10 each).

**STEP 2: INFUSION OF FUNDS BY THE JOINT RESOLUTION APPLICANT NO. 1**

- a. Simultaneously with the Capital Reduction, the Applicant will make necessary investment in the Company to implement this Resolution Plan. The Company shall issue and allot equity shares of INR 10 each fully paid up in lieu of the amount invested by the Company ("New Equity Shares") to the extent of INR 10,00,000;
- b. Applicant may further infuse funds (by way of unsecured loan) to meet the working capital and capex requirement of the Company;
- c. The Applicant will hold 1.00% of the total equity share capital of the Company upon effectiveness of the Capital Reduction and the equity

WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD

For Anriksh Infradesign Pvt Ltd

1471

*[Handwritten Signature]*  
Director

*[Handwritten Signature]*  
Director/Authorised Signatory

**infusion by the Applicant:**

- d. For the purpose of providing Information to the ROC in respect of the offer and Issuance of New Equity Shares,
- i. the Company shall and the Monitoring Committee shall cause the Company to, issue the offer letter to Applicant in Form PAS-4 along with a serially numbered application form;
  - ii. the Company shall and the Monitoring Committee shall cause the Company to, maintain a complete record of the private placement offers made to the Applicant in Form PAS-5;
  - iii. the Company shall and the Monitoring Committee shall cause the Company to, file the copy of the record of the private placement offers in Form PAS-5 along with the private placement offer letter in Form PAS-4 with the ROC within the time prescribed under Applicable Law;
  - iv. the Applicant agrees to accept the offer to subscribe to their respective portion of New Equity Shares by duly executing and returning to the Company, the application form appended to the private placement offer letter;
  - v. after the issue and allotment of the New Equity Shares in terms hereof, within the time period prescribed under Applicable Law, the Company shall and the Steering Committee shall cause the Company to file the return of allotment in Form PAS-3 with the ROC; and
- e. **Accounting Treatment:** The amount of equity share capital of the Company shall be credited to the share capital of the Company with debit of funds received from Applicant to Cash & Bank Account.

**Step 3: SINGLE WINDOW CLEARANCE**

Since the Adjudicating authority is same for (i) approval of this Plan; (ii) the capital reduction; and (iii) issuance of shares; contemplated in this Annexure 1 (Structure for

148 |

WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD

*Jauneel D. L.*  
Director


For Antriksh Intradesign Pvt Ltd

*Director/Authorised Signatory*


*Director/Authorised Signatory*

**Acquisition of Control over the Company by Applicant), the Joint Resolution Applicant No. 1 requires obtaining all such approvals under a 'single window clearance approach from the NCLT for effective and efficient implementation of the Resolution Plan. Accordingly, approval of the Resolution Plan by the NCLT shall mean approval to all the steps contemplated in Annexure A.**

**WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.**

  
Director

**For Anshu Infradesign Pvt Ltd**

  
Director/Authorized Signatory



# 2-BHK UNIT PLAN

CARPET AREA=60.40 SQ.M.(650 SQ.FT.)  
COVERED AREA =65.05 SQ.M. (700 SQ.FT.)  
SUPER AREA= 83.64 SQ.M.(900 SQ.FT.)



WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.

Director

For Antriksh Infradesign Pvt Ltd

Director/Authorised Signatory

# 3-BHK UNIT PLAN

CARPET AREA=76.20 SQ.M.(820 SQ.FT.)  
COVERED AREA =83.64 SQ.M. (900 SQ.FT.)  
SUPER AREA= 102.23 SQ.M.(1100 SQ.FT.)



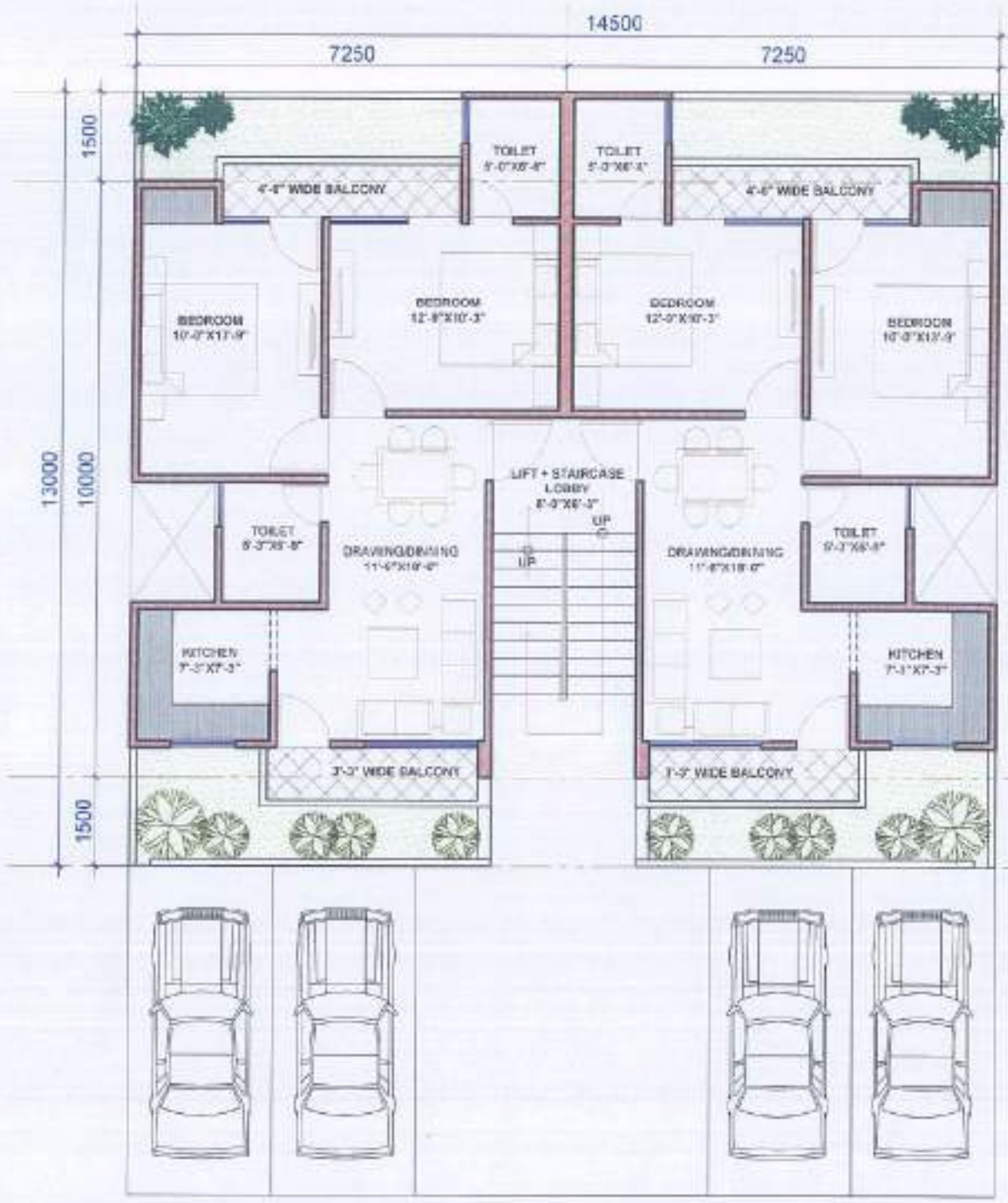
WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.

For Antriksh Infradesign Pvt Ltd

Director

Director/Authorised Signatory

**GROUND FLOOR PLAN (2 BHK) ON  
PLOT AREA - 1000 SQ.FT. (APPROX)**



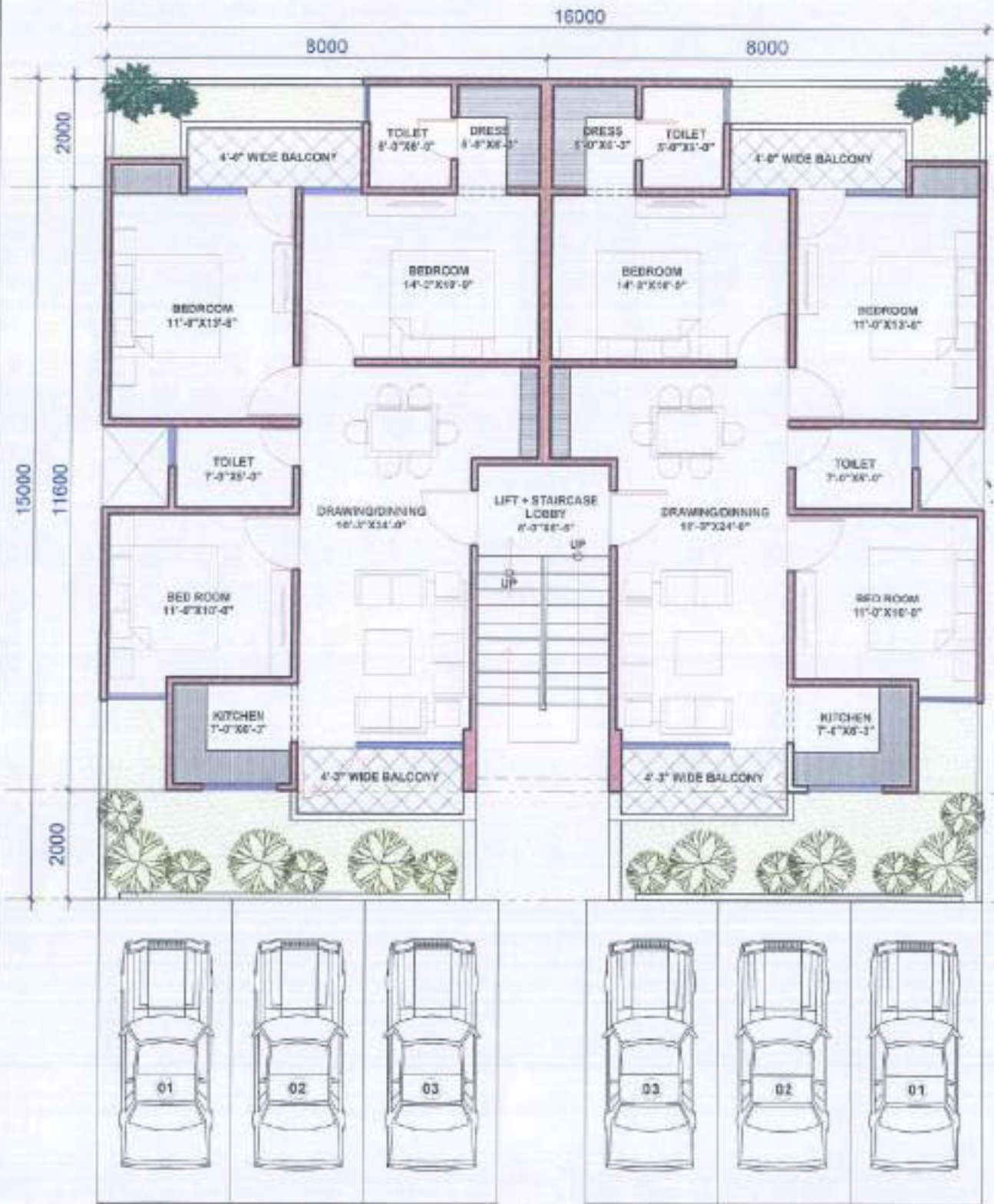
PROJECT:		TITLE:		architects designers & construction group	
PROPOSED ROW HOUSING FOR M/S WINGS CONSTRUCTION & DEVELOPERS PVT. LTD.		GROUND FLOOR PLAN		Dr. Vansh Mehta	
WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.		NO. 10	DATE:	15-10-2021	15-10-2021

*Jawad Ahmad*  
Director

For Antriksh Infradesign Pvt Ltd  
*[Signature]*  
Director/Authorised Signatory



**GROUND FLOOR PLAN ( 3 BHK ) ON  
PLOT AREA - 1300 SQ.FT. (APPROX)**



PROJECT

PROPOSED ROW HOUSING FOR M/S WINGS  
CONSTRUCTION & DEVELOPERS PVT. LTD.

**WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.**

Director

FILE

GROUND FLOOR PLAN

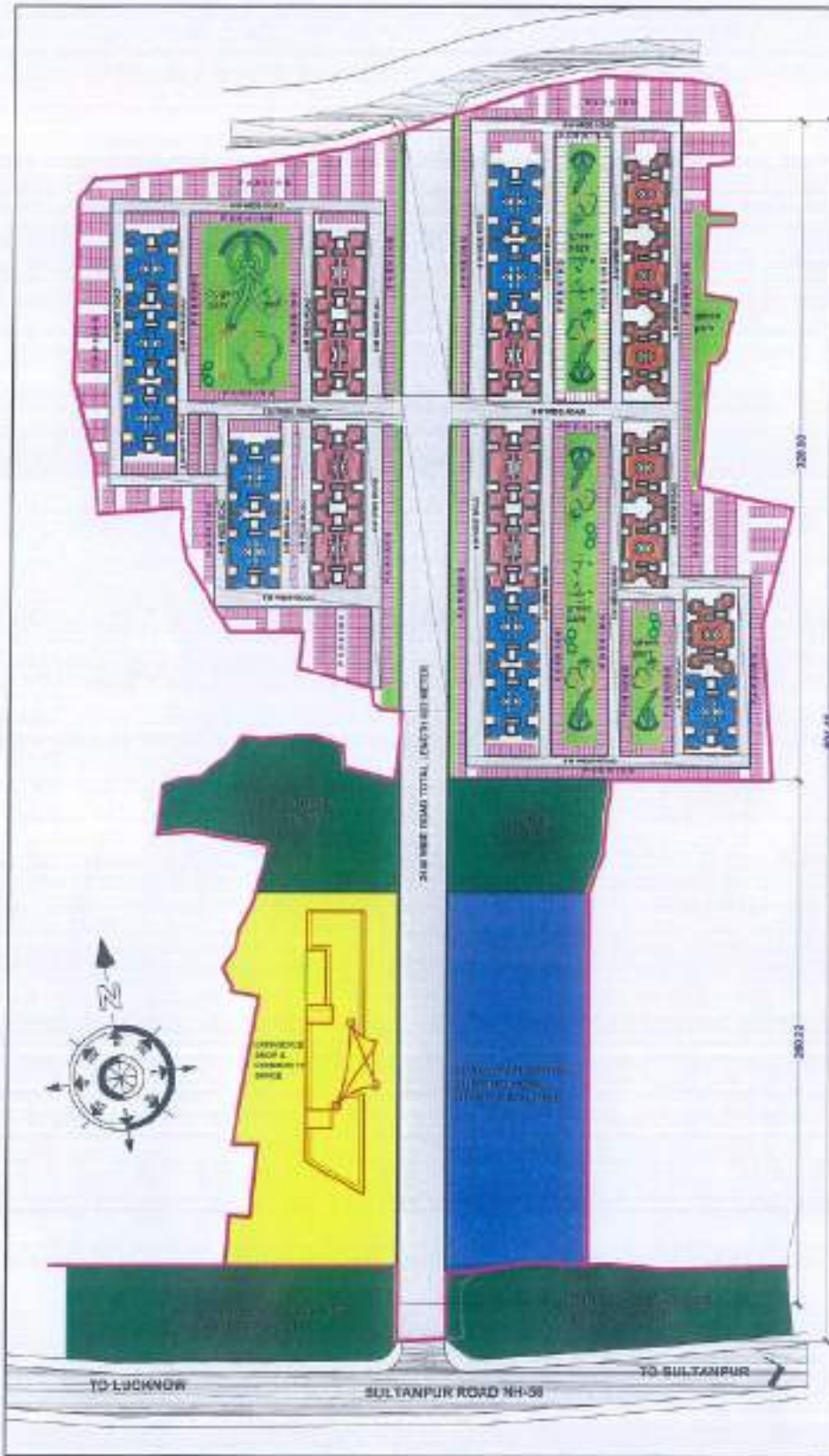
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	14/12/2021	

architects designers &  
construction group

M. VISHAL KUMAR
1001, PLOT NO. 1001, PHASE 1, PLOT NO. 1001, ROAD NO. 1001, WING CONSTRUCTION & DEVELOPERS PVT. LTD.
1001, PLOT NO. 1001, PHASE 1, PLOT NO. 1001, ROAD NO. 1001, WING CONSTRUCTION & DEVELOPERS PVT. LTD.

For Antriksh Infradesign Pvt Ltd

Director/Authorised Signatory



1. TOTAL LAND AREA OF PROPOSED PROJECT IS 139186.29 SQ.MT. 33.65 ACRE PROPOSED ON KHASRA NO. 691, 692, 693, 694, 695, 701, 702, 703, 7347, 735, 737, 743, 744, 745, 746, 747, 748, 749, 750, 752, 764, 765, 766, 767, 768, 769, 770 AT KASHIPLUR BIRUK SULTANPUR ROAD.
2. PROPOSED LAYOUT PLANS ARE GIVEN HEREWITH INDIVIDUALLY FOR ALL THE OPTIONS PROPOSED IN THE RESOLUTION PLAN SUBMITTED BY RESOLUTION APPLICANT VIZ. (1) ( FOR BOTH SIZES OFFERED), (2) ( FOR BOTH SIZES OFFERED) AND GROUP HOUSING ( FOR BOTH SIZE OFFERED)
3. THE CREDITORS OF THE CORPORATE DEBTOR SHALL CONVEY THEIR CHOICE OF OPTION CHOSEN BY THEM AMONGST ALL OPTION AVAILABLE TO THEM AND ON THE BASIS OF OPTIONS SO CHOSEN, THE FINAL SITE MAP SHALL BE DRAWN BY THE RESOLUTION APPLICANT.

WING CONSTRUCTIONS & DEVELOPERS PVT. LTD  
*[Signature]*  
 Director

For Anriksh Infradesign Pvt Ltd  
*[Signature]*  
 Director/Authorised Signatory







ANTRIKSH TORRES

NOKIA

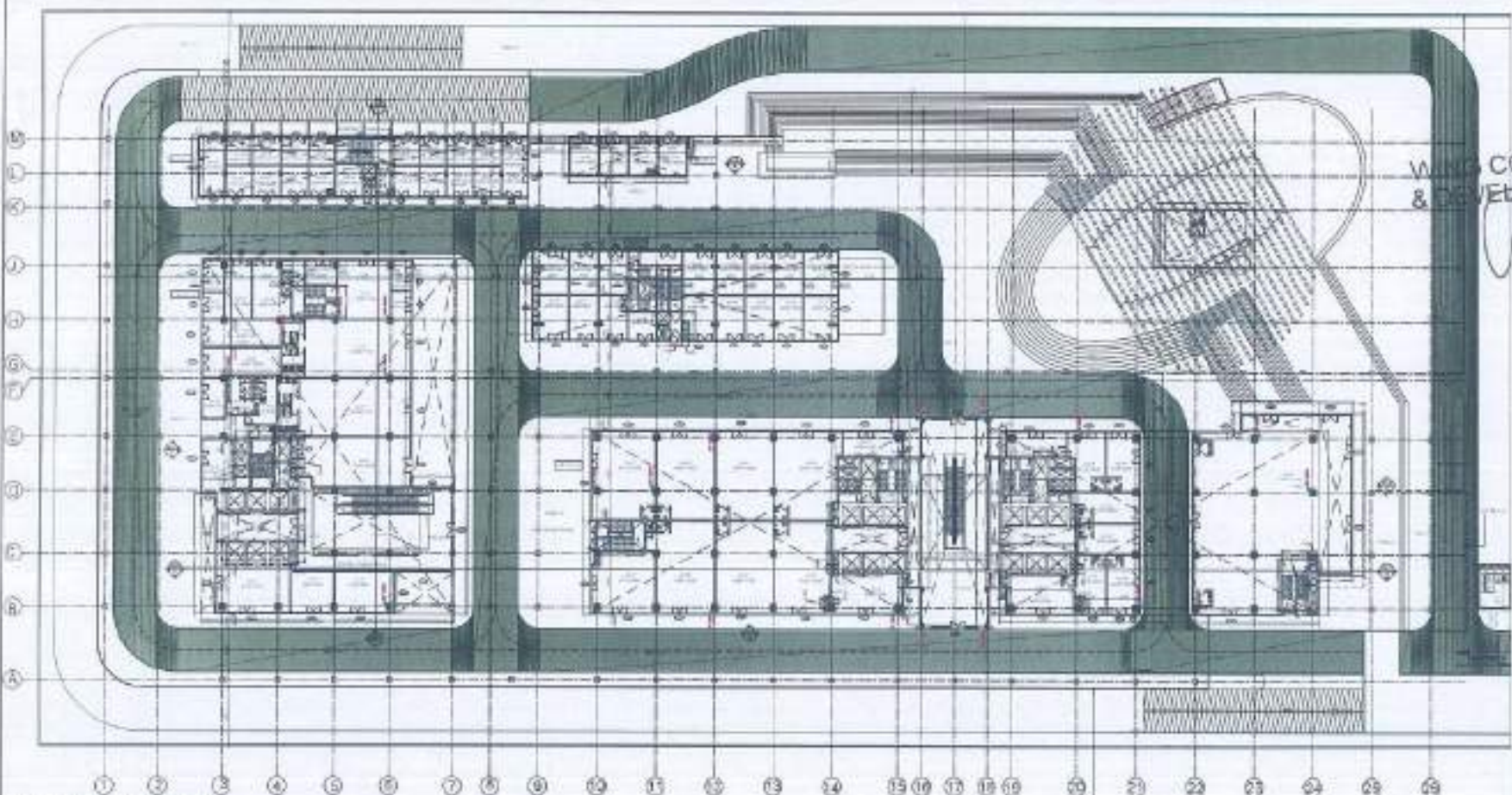
WING CONSTRUCTION & DEVELOPMENT PVT. LTD.

For Any Further Information Contact Us

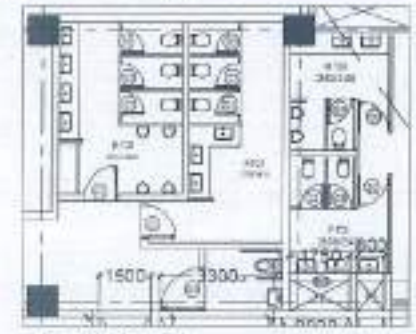


WING CONSTRUCTIONS & DEVELOPERS PVT LTD.

Director



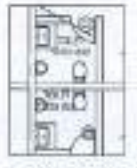
1. GROUND FLOOR LAYOUT PLAN



2. TOILET DETAIL 1



3. TOILET DETAIL 2



4. TOILET DETAIL 3

TOTAL BUDGET REQUIREMENT (EXCLUDING TAXES)			
ESTIMATE	100.00	100.00	100.00
PROFIT	10.00	10.00	10.00
TOTAL	110.00	110.00	110.00

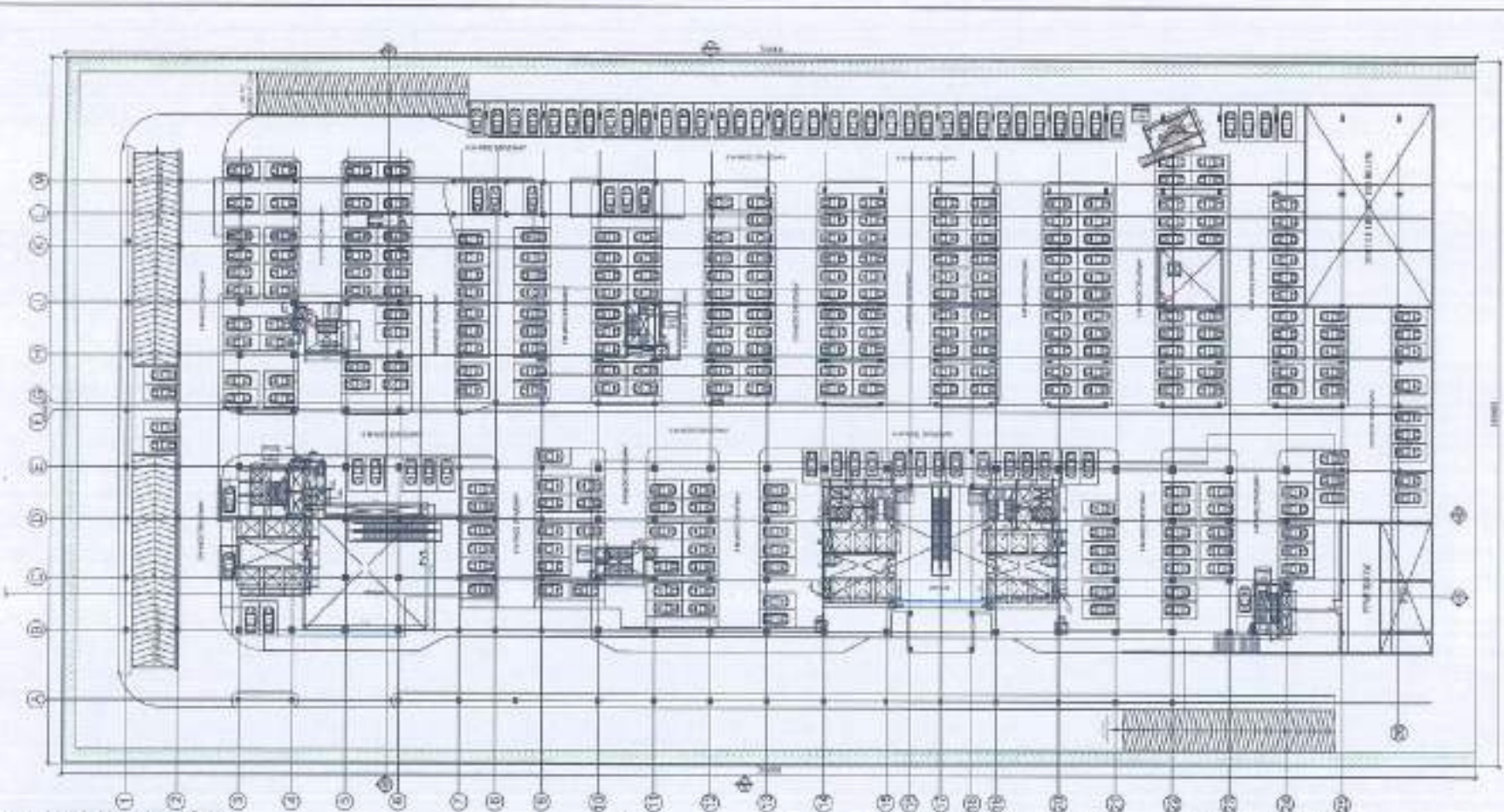
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*[Handwritten Signature]*

For Antriksh Infradesign Pvt Ltd

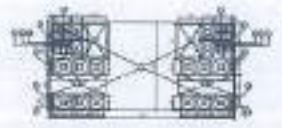
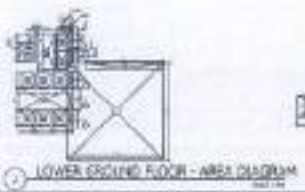
*[Handwritten Signature]*

Director/Authorised Signatory

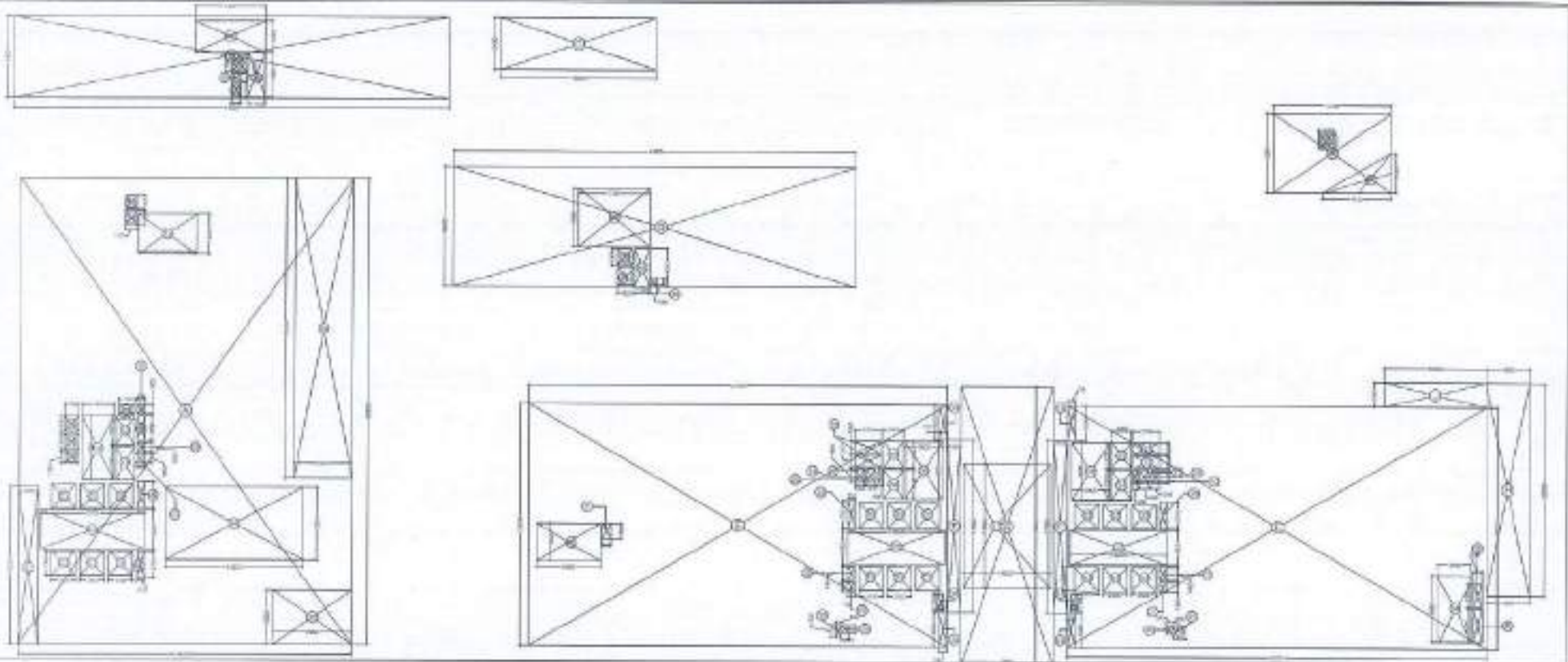


WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.

*Aravind*  
Director



Sl. No.	Room No.	Room Name	Area (sq. m)	Volume (cu. m)	Remarks
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2	102	Office	15.00	45.00	
3	103	Office	15.00	45.00	
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189	289	Office	15.00	45.00	
190	290	Office	15.00	45.00	
191	291	Office	15.00	45.00	
192	292	Office	15.00	45.00	
193	293	Office	15.00	45.00	
194	294	Office	15.00	45.00	
195	295	Office	15.00	45.00	
196	296	Office	15.00	45.00	
197	297	Office	15.00	45.00	
198	298	Office	15.00	45.00	
199	299	Office	15.00	45.00	
200	300	Office	15.00	45.00	
201	301	Office	15.00	45.00	
202	302	Office	15.00	45.00	
203	303	Office	15.00	45.00	
204	304	Office	15.00	45.00	
205	305	Office	15.00	45.00	
206	306	Office	15.00	45.00	
207	307	Office	15.00	45.00	
208	308	Office	15.00	45.00	
209	309	Office	15.00	45.00	
210	310	Office	15.00	45.00	
211	311	Office	15.00	45.00	
212	312	Office	15.00	45.00	
213	313	Office	15.00	45.00	
214	314	Office	15.00	45.00	
215	315	Office	15.00	45.00	
216	316	Office	15.00	45.00	
217	317	Office	15.00	45.00	
218	318	Office	15.00	45.00	
219	319	Office	15.00	45.00	
220	320	Office	15.00	45.00	
221	321	Office	15.00	45.00	
222	322	Office	15.00	45.00	
223	323	Office	15.00	45.00	
224	324	Office	15.00	45.00	
225	325	Office	15.00	45.00	
226	326	Office	15.00	45.00	
227	327	Office	15.00	45.00	
228	328	Office	15.00	45.00	
229	329	Office	15.00	45.00	
230	330	Office	15.00	45.00	
231	331	Office	15.00	45.00	
232	332	Office	15.00	45.00	
233	333	Office	15.00	45.00	
234	334	Office	15.00	45.00	
235	335	Office	15.00	45.00	
236	336	Office	15.00	45.00	
237	337				



① GROUND FLOOR F.A.R. AREA DIAGRAM

Sl. No.	Room	Area (sq. m)	Volume (cu. m)	Remarks
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
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24	...	...	...	...
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55	...	...	...	...
56	...	...	...	...
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97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

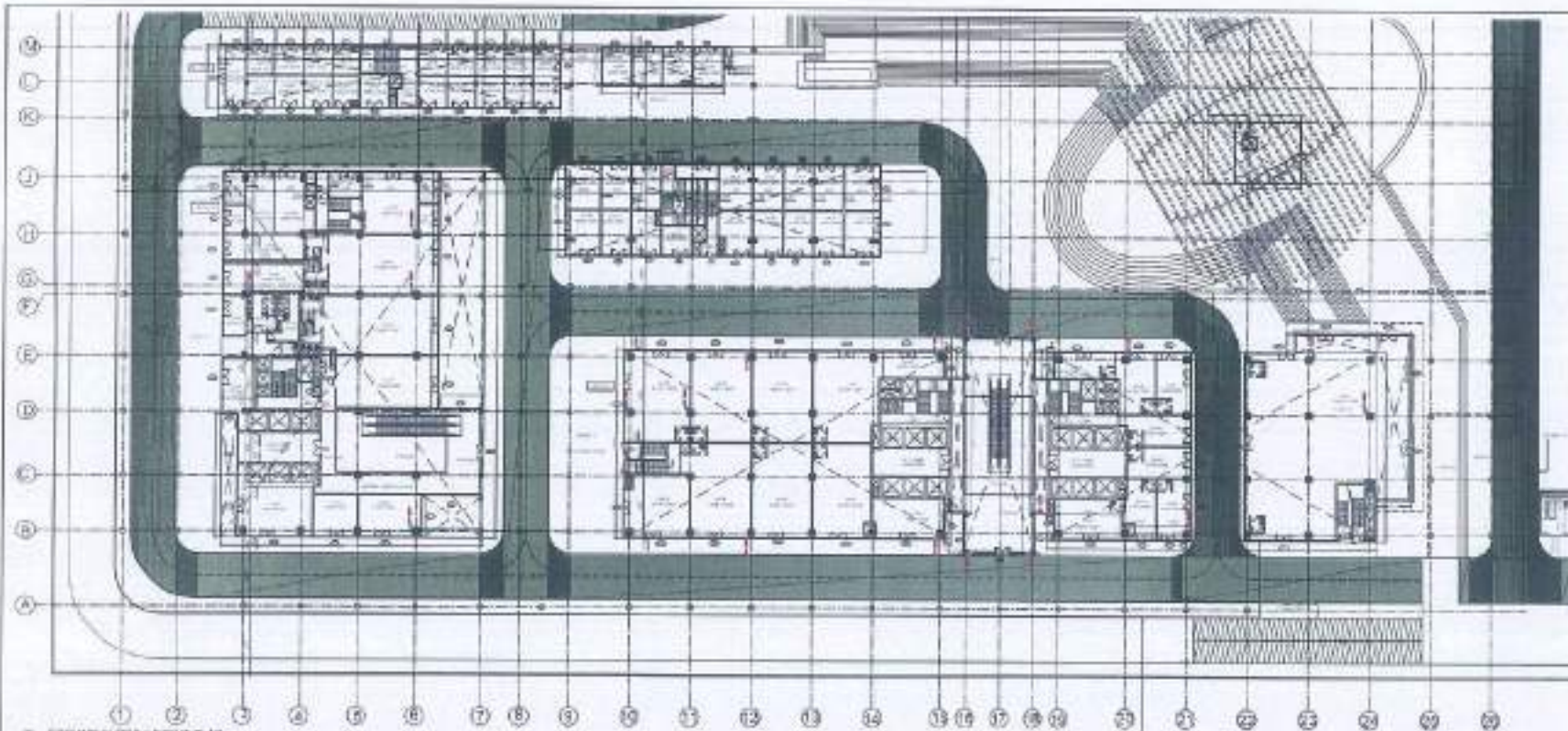
Sl. No.	Room	Area (sq. m)	Volume (cu. m)	Remarks
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
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36	...	...	...	...
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38	...	...	...	...
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41	...	...	...	...
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44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
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48	...	...	...	...
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51	...	...	...	...
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53	...	...	...	...
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55	...	...	...	...
56	...	...	...	...
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60	...	...	...	...
61	...	...	...	...
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63	...	...	...	...
64	...	...	...	...
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81	...	...	...	...
82	...	...	...	...
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86	...	...	...	...
87	...	...	...	...
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89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
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99	...	...	...	...
100	...	...	...	...

Sl. No.	Room	Area (sq. m)	Volume (cu. m)	Remarks
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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34	...	...	...	...
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42	...	...	...	...
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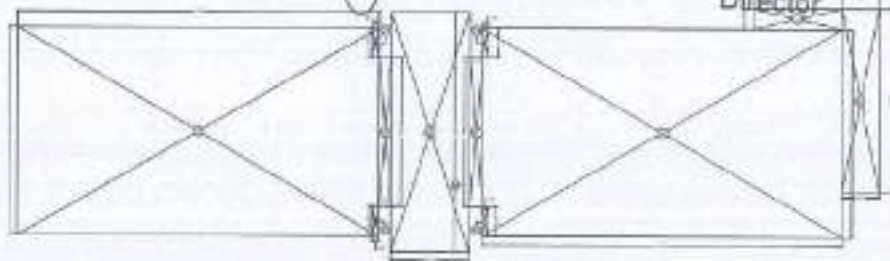
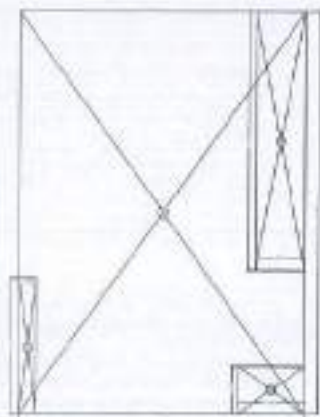
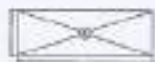
WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
*[Signature]*  
 Director

*[Signature]*  
 For Antiksh Infradesign Pvt Ltd  
 Director/Authorised Signatory

PROJECT	ANTIKSH INFRADISEIGN
CLIENT	
PRINCIPAL ARCHITECT	
DATE	
SCALE	
NO. OF SHEETS	
SHEET NO.	03



1 GROUND FLOOR LAYOUT PLAN



WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.

*Signature*  
Director

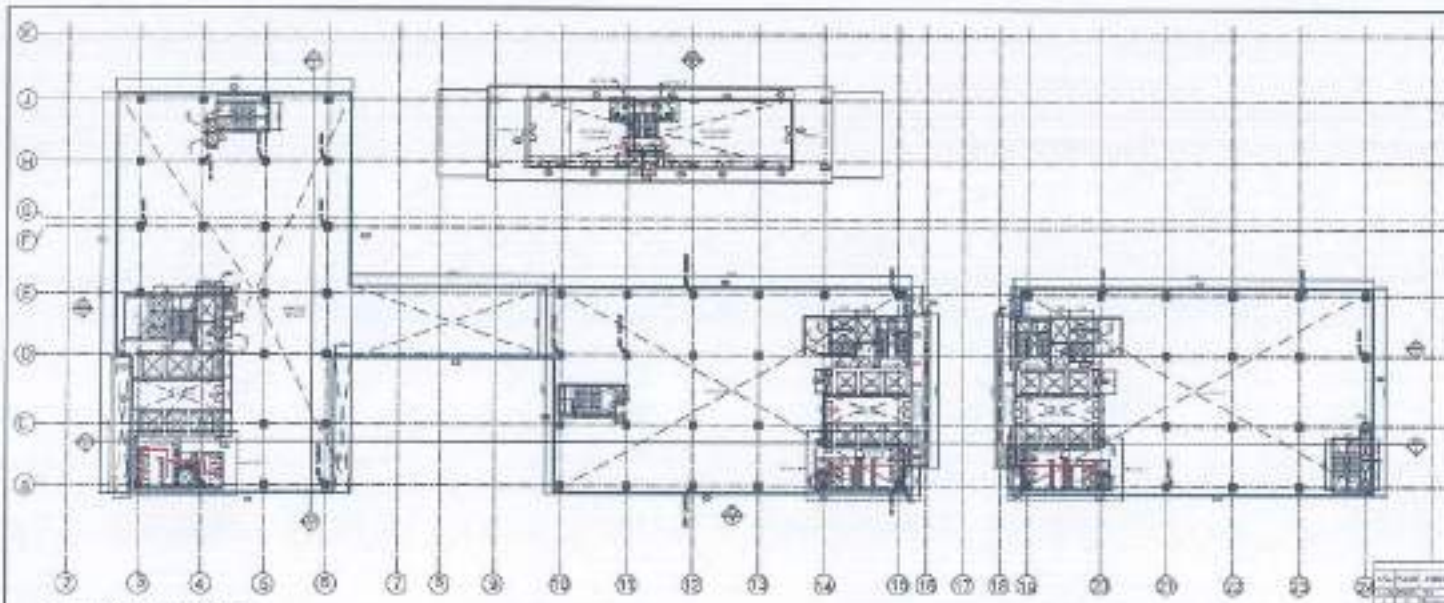
Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Remarks
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2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
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13	...	...	...	...
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18	...	...	...	...
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22	...	...	...	...
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25	...	...	...	...
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28	...	...	...	...
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98	...	...	...	...
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For Antriksh Infradesign Pvt Ltd  
Director/Authorised Signatory

SCALE	1:100
DATE	...
PROJECT NAME	...
CLIENT NAME	...
PROJECT LOCATION	...
PROJECT NO.	...
PROJECT VALUE	...
PROJECT STATUS	...
PROJECT TYPE	...
PROJECT PHASE	...
PROJECT DESIGNER	...
PROJECT ARCHITECT	...
PROJECT ENGINEER	...
PROJECT SURVEYOR	...
PROJECT CONSULTANT	...
PROJECT CONTRACTOR	...
PROJECT OWNER	...
PROJECT APPROVED BY	...
PROJECT APPROVED DATE	...
PROJECT APPROVED SIGNATURE	...
PROJECT APPROVED POSITION	...
PROJECT APPROVED COMPANY	...
PROJECT APPROVED ADDRESS	...
PROJECT APPROVED CONTACT NO.	...
PROJECT APPROVED EMAIL ID	...
PROJECT APPROVED WEBSITE	...
PROJECT APPROVED SOCIAL MEDIA	...
PROJECT APPROVED OTHER	...

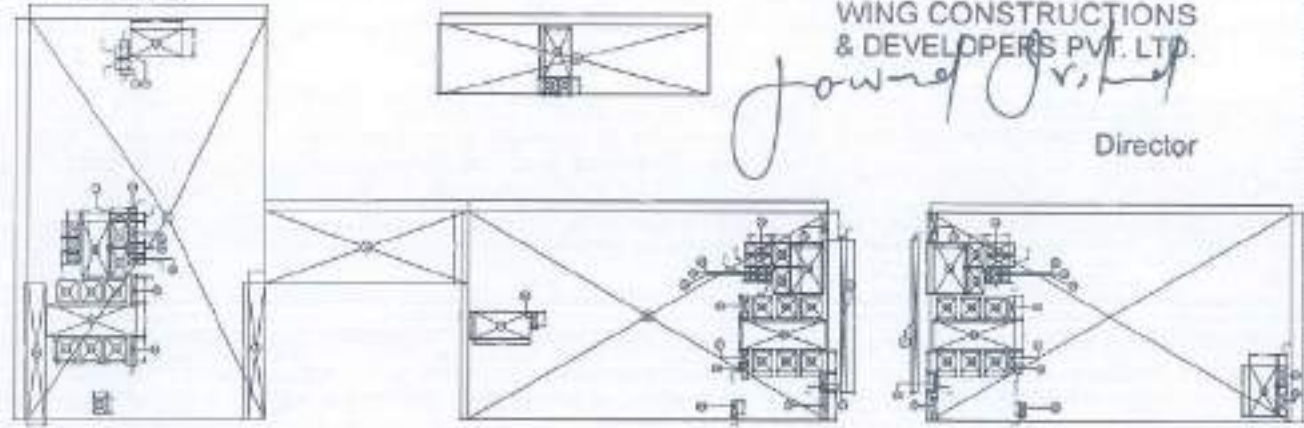
1 GROUND COVERAGE AREA (SARAH)





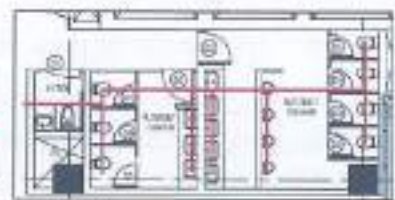
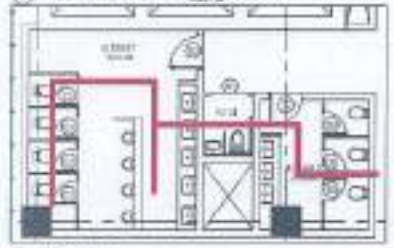
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CLIENT	...	CLIENT	...
DESIGNER	...	DESIGNER	...
DATE	...	DATE	...
SCALE	...	SCALE	...
REVISIONS	...	REVISIONS	...

1 SECOND FLOOR LAYOUT PLAN



WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
*Jayant J. Patel*  
 Director

2 SECOND FLOOR F.A.R. AREA DIAGRAM



3 DETAIL 1

4 DETAIL 2

5 DETAIL 3

For Antriksh Infradesign Pvt. Ltd  
*Rishi*  
 Director/Authorised Signatory

Sl. No.	Particulars	Area	Volume	Weight	Remarks
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...

Sl. No.	Particulars	Area	Volume	Weight	Remarks
1	...	...	...	...	...
2	...	...	...	...	...
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50	...	...	...	...	...

Sl. No.	Particulars	Area	Volume	Weight	Remarks
1	...	...	...	...	...
2	...	...	...	...	...
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FOR ANTRIKSH INFRADESIGN PVT. LTD.

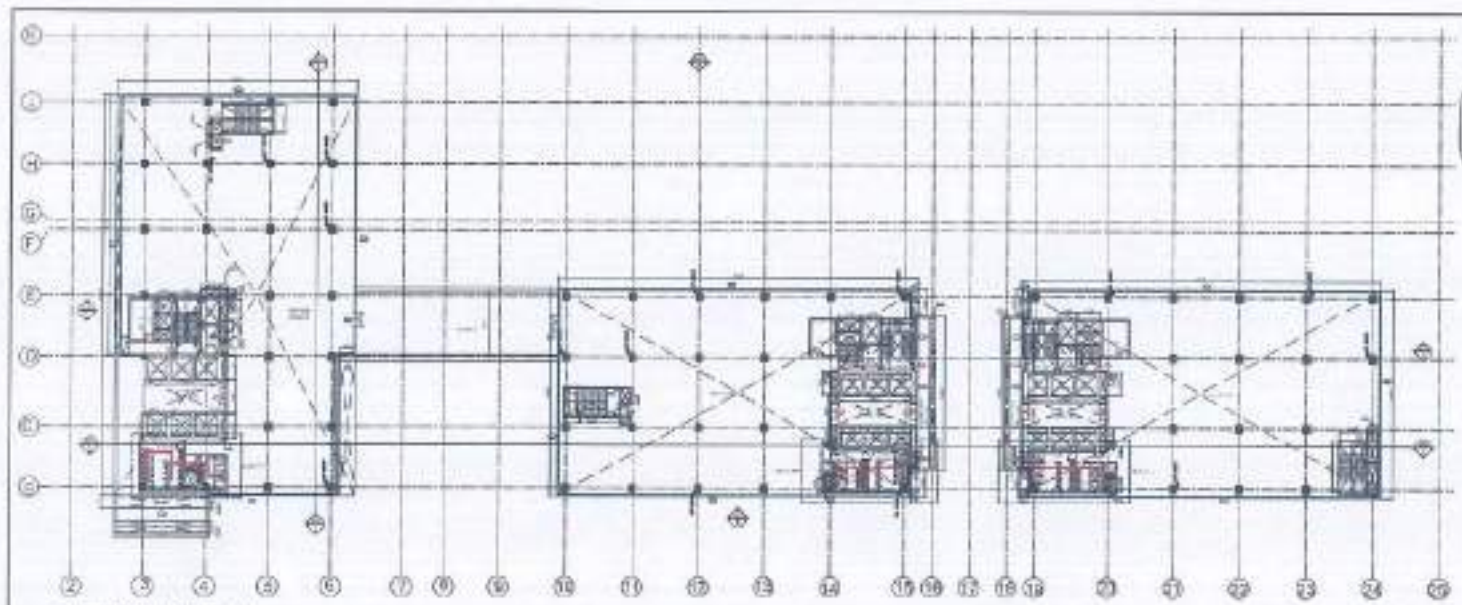
DIRECTOR/ AUTHORISED SIGNATORY

PROJECT NO: ...

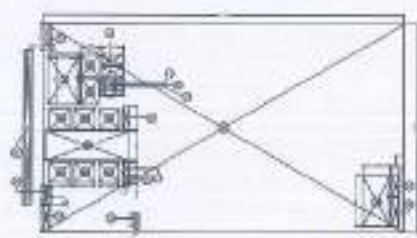
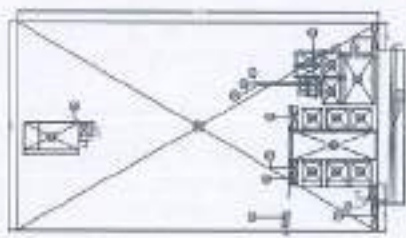
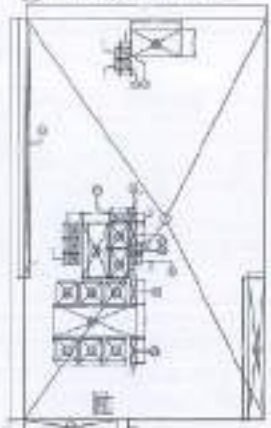
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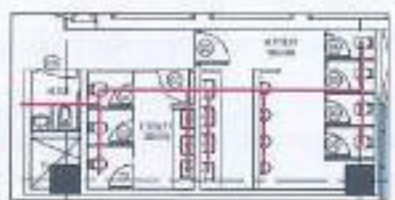
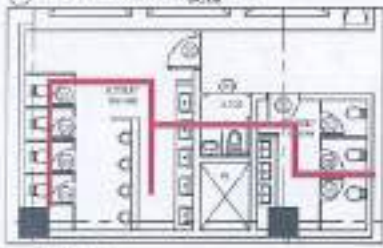
*For Antriksh*  
**Director**



1 THIRD FLOOR LAYOUT PLAN



2 THIRD FLOOR F.I.S. AREA DIAGRAM



3 DETAIL 1

4 DETAIL 2

Sl. No.	Particulars	Quantity	Unit	Rate	Amount
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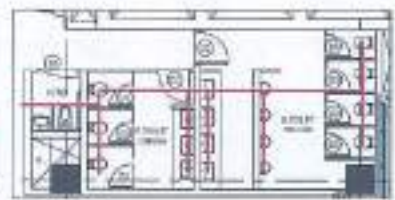
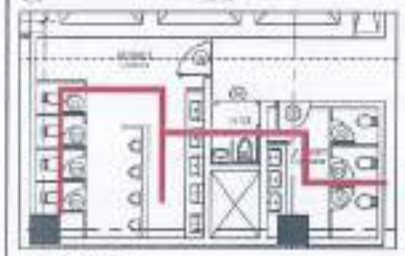
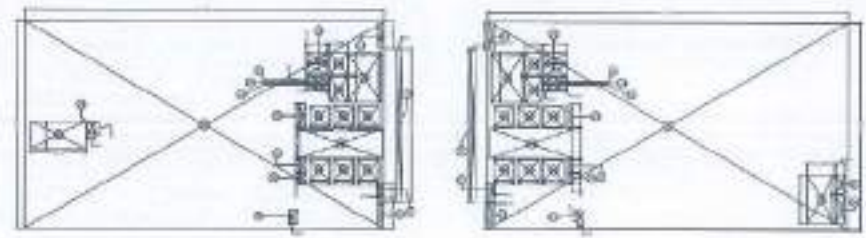
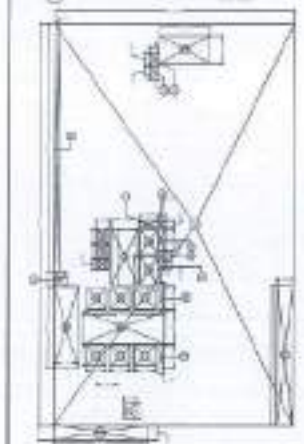
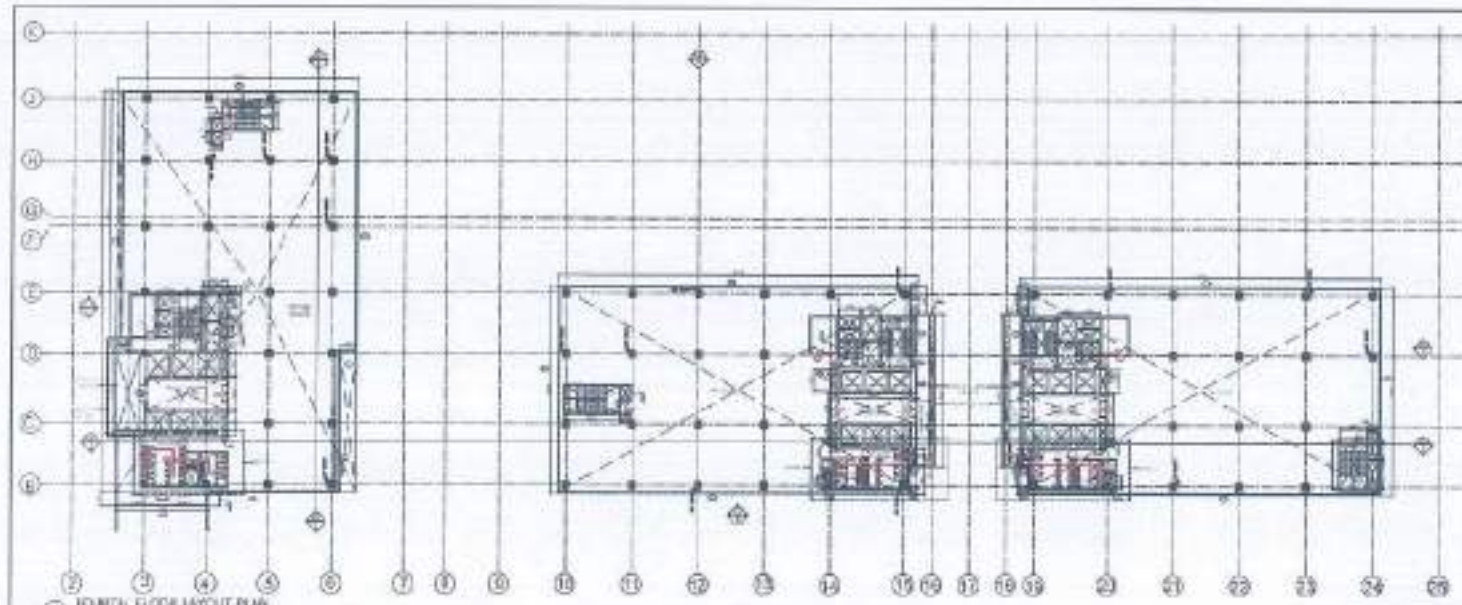
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*For Antriksh*  
**Director/Authorised Signatory**

Sl. No.	Particulars	Quantity	Unit	Rate	Amount
1	...	...	...	...	...
2	...	...	...	...	...
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Sl. No.	Particulars	Quantity	Unit	Rate	Amount
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WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
*Jawal J Shah*  
 Director



Sl. No.	Particulars	Quantity	Unit	Rate	Amount
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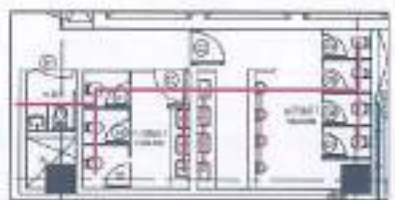
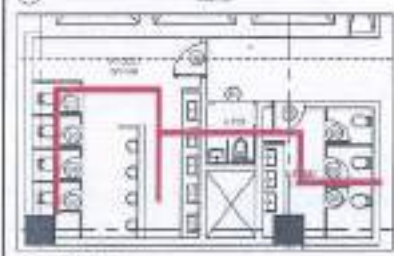
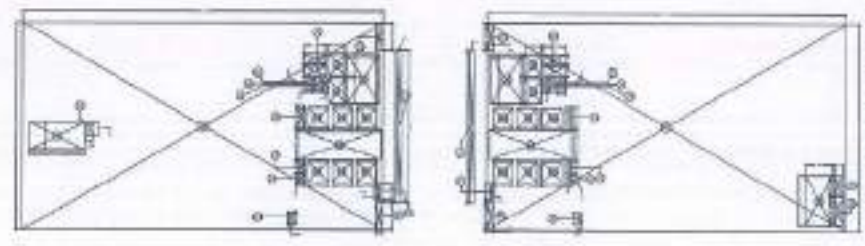
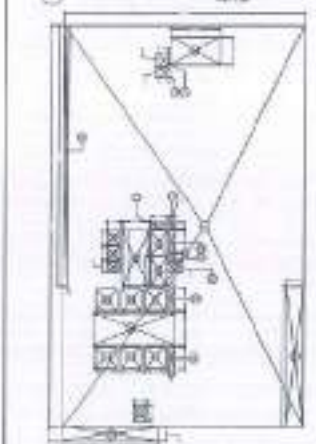
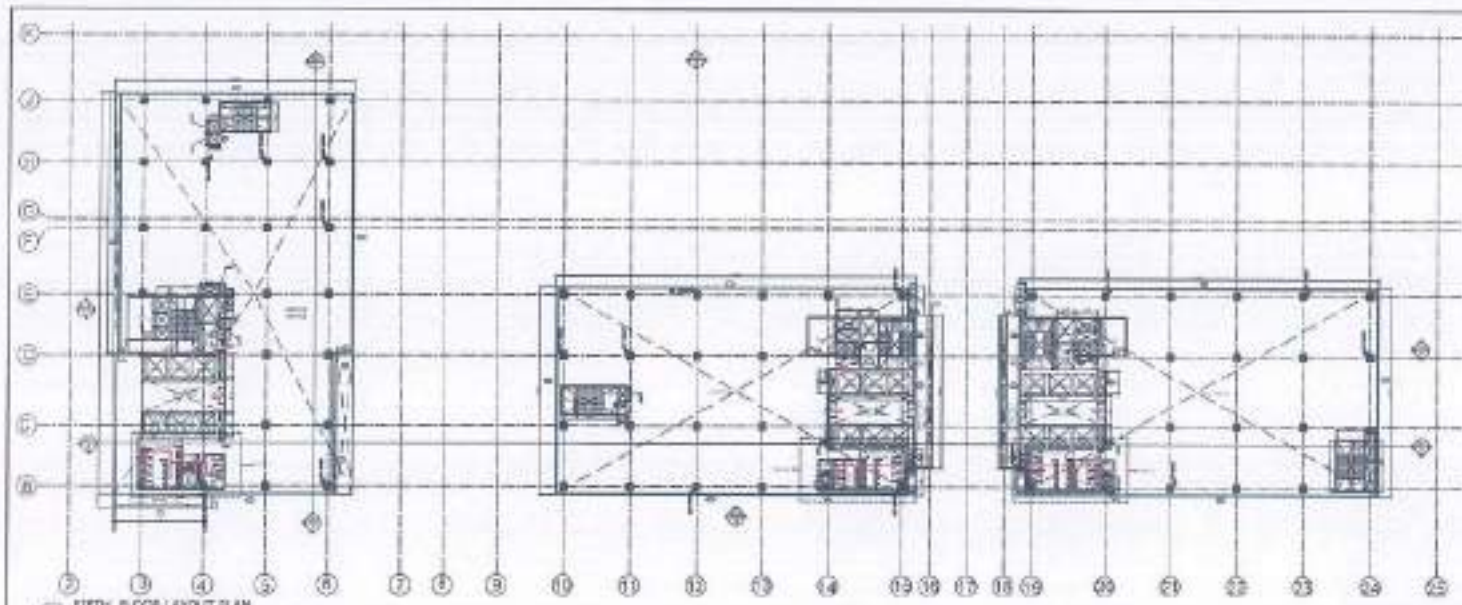
Sl. No.	Particulars	Quantity	Unit	Rate	Amount
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Sl. No.	Particulars	Quantity	Unit	Rate	Amount
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For Antriksh Infradesign Pvt Ltd  
*13/07/20*  
*13/07/20*  
 Director/Authorised Signatory

WING CONSTRUCTIONS & DEVELOPERS PVT LTD.  
*[Signature]*

Director



For Antriksh Infradesign Pvt Ltd

Director/Authorised Signatory

*[Signature]*  
*[Signature]*

GENERAL INFORMATION ON BUILDING PROJECT	
Project Name	...
Client Name	...
Project Location	...
Project Start Date	...
Project End Date	...
Project Status	...
Project Budget	...
Project Cost	...
Project Profit	...

GENERAL INFORMATION ON BUILDING PROJECT	
Project Name	...
Client Name	...
Project Location	...
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Project End Date	...
Project Status	...
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Project Profit	...

GENERAL INFORMATION ON BUILDING PROJECT	
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GENERAL INFORMATION ON BUILDING PROJECT	
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Client Name	...
Project Location	...
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Project Cost	...
Project Profit	...

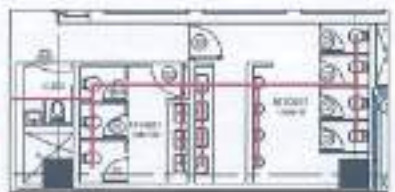
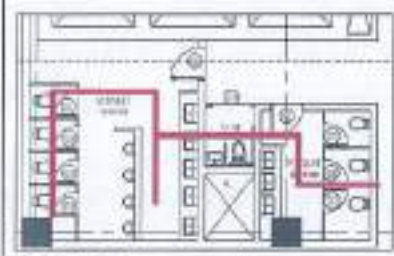
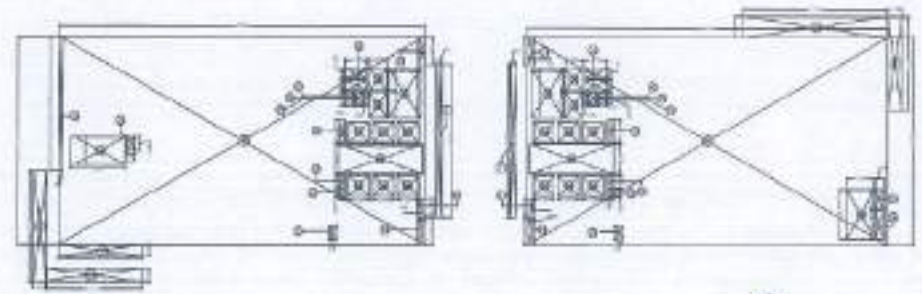
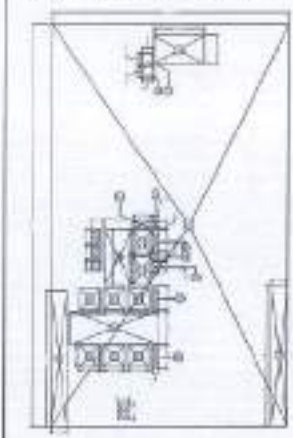
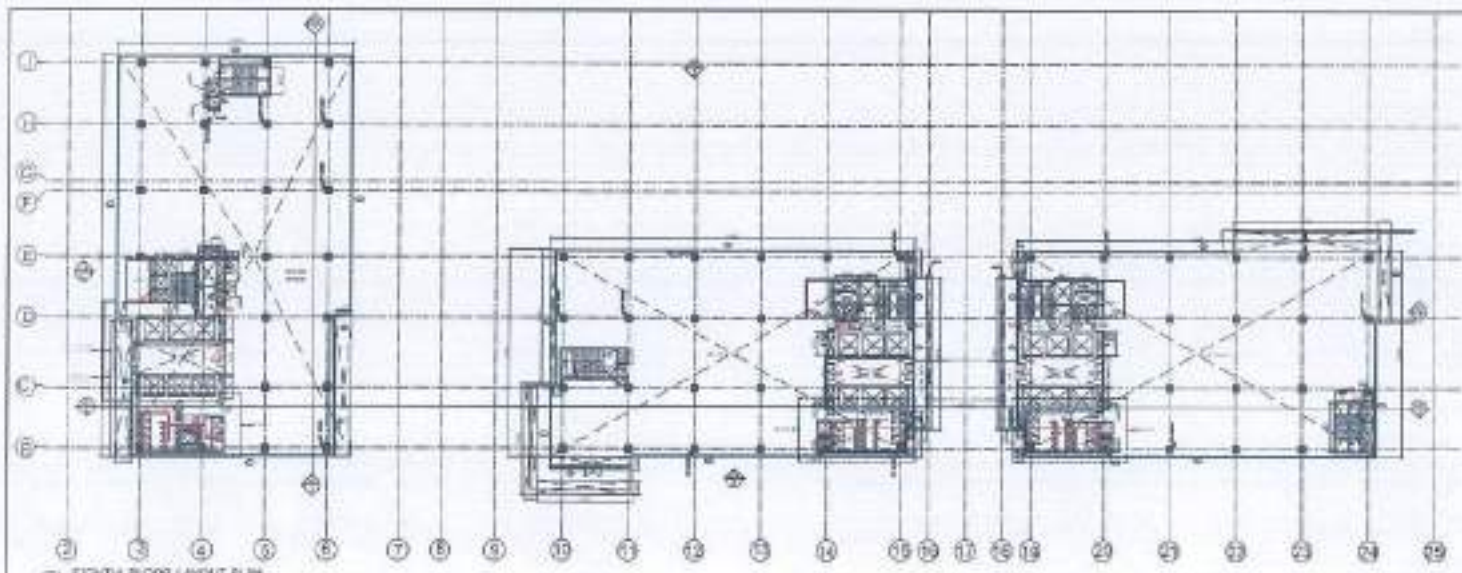
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Project Location	...
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Project Cost	...
Project Profit	...

GENERAL INFORMATION ON BUILDING PROJECT	
Project Name	...
Client Name	...
Project Location	...
Project Start Date	...
Project End Date	...
Project Status	...
Project Budget	...
Project Cost	...
Project Profit	...





*James O'Neil*  
Director



⑤

Sl. No.	Particulars	QTY	UNIT	AMOUNT
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Sl. No.	Particulars	QTY	UNIT	AMOUNT
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Sl. No.	Particulars	QTY	UNIT	AMOUNT
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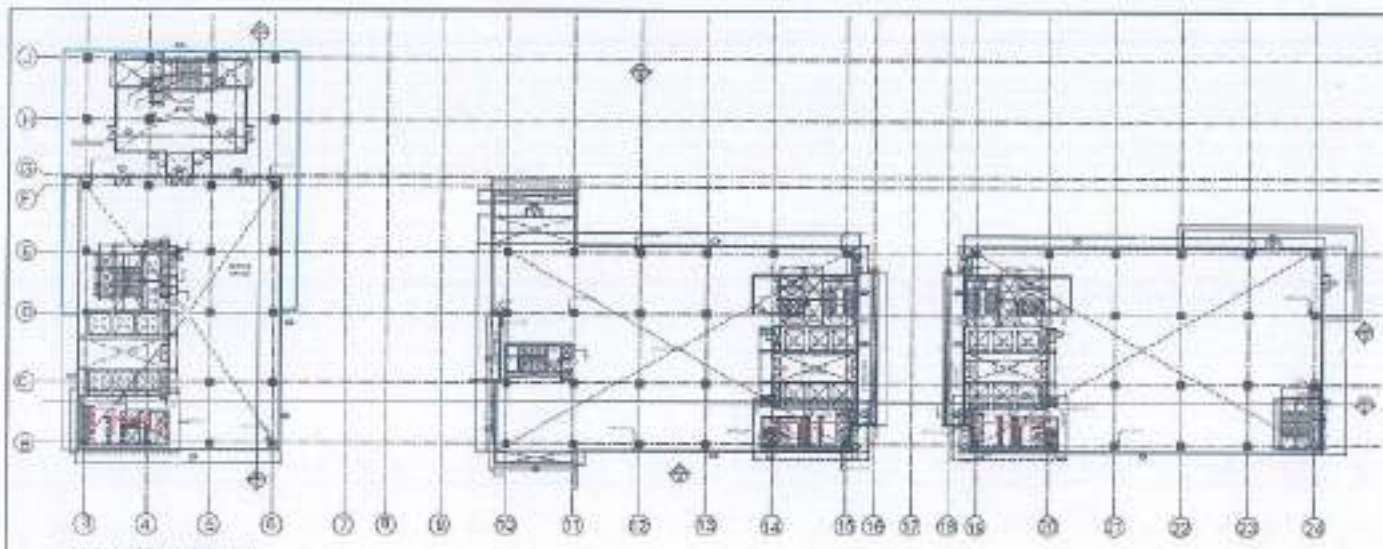
⑧

Sl. No.	Particulars	QTY	UNIT	AMOUNT
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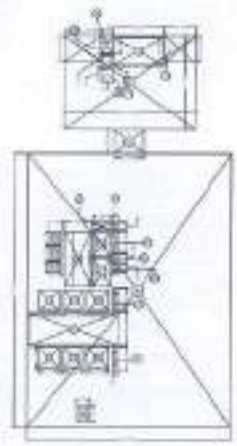
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Director

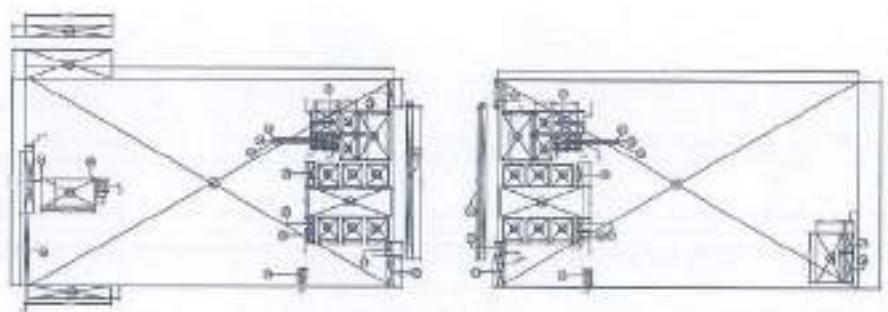
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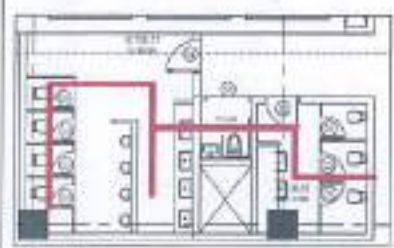
① NINTH FLOOR LAYOUT PLAN



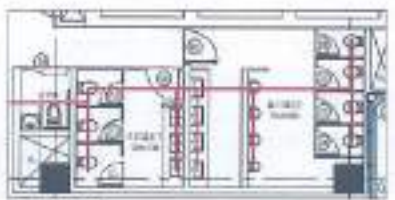
② NINTH FLOOR L & R AREA DIAGRAM



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① DETAIL 1



② DETAIL 2

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For Antriksh Infradesign Pvt Ltd  
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Director/Authorised Signatory

DOOR SCHEDULE	
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PRICE: ...

DATE: ...

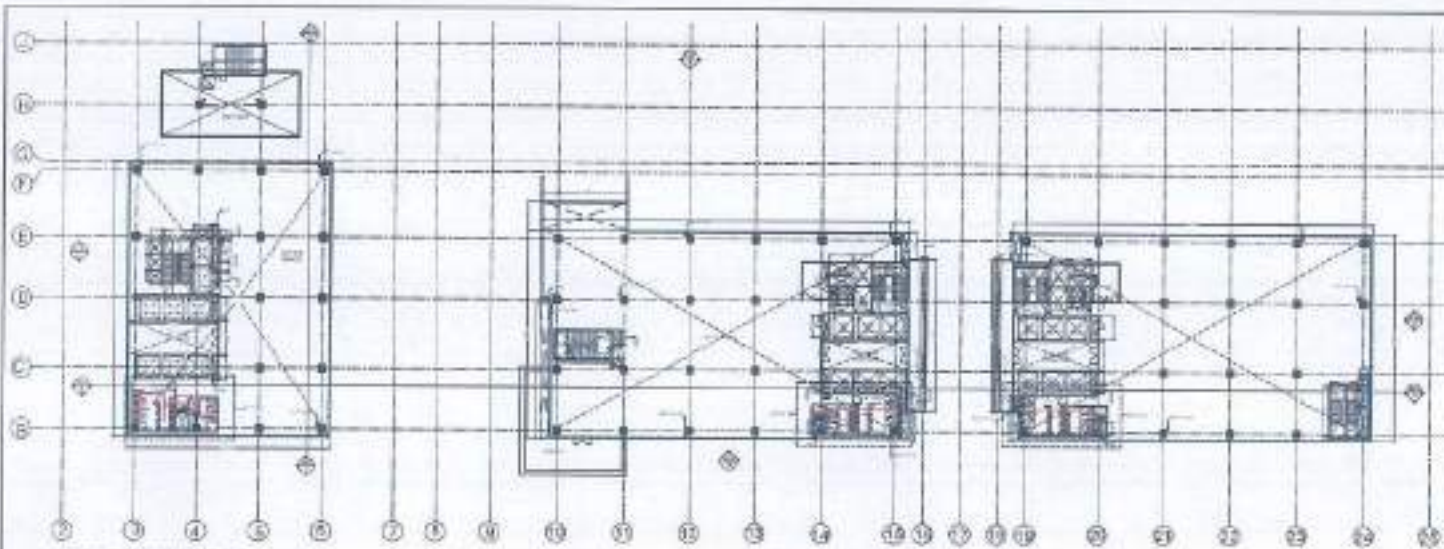
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SCALE: ...

DATE OF ISSUE: ...

DATE OF REVISION: ...

DATE: ...

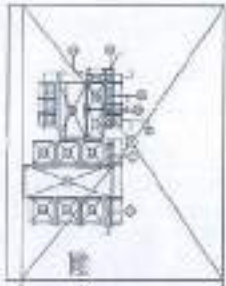


10TH FLOOR LAYOUT PLAN

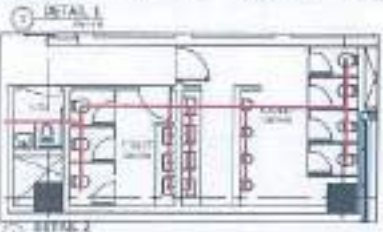
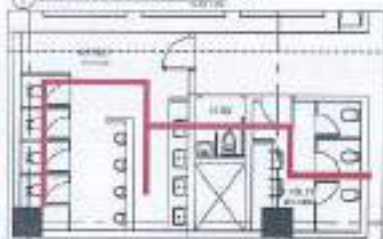
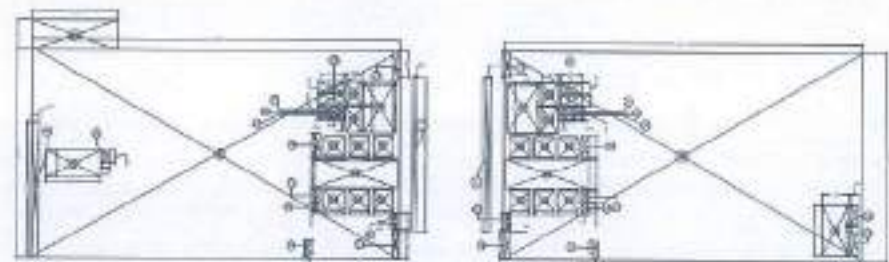
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DESIGNER	...
DATE	...
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REVISIONS	...



10TH FLOOR P.A.R. AREA DIAGRAM

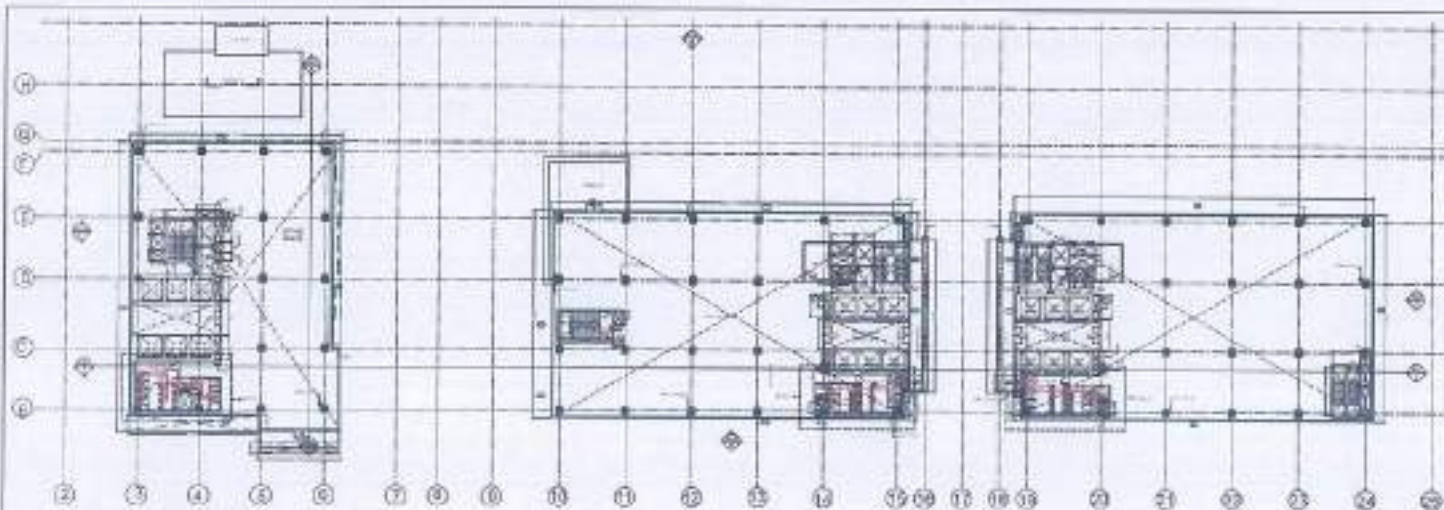


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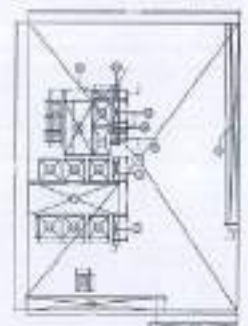
WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
*For Antriksh Infradesign Pvt. Ltd.*  
 Director

*For Antriksh Infradesign Pvt. Ltd.*  
 Director/Authorised Signatory

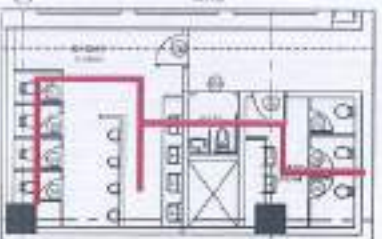
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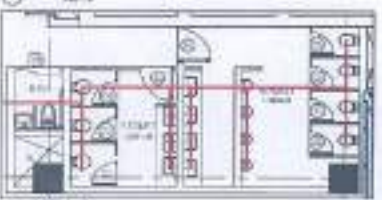
18TH FLOOR LAYOUT PLAN



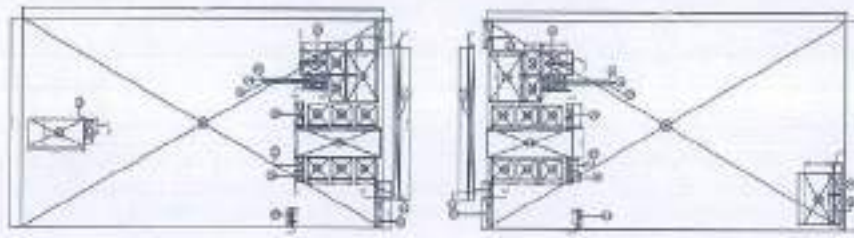
18TH FLOOR F.A.S. AREA DIAGRAM



DETAIL 1



DETAIL 2



Sl. No.	Description	Qty	Unit	Remarks
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49	...	...	...	...
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Sl. No.	Description	Qty	Unit	Remarks
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Sl. No.	Description	Qty	Unit	Remarks
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Sl. No.	Description	Qty	Unit	Remarks
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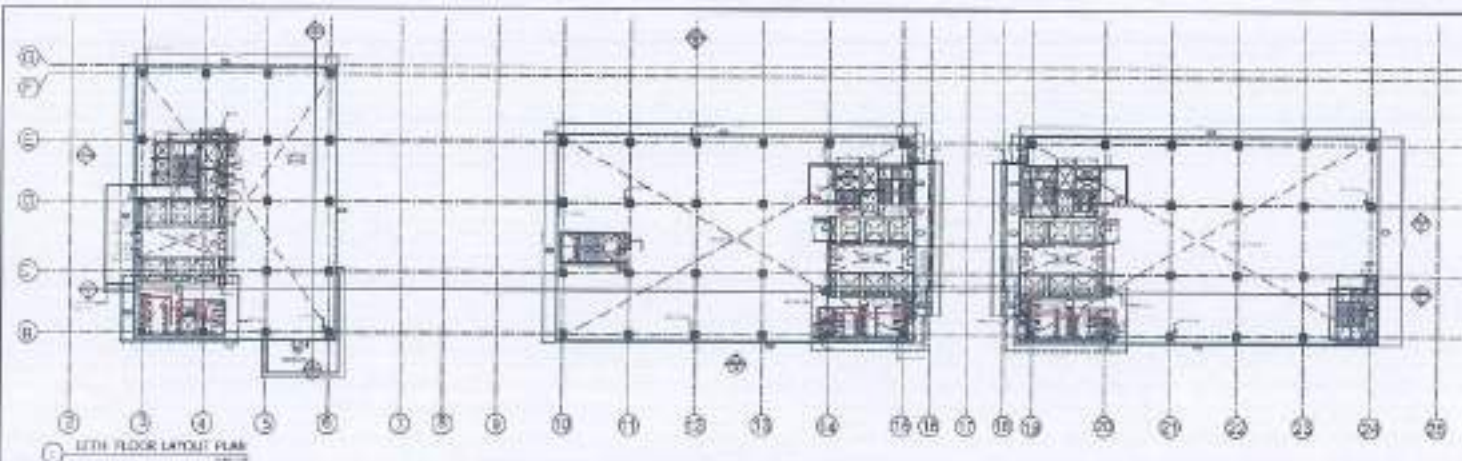
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49	...	...	...	...
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Sl. No.	Description	Qty	Unit	Remarks
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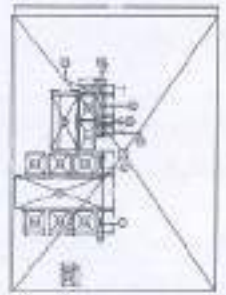
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For Anriksh Infradesign Pvt Ltd  
 Director/Authorised Signatory

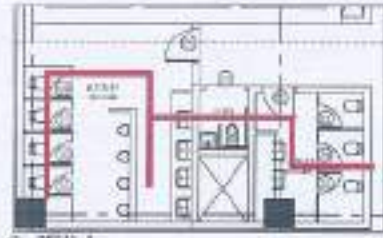
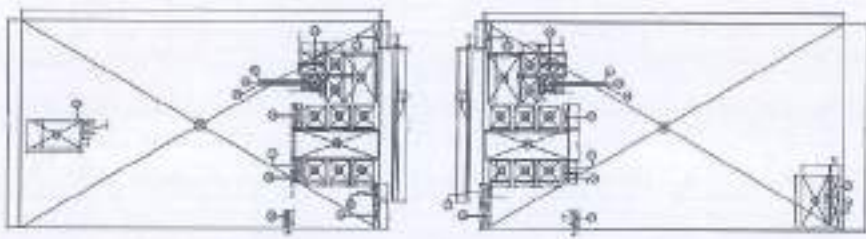
WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
 Director



17TH FLOOR LAYOUT PLAN



17TH FLOOR P.A.D. AREA DIAGRAM



DETAIL 1



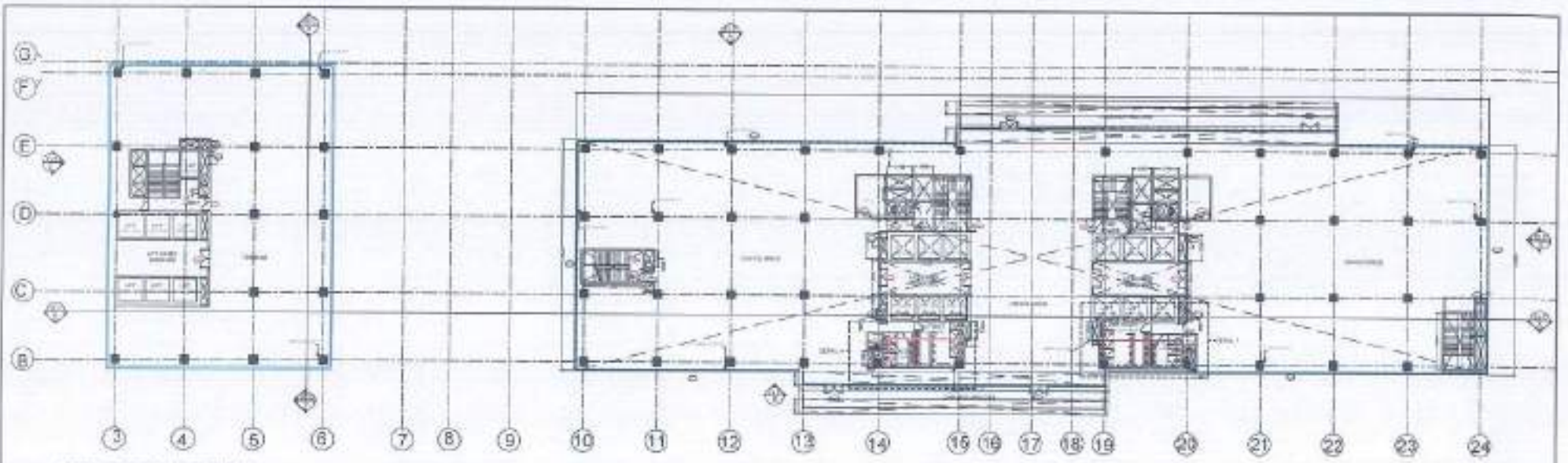
DETAIL 2

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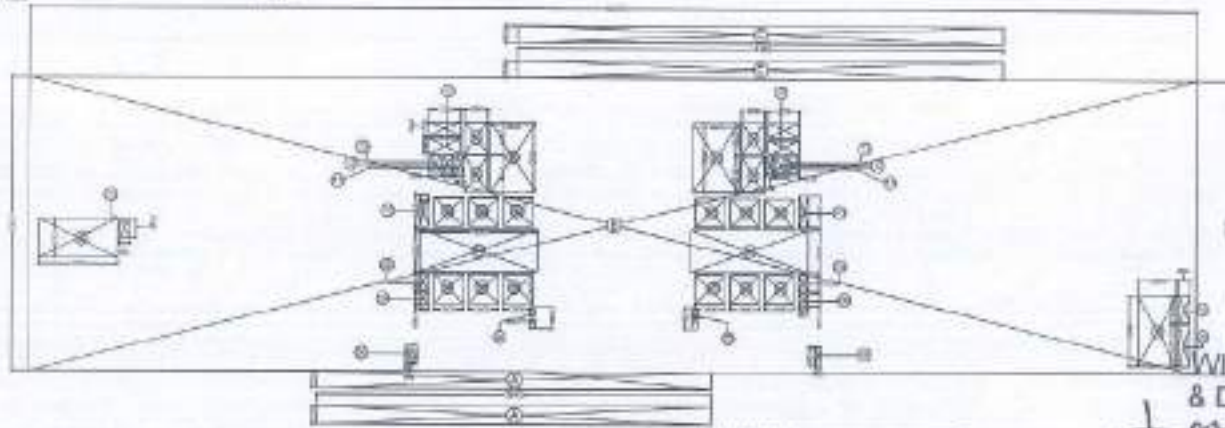
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96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

Sl. No.	Particulars	Quantity	Unit	Rate	Amount
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
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99	...	...	...	...	...
100	...	...	...	...	...

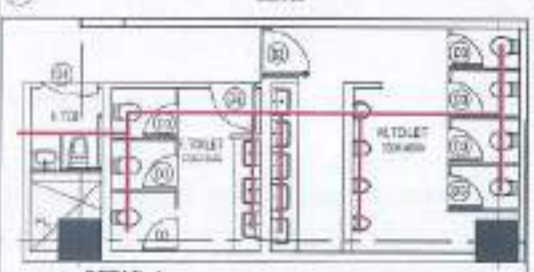
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2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



1 13TH FLOOR LAYOUT PLAN



2 13TH FLOOR F.A.R. AREA DIAGRAM



3 DETAIL 1

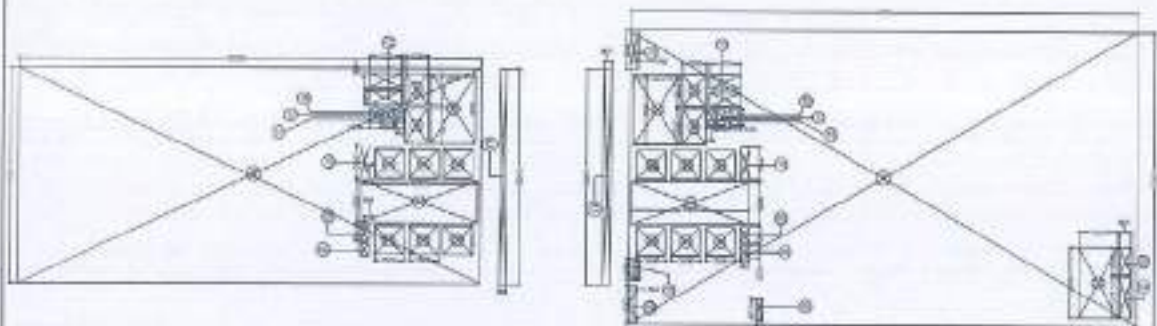
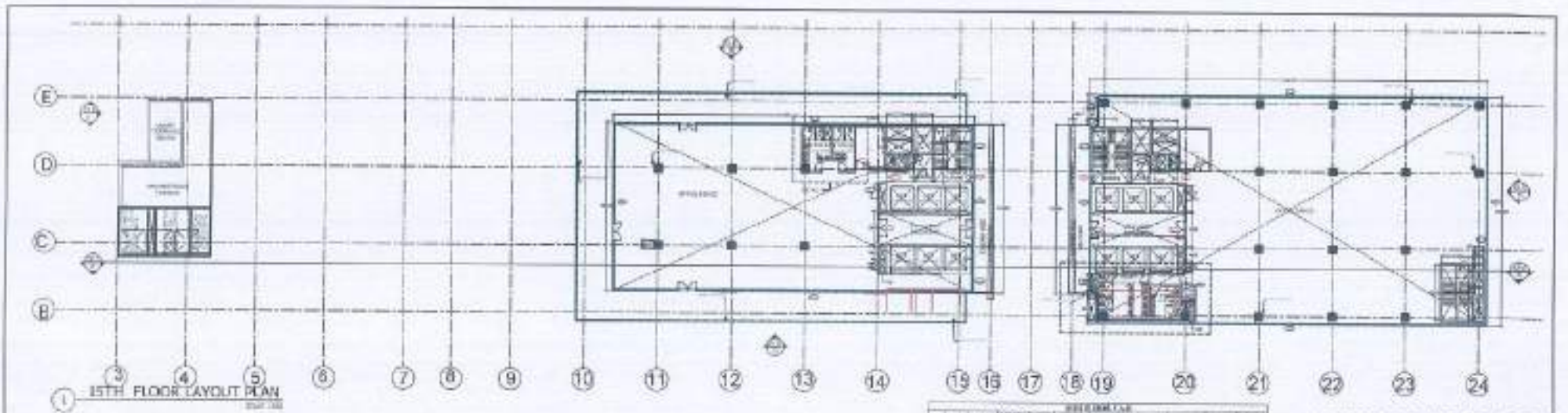
FOR ANTIKSH INFRADESIGN PVT. LTD.  
*Lawrence J. ...*

Director  
*Raj*

For Antiksh InfraDesign Pvt Ltd  
 Director/Authorised Signatory  
*...*

NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF PERSONS	NO. OF SEATS	NO. OF PASSENGERS
1	OFFICE	1000	100	100	100
2	CONFERENCE	500	50	50	50
3	RECEPTION	200	20	20	20
4	STAIR	100	10	10	10
5	ELEVATOR	100	10	10	10
6	TOILET	50	5	5	5
7	RESTROOM	50	5	5	5
8	MEETING	100	10	10	10
9	RECEPTION	200	20	20	20
10	CONFERENCE	500	50	50	50
11	OFFICE	1000	100	100	100
12	STAIR	100	10	10	10
13	ELEVATOR	100	10	10	10
14	TOILET	50	5	5	5
15	RESTROOM	50	5	5	5
16	MEETING	100	10	10	10
17	RECEPTION	200	20	20	20
18	CONFERENCE	500	50	50	50
19	OFFICE	1000	100	100	100
20	STAIR	100	10	10	10
21	ELEVATOR	100	10	10	10
22	TOILET	50	5	5	5
23	RESTROOM	50	5	5	5
24	MEETING	100	10	10	10
25	RECEPTION	200	20	20	20
26	CONFERENCE	500	50	50	50
27	OFFICE	1000	100	100	100
28	STAIR	100	10	10	10
29	ELEVATOR	100	10	10	10
30	TOILET	50	5	5	5
31	RESTROOM	50	5	5	5
32	MEETING	100	10	10	10
33	RECEPTION	200	20	20	20
34	CONFERENCE	500	50	50	50
35	OFFICE	1000	100	100	100
36	STAIR	100	10	10	10
37	ELEVATOR	100	10	10	10
38	TOILET	50	5	5	5
39	RESTROOM	50	5	5	5
40	MEETING	100	10	10	10
41	RECEPTION	200	20	20	20
42	CONFERENCE	500	50	50	50
43	OFFICE	1000	100	100	100
44	STAIR	100	10	10	10
45	ELEVATOR	100	10	10	10
46	TOILET	50	5	5	5
47	RESTROOM	50	5	5	5
48	MEETING	100	10	10	10
49	RECEPTION	200	20	20	20
50	CONFERENCE	500	50	50	50
51	OFFICE	1000	100	100	100
52	STAIR	100	10	10	10
53	ELEVATOR	100	10	10	10
54	TOILET	50	5	5	5
55	RESTROOM	50	5	5	5
56	MEETING	100	10	10	10
57	RECEPTION	200	20	20	20
58	CONFERENCE	500	50	50	50
59	OFFICE	1000	100	100	100
60	STAIR	100	10	10	10
61	ELEVATOR	100	10	10	10
62	TOILET	50	5	5	5
63	RESTROOM	50	5	5	5
64	MEETING	100	10	10	10
65	RECEPTION	200	20	20	20
66	CONFERENCE	500	50	50	50
67	OFFICE	1000	100	100	100
68	STAIR	100	10	10	10
69	ELEVATOR	100	10	10	10
70	TOILET	50	5	5	5
71	RESTROOM	50	5	5	5
72	MEETING	100	10	10	10
73	RECEPTION	200	20	20	20
74	CONFERENCE	500	50	50	50
75	OFFICE	1000	100	100	100
76	STAIR	100	10	10	10
77	ELEVATOR	100	10	10	10
78	TOILET	50	5	5	5
79	RESTROOM	50	5	5	5
80	MEETING	100	10	10	10
81	RECEPTION	200	20	20	20
82	CONFERENCE	500	50	50	50
83	OFFICE	1000	100	100	100
84	STAIR	100	10	10	10
85	ELEVATOR	100	10	10	10
86	TOILET	50	5	5	5
87	RESTROOM	50	5	5	5
88	MEETING	100	10	10	10
89	RECEPTION	200	20	20	20
90	CONFERENCE	500	50	50	50
91	OFFICE	1000	100	100	100
92	STAIR	100	10	10	10
93	ELEVATOR	100	10	10	10
94	TOILET	50	5	5	5
95	RESTROOM	50	5	5	5
96	MEETING	100	10	10	10
97	RECEPTION	200	20	20	20
98	CONFERENCE	500	50	50	50



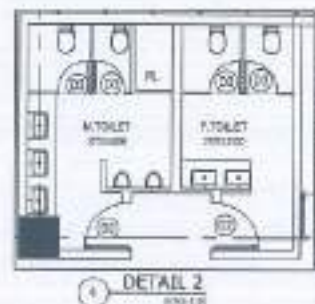
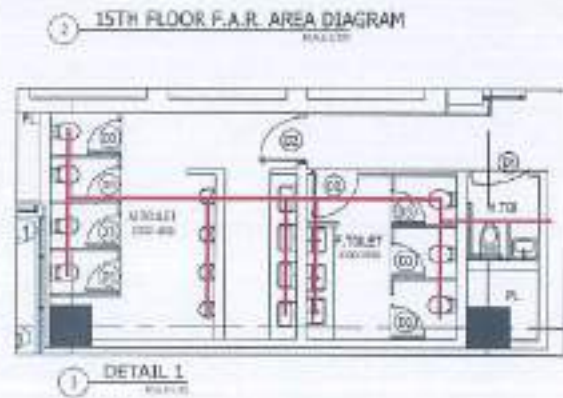


AREA SCHEDULE		TOTAL AREA	
Sl. No.	Description	Area (sq. m)	Area (sq. ft)
1	Office	1000	10764
2	Conference Room	200	2152
3	Meeting Room	150	1626
4	Reception	100	1076
5	Waiting Area	300	3228
6	Corridor	100	1076
7	Staircase	50	538
8	Service Area	50	538
9	Plant Room	50	538
10	Other	50	538
<b>Total</b>	<b>1800</b>	<b>19000</b>	<b>20518</b>

WING CONSTRUCTION & DEVELOPERS PVT. LTD.  
*Jayant J. Patil*  
 Director

Sl. No.	Description	Area (sq. m)	Area (sq. ft)
1	Office	1000	10764
2	Conference Room	200	2152
3	Meeting Room	150	1626
4	Reception	100	1076
5	Waiting Area	300	3228
6	Corridor	100	1076
7	Staircase	50	538
8	Service Area	50	538
9	Plant Room	50	538
10	Other	50	538
<b>Total</b>	<b>1800</b>	<b>19000</b>	<b>20518</b>

PROJECT: AVINASH IT PARK  
 CLIENT:  
 PROJECT ADDRESS:  
**DESIGN FORUM**  
 INFORMATIONAL  
 V-41, WINKER COLONY, WING DELTA-II, NEW  
 PUNE-411 004, INDIA  
 DRG TITLE:  
 15TH FLOOR PLAN FOR AVINASH  
 INSDS 504  
 CONTRACT NO.:  
 SCALE: AS SHOWN  
 DATE: 18

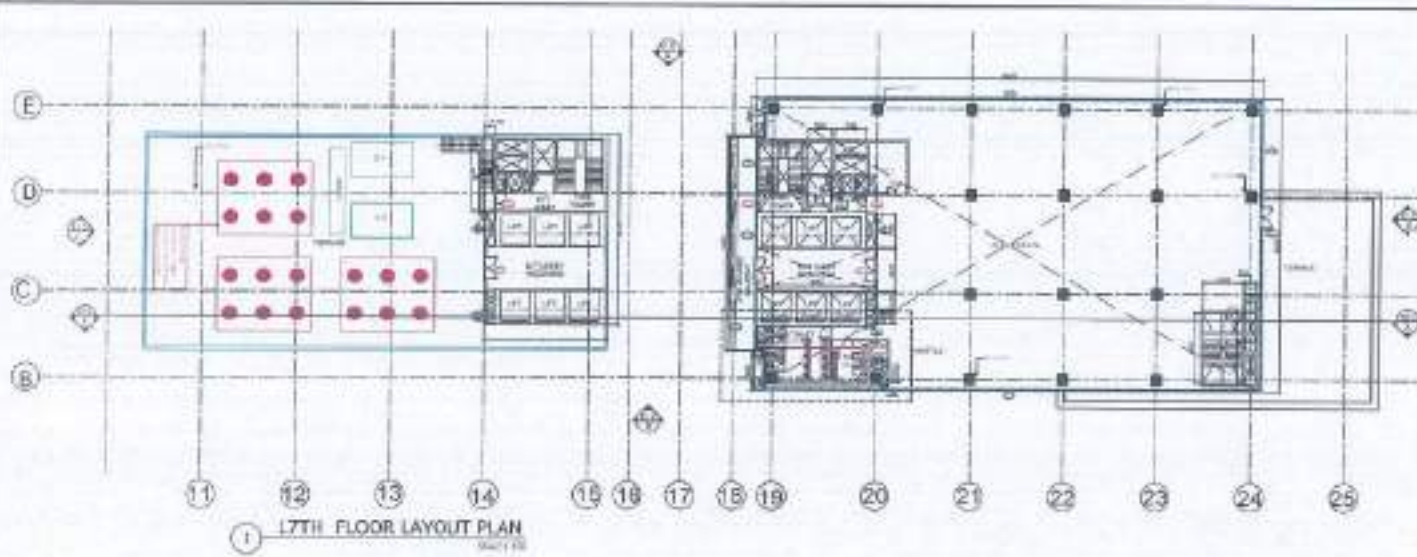


MATERIAL SCHEDULE FOR CONCRETE WORK		MATERIAL SCHEDULE FOR BRICKWORK	
Sl. No.	Description	Quantity	Unit
1	Concrete	1000	m <sup>3</sup>
2	Brick	10000	m <sup>2</sup>
3	Other	500	m <sup>3</sup>
4	Other	2000	m <sup>2</sup>
5	Other	1000	m <sup>3</sup>
6	Other	5000	m <sup>2</sup>
7	Other	2000	m <sup>3</sup>
8	Other	10000	m <sup>2</sup>
9	Other	5000	m <sup>3</sup>
10	Other	20000	m <sup>2</sup>
11	Other	10000	m <sup>3</sup>
12	Other	50000	m <sup>2</sup>
13	Other	20000	m <sup>3</sup>
14	Other	100000	m <sup>2</sup>
15	Other	50000	m <sup>3</sup>
16	Other	200000	m <sup>2</sup>
17	Other	100000	m <sup>3</sup>
18	Other	500000	m <sup>2</sup>
19	Other	200000	m <sup>3</sup>
20	Other	1000000	m <sup>2</sup>
21	Other	500000	m <sup>3</sup>
22	Other	2000000	m <sup>2</sup>
23	Other	1000000	m <sup>3</sup>
24	Other	5000000	m <sup>2</sup>
25	Other	2000000	m <sup>3</sup>
26	Other	10000000	m <sup>2</sup>
27	Other	5000000	m <sup>3</sup>
28	Other	20000000	m <sup>2</sup>
29	Other	10000000	m <sup>3</sup>
30	Other	50000000	m <sup>2</sup>
31	Other	20000000	m <sup>3</sup>
32	Other	100000000	m <sup>2</sup>
33	Other	50000000	m <sup>3</sup>
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35	Other	100000000	m <sup>3</sup>
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48	Other	50000000000	m <sup>2</sup>
49	Other	20000000000	m <sup>3</sup>
50	Other	100000000000	m <sup>2</sup>
51	Other	50000000000	m <sup>3</sup>
52	Other	200000000000	m <sup>2</sup>
53	Other	100000000000	m <sup>3</sup>
54	Other	500000000000	m <sup>2</sup>
55	Other	200000000000	m <sup>3</sup>
56	Other	1000000000000	m <sup>2</sup>
57	Other	500000000000	m <sup>3</sup>
58	Other	2000000000000	m <sup>2</sup>
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61	Other	2000000000000	m <sup>3</sup>
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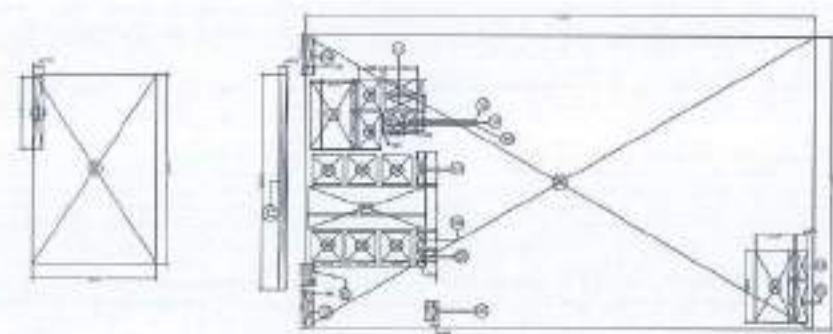
For Aniraksh Infradesign Pvt Ltd  
*[Signature]*  
 Director/Authorised Signatory



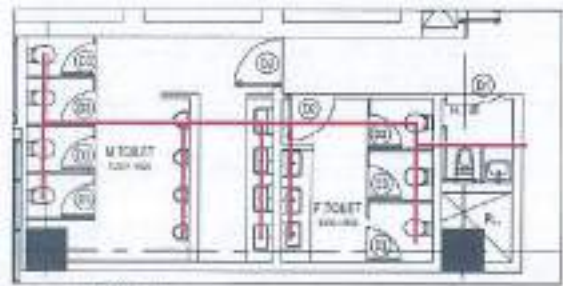
WING CONSTRUCTION & DEVELOPERS PVT. LTD.  
*James J. [Signature]*  
 Director



1 17TH FLOOR LAYOUT PLAN  
 DATE: 20/07/2018



1 17TH FLOOR F.A.R. AREA DIAGRAM  
 DATE: 20/07/2018



1 DETAIL 1

TOTAL FLOOR AREA										
S.N.	FLOOR	AREA	PERCENT	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	TOTAL
		(SQ. FT.)	(%)	COL.	BEAM	SLAB	WALL	DOOR	WINDOW	(SQ. FT.)
1	17TH FLOOR	10000	100	100	100	100	100	100	100	10000
TOTAL FLOOR AREA										10000

TOTAL FLOOR AREA										
S.N.	FLOOR	AREA	PERCENT	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	TOTAL
		(SQ. FT.)	(%)	COL.	BEAM	SLAB	WALL	DOOR	WINDOW	(SQ. FT.)
1	17TH FLOOR	10000	100	100	100	100	100	100	100	10000
TOTAL FLOOR AREA										10000

TOTAL FLOOR AREA		
S.N.	FLOOR	AREA
1	17TH FLOOR	10000
TOTAL FLOOR AREA		10000

SAVINGS EQUIPMENT & MATERIALS - 17TH FLOOR	
ITEM NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...

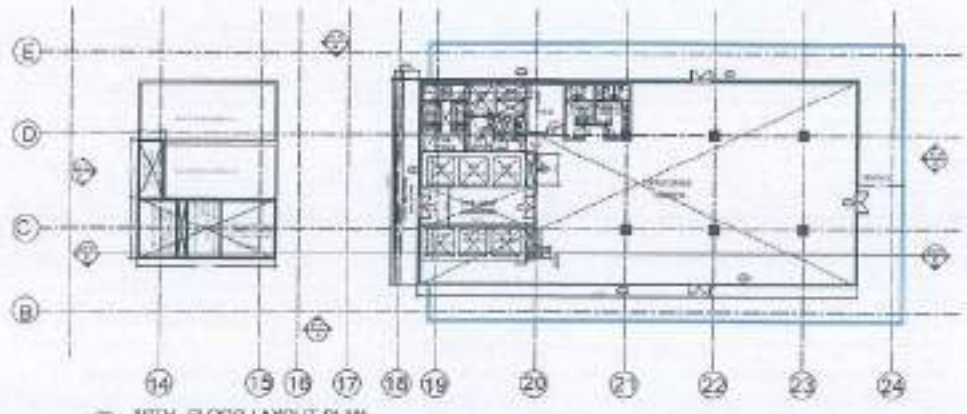
TOTAL FLOOR AREA	
ITEM NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...

TOTAL FLOOR AREA	
ITEM NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...

PROJECT	
ANTRIKSH INFRADESIGN	
CLIENT	
ANTRIKSH INFRADESIGN	
DESIGN FORUM	
P.L.T. HAZARU COLONY, NEHRU PARK, HYDRABAD	
DATE: 20/07/2018	
DRAWING NO. / REVISIONS	
DWG/18/17	
DRAWN BY	
ANTRIKSH INFRADESIGN	
DATE: 20/07/2018	BY: [Signature]
SCALE: AS SHOWN	SHEET NO. 21

For Antriksh Infradesign Pvt Ltd  
*[Signature]*  
 Director/Authorised Signatory

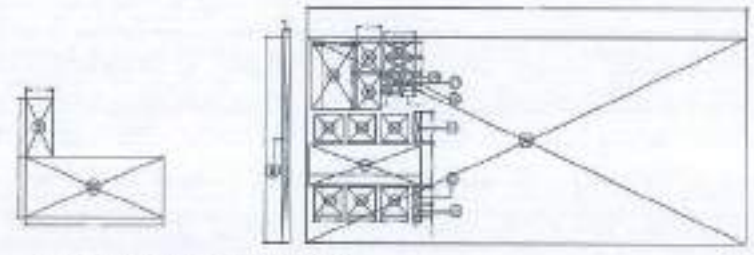




1 19TH FLOOR LAYOUT PLAN  
SCALE: 1/100



3 DETAIL 3  
SCALE: 1/20



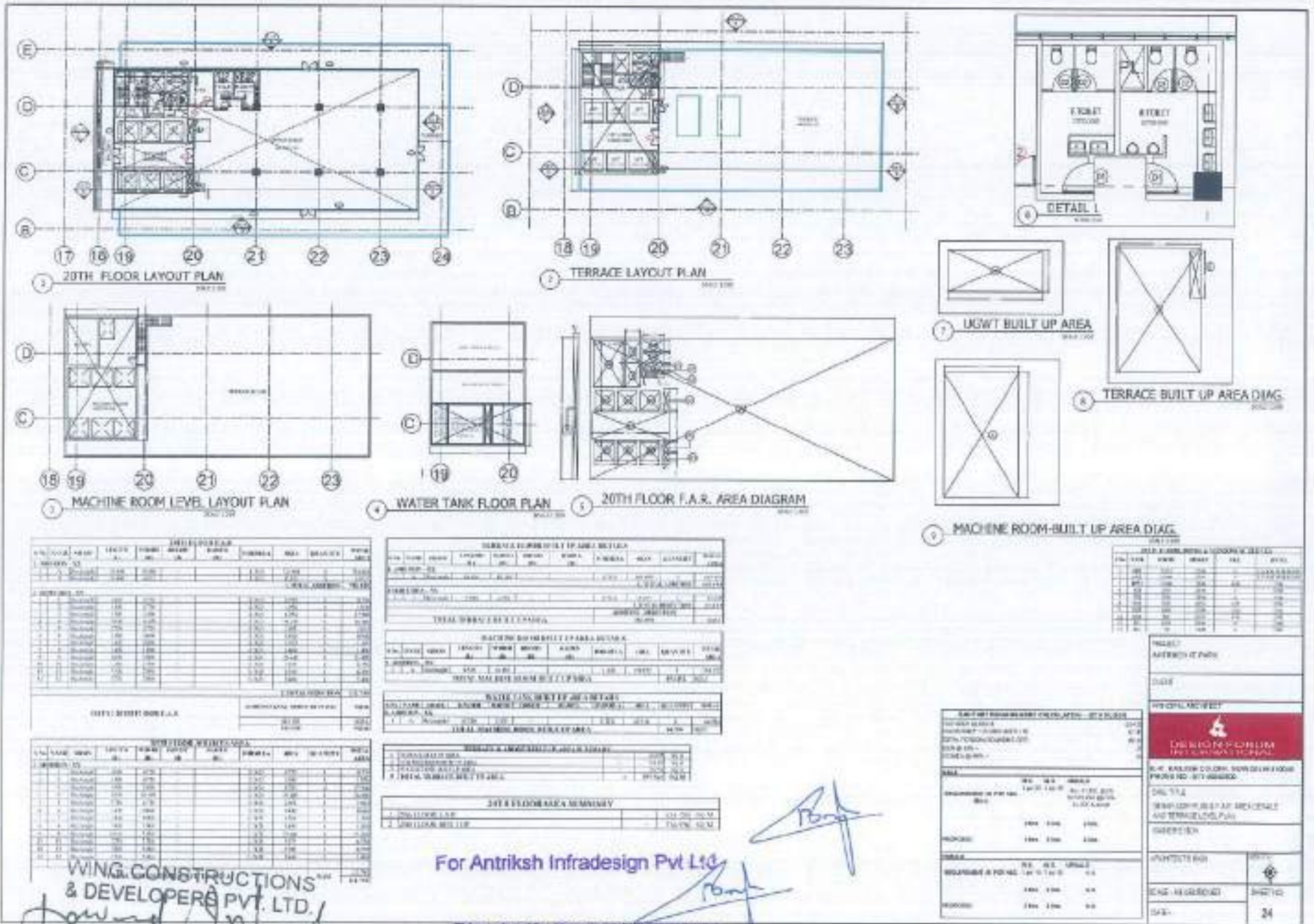
5 19TH FLOOR F.A.R. AREA DIAGRAM  
SCALE: 1/100

BUILDING ENCLOSURE SCHEDULE - FLOOR PLAN	
WALL	100
DOOR	100
WINDOW	100
GLASS	100
ROOF	100
FLOOR	100
CEILING	100
MECHANICAL	100
ELECTRICAL	100
PLUMBING	100
PAINT	100
FINISH	100

19TH FLOOR ROOM & WINDOW SCHEDULE				
NO.	ROOM	AREA	PERIMETER	REMARKS
1	1101	100	100	
2	1102	100	100	
3	1103	100	100	
4	1104	100	100	
5	1105	100	100	
6	1106	100	100	
7	1107	100	100	
8	1108	100	100	
9	1109	100	100	
10	1110	100	100	
11	1111	100	100	
12	1112	100	100	
13	1113	100	100	
14	1114	100	100	
15	1115	100	100	
16	1116	100	100	
17	1117	100	100	
18	1118	100	100	
19	1119	100	100	
20	1120	100	100	
21	1121	100	100	
22	1122	100	100	
23	1123	100	100	
24	1124	100	100	
25	1125	100	100	
26	1126	100	100	
27	1127	100	100	
28	1128	100	100	
29	1129	100	100	
30	1130	100	100	
31	1131	100	100	
32	1132	100	100	
33	1133	100	100	
34	1134	100	100	
35	1135	100	100	
36	1136	100	100	
37	1137	100	100	
38	1138	100	100	
39	1139	100	100	
40	1140	100	100	
41	1141	100	100	
42	1142	100	100	
43	1143	100	100	
44	1144	100	100	
45	1145	100	100	
46	1146	100	100	
47	1147	100	100	
48	1148	100	100	
49	1149	100	100	
50	1150	100	100	

STRUCTURE SCHEDULE									
NO.	DESCRIPTION	QTY	UNIT	REMARKS	NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Concrete	100	m <sup>3</sup>		1	Steel	100	kg	
2	Brick	100	m <sup>3</sup>		2	Paint	100	kg	
3	Plaster	100	m <sup>2</sup>		3	Finishing	100	m <sup>2</sup>	
4	Roofing	100	m <sup>2</sup>		4	Electrical	100	m <sup>2</sup>	
5	Waterproofing	100	m <sup>2</sup>		5	Plumbing	100	m <sup>2</sup>	
6	Insulation	100	m <sup>2</sup>		6	MEP	100	m <sup>2</sup>	
7	Cladding	100	m <sup>2</sup>		7	Handover	100	m <sup>2</sup>	
8	Glazing	100	m <sup>2</sup>		8	Final	100	m <sup>2</sup>	
9	Partitions	100	m <sup>2</sup>		9	Handover	100	m <sup>2</sup>	
10	Staircase	100	m <sup>2</sup>		10	Final	100	m <sup>2</sup>	
11	Lift	100	m <sup>2</sup>		11	Final	100	m <sup>2</sup>	
12	Corridor	100	m <sup>2</sup>		12	Final	100	m <sup>2</sup>	
13	Room	100	m <sup>2</sup>		13	Final	100	m <sup>2</sup>	
14	Office	100	m <sup>2</sup>		14	Final	100	m <sup>2</sup>	
15	Store	100	m <sup>2</sup>		15	Final	100	m <sup>2</sup>	
16	Garage	100	m <sup>2</sup>		16	Final	100	m <sup>2</sup>	
17	Basement	100	m <sup>2</sup>		17	Final	100	m <sup>2</sup>	
18	Attic	100	m <sup>2</sup>		18	Final	100	m <sup>2</sup>	
19	Roof	100	m <sup>2</sup>		19	Final	100	m <sup>2</sup>	
20	Foundation	100	m <sup>2</sup>		20	Final	100	m <sup>2</sup>	
21	Substructure	100	m <sup>2</sup>		21	Final	100	m <sup>2</sup>	
22	Structure	100	m <sup>2</sup>		22	Final	100	m <sup>2</sup>	
23	Superstructure	100	m <sup>2</sup>		23	Final	100	m <sup>2</sup>	
24	Roofing	100	m <sup>2</sup>		24	Final	100	m <sup>2</sup>	
25	Waterproofing	100	m <sup>2</sup>		25	Final	100	m <sup>2</sup>	
26	Insulation	100	m <sup>2</sup>		26	Final	100	m <sup>2</sup>	
27	Cladding	100	m <sup>2</sup>		27	Final	100	m <sup>2</sup>	
28	Glazing	100	m <sup>2</sup>		28	Final	100	m <sup>2</sup>	
29	Partitions	100	m <sup>2</sup>		29	Final	100	m <sup>2</sup>	
30	Staircase	100	m <sup>2</sup>		30	Final	100	m <sup>2</sup>	
31	Lift	100	m <sup>2</sup>		31	Final	100	m <sup>2</sup>	
32	Corridor	100	m <sup>2</sup>		32	Final	100	m <sup>2</sup>	
33	Room	100	m <sup>2</sup>		33	Final	100	m <sup>2</sup>	
34	Office	100	m <sup>2</sup>		34	Final	100	m <sup>2</sup>	
35	Store	100	m <sup>2</sup>		35	Final	100	m <sup>2</sup>	
36	Garage	100	m <sup>2</sup>		36	Final	100	m <sup>2</sup>	
37	Basement	100	m <sup>2</sup>		37	Final	100	m <sup>2</sup>	
38	Attic	100	m <sup>2</sup>		38	Final	100	m <sup>2</sup>	
39	Roof	100	m <sup>2</sup>		39	Final	100	m <sup>2</sup>	
40	Foundation	100	m <sup>2</sup>		40	Final	100	m <sup>2</sup>	
41	Substructure	100	m <sup>2</sup>		41	Final	100	m <sup>2</sup>	
42	Structure	100	m <sup>2</sup>		42	Final	100	m <sup>2</sup>	
43	Superstructure	100	m <sup>2</sup>		43	Final	100	m <sup>2</sup>	
44	Roofing	100	m <sup>2</sup>		44	Final	100	m <sup>2</sup>	
45	Waterproofing	100	m <sup>2</sup>		45	Final	100	m <sup>2</sup>	
46	Insulation	100	m <sup>2</sup>		46	Final	100	m <sup>2</sup>	
47	Cladding	100	m <sup>2</sup>		47	Final	100	m <sup>2</sup>	
48	Glazing	100	m <sup>2</sup>		48	Final	100	m <sup>2</sup>	
49	Partitions	100	m <sup>2</sup>		49	Final	100	m <sup>2</sup>	
50	Staircase	100	m <sup>2</sup>		50	Final	100	m <sup>2</sup>	
51	Lift	100	m <sup>2</sup>		51	Final	100	m <sup>2</sup>	
52	Corridor	100	m <sup>2</sup>		52	Final	100	m <sup>2</sup>	
53	Room	100	m <sup>2</sup>		53	Final	100	m <sup>2</sup>	
54	Office	100	m <sup>2</sup>		54	Final	100	m <sup>2</sup>	
55	Store	100	m <sup>2</sup>		55	Final	100	m <sup>2</sup>	
56	Garage	100	m <sup>2</sup>		56	Final	100	m <sup>2</sup>	
57	Basement	100	m <sup>2</sup>		57	Final	100	m <sup>2</sup>	
58	Attic	100	m <sup>2</sup>		58	Final	100	m <sup>2</sup>	
59	Roof	100	m <sup>2</sup>		59	Final	100	m <sup>2</sup>	
60	Foundation	100	m <sup>2</sup>		60	Final	100	m <sup>2</sup>	
61	Substructure	100	m <sup>2</sup>		61	Final	100	m <sup>2</sup>	
62	Structure	100	m <sup>2</sup>		62	Final	100	m <sup>2</sup>	
63	Superstructure	100	m <sup>2</sup>		63	Final	100	m <sup>2</sup>	
64	Roofing	100	m <sup>2</sup>		64	Final	100	m <sup>2</sup>	
65	Waterproofing	100	m <sup>2</sup>		65	Final	100	m <sup>2</sup>	
66	Insulation	100	m <sup>2</sup>		66	Final	100	m <sup>2</sup>	
67	Cladding	100	m <sup>2</sup>		67	Final	100	m <sup>2</sup>	
68	Glazing	100	m <sup>2</sup>		68	Final	100	m <sup>2</sup>	
69	Partitions	100	m <sup>2</sup>		69	Final	100	m <sup>2</sup>	
70	Staircase	100	m <sup>2</sup>		70	Final	100	m <sup>2</sup>	
71	Lift	100	m <sup>2</sup>		71	Final	100	m <sup>2</sup>	
72	Corridor	100	m <sup>2</sup>		72	Final	100	m <sup>2</sup>	
73	Room	100	m <sup>2</sup>		73	Final	100	m <sup>2</sup>	
74	Office	100	m <sup>2</sup>		74	Final	100	m <sup>2</sup>	
75	Store	100	m <sup>2</sup>		75	Final	100	m <sup>2</sup>	
76	Garage	100	m <sup>2</sup>		76	Final	100	m <sup>2</sup>	
77	Basement	100	m <sup>2</sup>		77	Final	100	m <sup>2</sup>	
78	Attic	100	m <sup>2</sup>		78	Final	100	m <sup>2</sup>	
79	Roof	100	m <sup>2</sup>		79	Final	100	m <sup>2</sup>	
80	Foundation	100	m <sup>2</sup>		80	Final	100	m <sup>2</sup>	
81	Substructure	100	m <sup>2</sup>		81	Final	100	m <sup>2</sup>	
82	Structure	100	m <sup>2</sup>		82	Final	100	m <sup>2</sup>	
83	Superstructure	100	m <sup>2</sup>		83	Final	100	m <sup>2</sup>	
84	Roofing	100	m <sup>2</sup>		84	Final	100	m <sup>2</sup>	
85	Waterproofing	100	m <sup>2</sup>		85	Final	100	m <sup>2</sup>	
86	Insulation	100	m <sup>2</sup>		86	Final	100	m <sup>2</sup>	
87	Cladding	100	m <sup>2</sup>		87	Final	100	m <sup>2</sup>	
88	Glazing	100	m <sup>2</sup>		88	Final	100	m <sup>2</sup>	
89	Partitions	100	m <sup>2</sup>		89	Final	100	m <sup>2</sup>	
90	Staircase	100	m <sup>2</sup>		90	Final	100	m <sup>2</sup>	
91	Lift	100	m <sup>2</sup>		91	Final	100	m <sup>2</sup>	
92	Corridor	100	m <sup>2</sup>		92	Final	100	m <sup>2</sup>	
93	Room	100	m <sup>2</sup>		93	Final	100	m <sup>2</sup>	
94	Office	100	m <sup>2</sup>		94	Final	100	m <sup>2</sup>	
95	Store	100	m <sup>2</sup>		95	Final	100	m <sup>2</sup>	
96	Garage	100	m <sup>2</sup>		96	Final	100	m <sup>2</sup>	
97	Basement	100	m <sup>2</sup>		97	Final	100	m <sup>2</sup>	
98	Attic	100	m <sup>2</sup>		98	Final	100	m <sup>2</sup>	
99	Roof	100	m <sup>2</sup>		99	Final	100	m <sup>2</sup>	
100	Foundation	100	m <sup>2</sup>		100	Final	100	m <sup>2</sup>	

19TH FLOOR ROOM & WINDOW SCHEDULE									
NO.	ROOM	AREA	PERIMETER	REMARKS	NO.	ROOM	AREA	PERIMETER	REMARKS
1	1101	100	100		1	1101	100	100	
2	1102	100	100		2	1102	100	100	
3	1103	100	100		3	1103	100	100	
4	1104	100	100		4	1104	100	100	
5	1105	100	100		5	1105	100	100	
6	1106	100	100		6	1106	100	100	
7	1107	100	100		7	1107	100	100	
8	1108	100	100		8	1108	100	100	
9	1109	100	100		9	1109	100	100	
10	1110	100	100		10	1110	100	100	
11	1111	100	100		11	1111	100	100	
12	1112	100	100		12	1112	100	100	
13	1113	100	100		13	1113	100	100	
14	1114	100	100		14	1114	100	100	
15	1115	100	100		15	1115	100	100	
16	1116	100	100		16	1116	100	100	
17	1117	100	100		17	1117	100	100	
18	1118	100	100		18	1118	100	100	
19	1119	1							



**WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.**  
*Handwritten signature*

For Antriksh Infradesign Pvt Ltd  
*Handwritten signature*  
 Director/Authorised Signatory

**PROJECT INFORMATION**

PROJECT NAME: [Blank]

CLIENT: [Blank]

PROJECT ADDRESS: [Blank]

PROJECT LOCATION: [Blank]

PROJECT NO.: [Blank]

**PROJECT ARCHITECT**

**DESIGNER**

**SCALE**

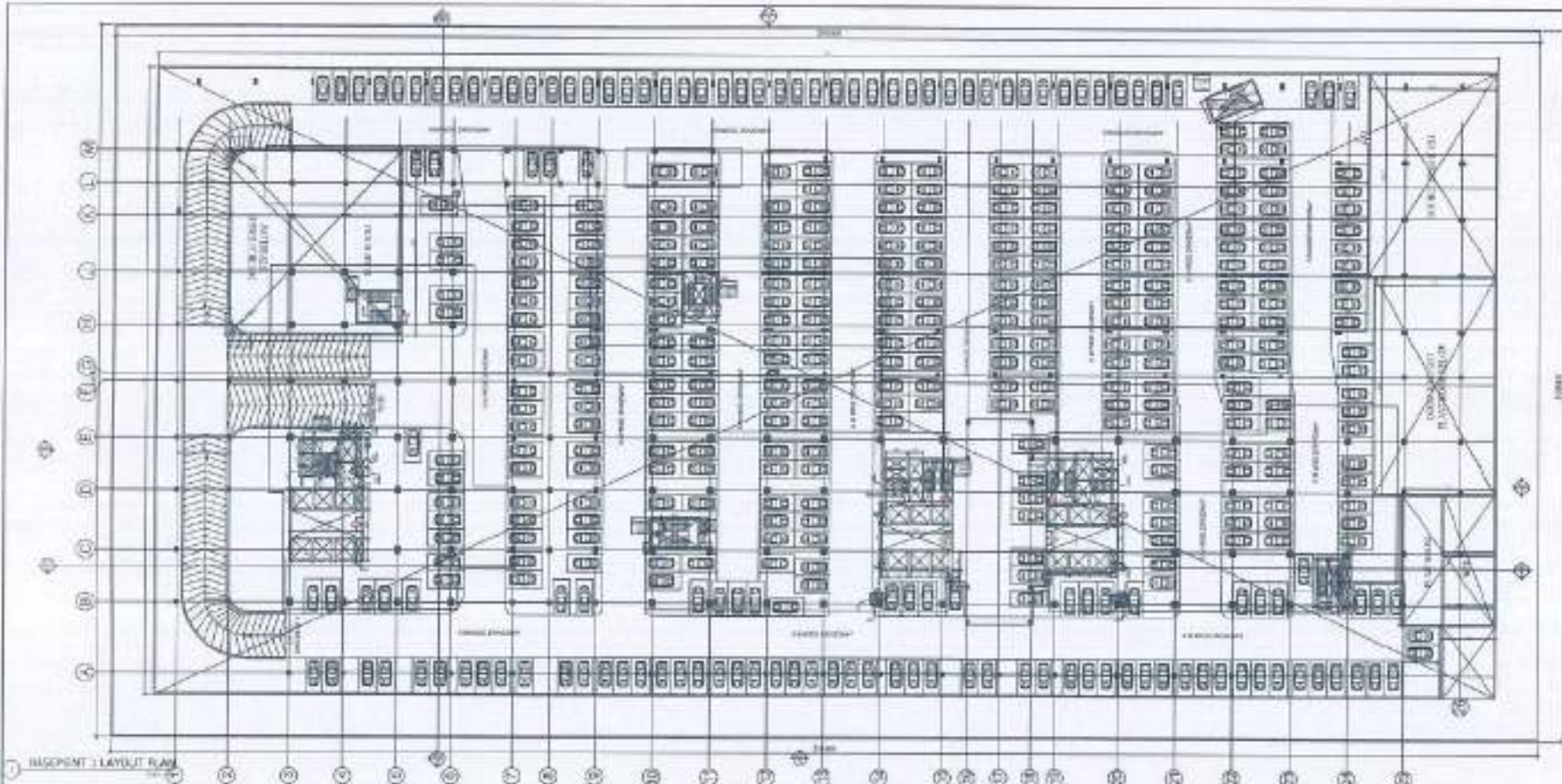
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PROJECT NO.: [Blank]

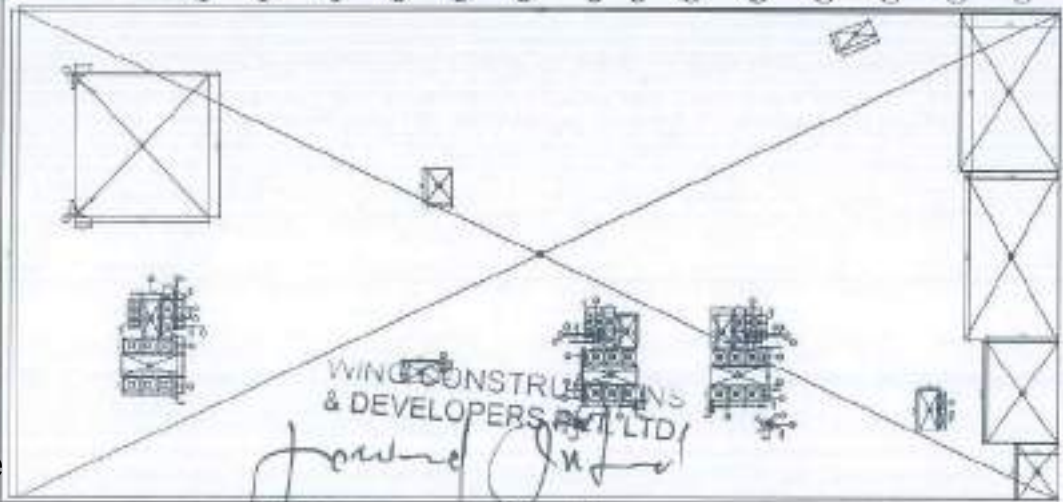
**PROJECTS BY**

DATE: [Blank]

24



PROJECT - LAYOUT PLAN



Sl. No.	Room No.	Room Name	Area (sq. m)	Volume (cu. m)
1	101	Office	15.00	45.00
2	102	Office	15.00	45.00
3	103	Office	15.00	45.00
4	104	Office	15.00	45.00
5	105	Office	15.00	45.00
6	106	Office	15.00	45.00
7	107	Office	15.00	45.00
8	108	Office	15.00	45.00
9	109	Office	15.00	45.00
10	110	Office	15.00	45.00
11	111	Office	15.00	45.00
12	112	Office	15.00	45.00
13	113	Office	15.00	45.00
14	114	Office	15.00	45.00
15	115	Office	15.00	45.00
16	116	Office	15.00	45.00
17	117	Office	15.00	45.00
18	118	Office	15.00	45.00
19	119	Office	15.00	45.00
20	120	Office	15.00	45.00
21	121	Office	15.00	45.00
22	122	Office	15.00	45.00
23	123	Office	15.00	45.00
24	124	Office	15.00	45.00
25	125	Office	15.00	45.00
26	126	Office	15.00	45.00
27	127	Office	15.00	45.00
28	128	Office	15.00	45.00
29	129	Office	15.00	45.00
30	130	Office	15.00	45.00

Sl. No.	Room No.	Room Name	Area (sq. m)	Volume (cu. m)
31	131	Office	15.00	45.00
32	132	Office	15.00	45.00
33	133	Office	15.00	45.00
34	134	Office	15.00	45.00
35	135	Office	15.00	45.00
36	136	Office	15.00	45.00
37	137	Office	15.00	45.00
38	138	Office	15.00	45.00
39	139	Office	15.00	45.00
40	140	Office	15.00	45.00
41	141	Office	15.00	45.00
42	142	Office	15.00	45.00
43	143	Office	15.00	45.00
44	144	Office	15.00	45.00
45	145	Office	15.00	45.00
46	146	Office	15.00	45.00
47	147	Office	15.00	45.00
48	148	Office	15.00	45.00
49	149	Office	15.00	45.00
50	150	Office	15.00	45.00

Sl. No.	Room No.	Room Name	Area (sq. m)	Volume (cu. m)
51	151	Office	15.00	45.00
52	152	Office	15.00	45.00
53	153	Office	15.00	45.00
54	154	Office	15.00	45.00
55	155	Office	15.00	45.00
56	156	Office	15.00	45.00
57	157	Office	15.00	45.00
58	158	Office	15.00	45.00
59	159	Office	15.00	45.00
60	160	Office	15.00	45.00

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

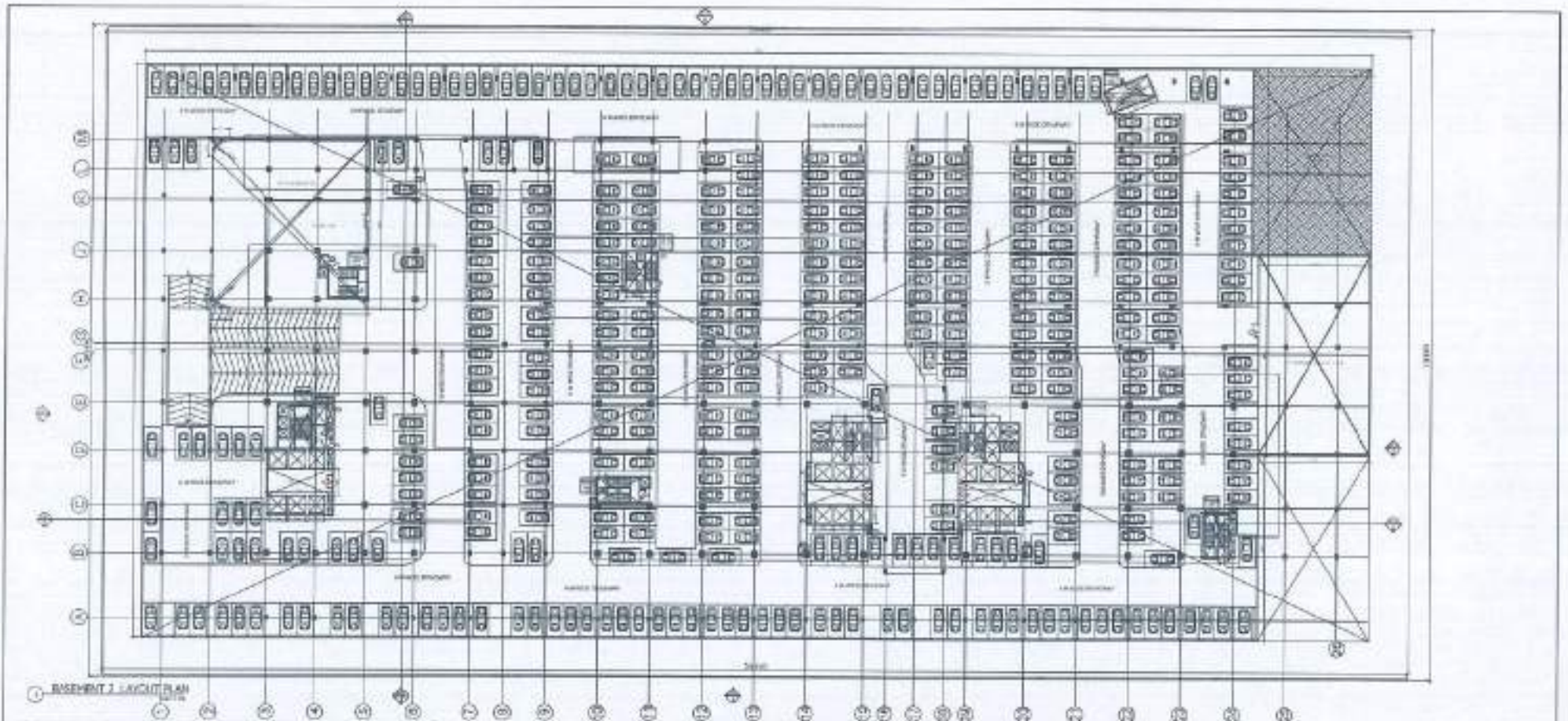
PROJECT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET NO: \_\_\_\_\_

For Antriksh Infradesign Pvt Ltd.

*[Signature]*  
Director/Authorised Signatory



1 BASEMENT 2 LAYOUT PLAN

Basement 2 - AREA DIAGRAM showing a grid of columns and rows with structural members. A north arrow is located at the top center. The grid is labeled with letters A through S and numbers 1 through 24.

WIND CONSTRUCTIONS & DEVELOPERS PVT. LTD.  
*James Jindal*  
 Director

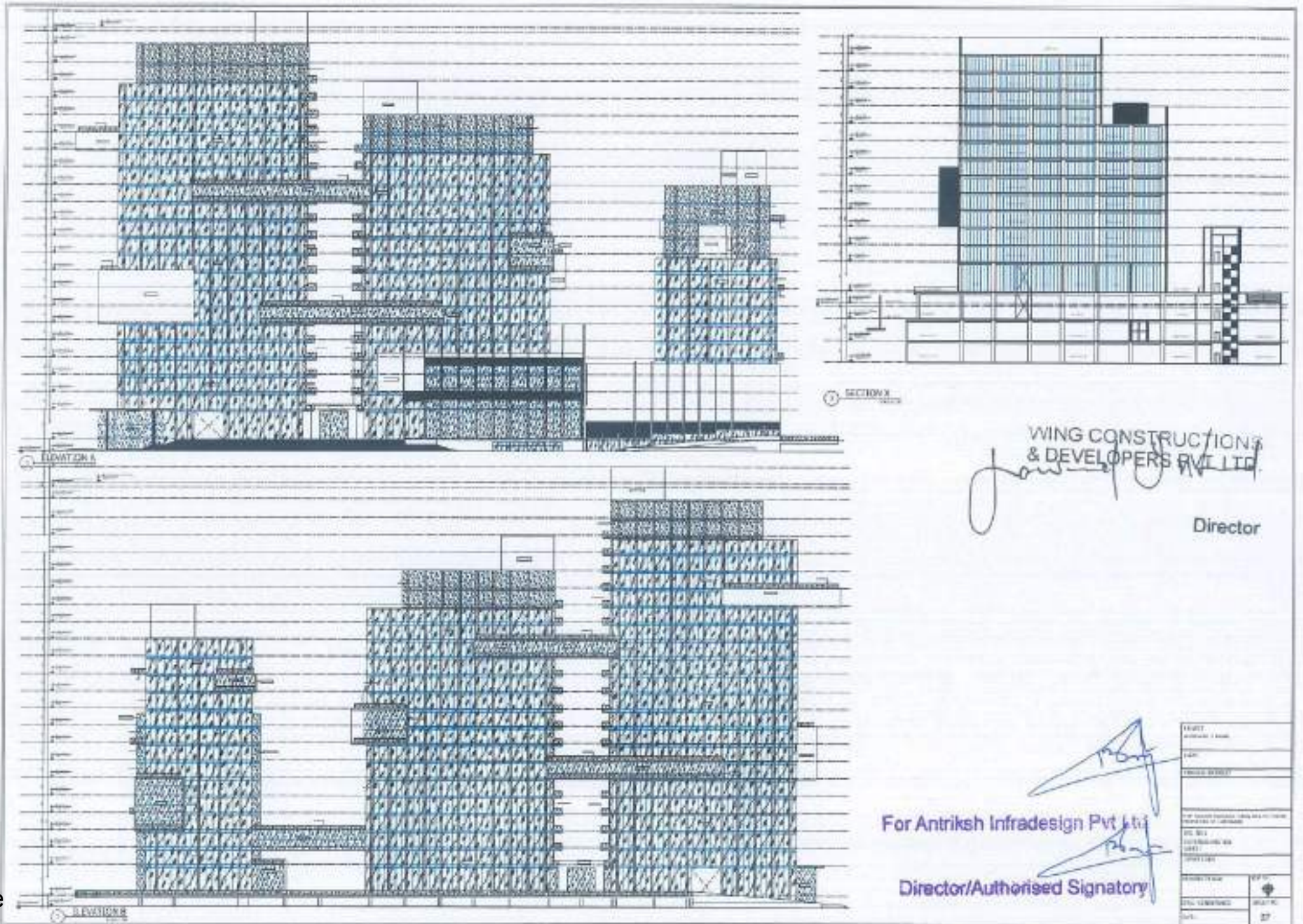
NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

2 BASEMENT 2 - AREA DIAGRAM

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

For Antriksh Infradesign Pvt. Ltd.  
*James Jindal*  
 Director/Authorised Signatory

NO. OF SHEETS	24
TOTAL SHEETS	24
DATE	24/07/2024
PROJECT	...
CLIENT	...
DESIGNER	...
CHECKED	...
DATE	...



WING CONSTRUCTIONS  
& DEVELOPERS PVT LTD

*[Handwritten Signature]*

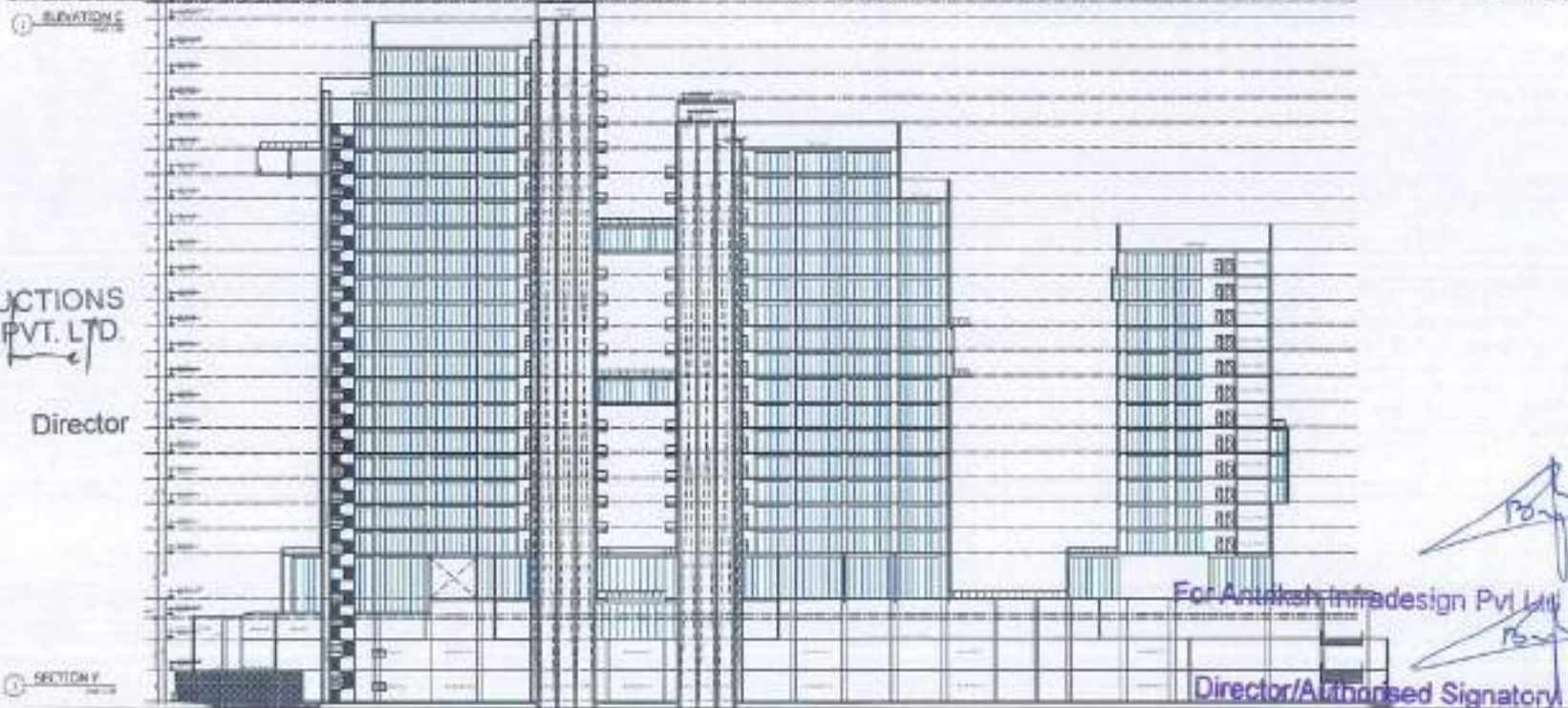
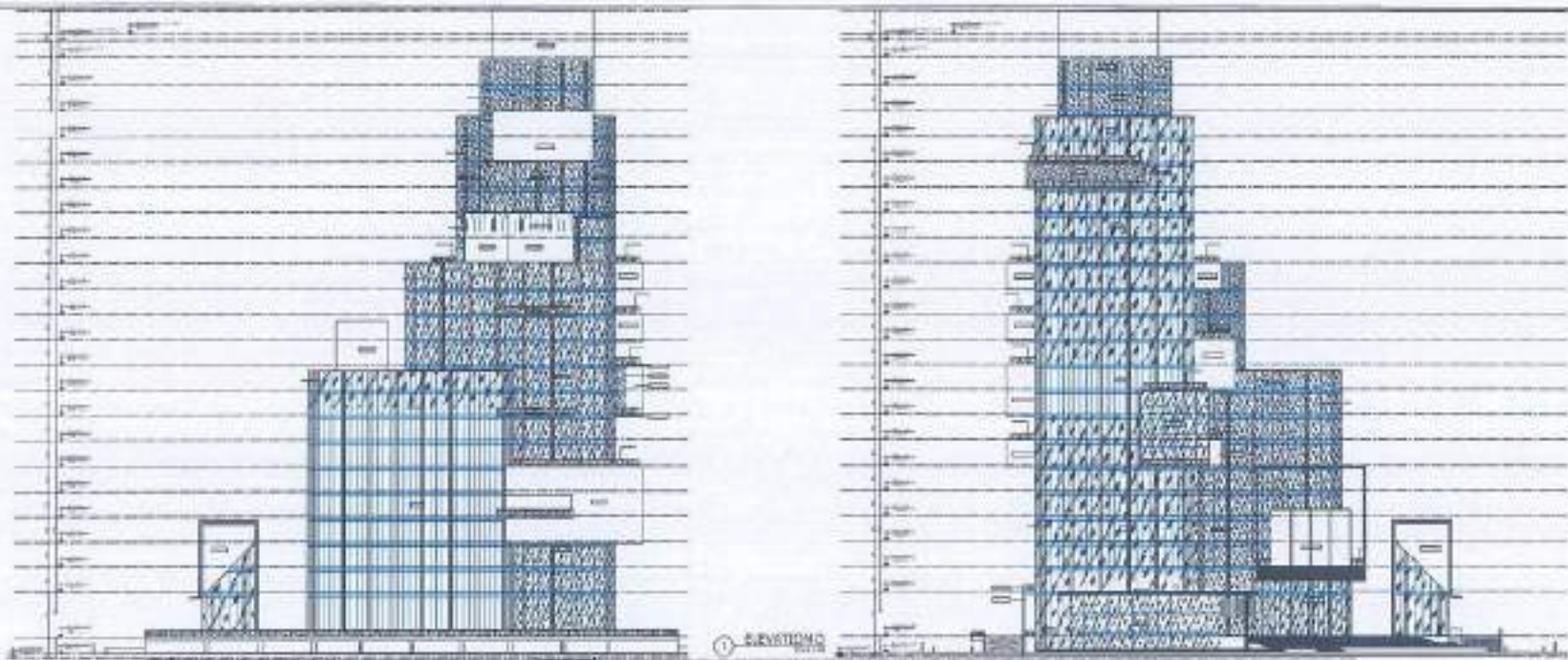
Director

For Anriksh Infradesign Pvt Ltd

*[Handwritten Signature]*

Director/Authorised Signatory

PROJECT	
NAME	
ADDRESS	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	



WING CONSTRUCTIONS  
& DEVELOPERS PVT. LTD.

*James J. Stone*  
Director

Director

For Anush Infradesign Pvt Ltd

Director/Authorised Signatory



PROJECT NAME	
CLIENT	
PROJECT LOCATION	
DATE	
SCALE	
DESIGNER	
CHECKED BY	
DATE	
PROJECT NO.	
SCALE	
DATE	

## REPORT

### 1. SITE ADDRESS:

NH-56, Sultanpur Road, Lucknow

### 2. Developer:

M/s WING CONSTRUCTION & DEVELOPERS PVT. LTD.  
D-277, Vibhuti Khand, Gomti Nagar, Lucknow

### 3. AUTHORITY:

LUCKNOW DEVELOPMENT AUTHORITY (L.D.A.)

### 2. INTRODUCTION:

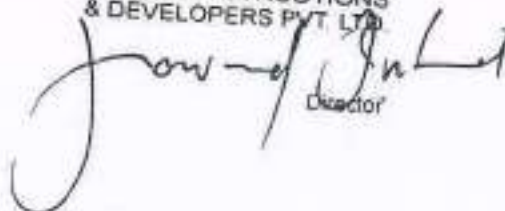
The land use of the proposed site is residential as per Lucknow Master Plan-2031. The proposed site is having area of **134198.28 SQ.MT. (30.65 ACRE)**

M/s WING CONSTRUCTION PVT. LTD. is the proposed developer and wishes to develop individual residential floor units up to G+1, G+2, Group housing with all luxurious amenities like: small commercial shops/spaces to fulfil the residents' daily requirements to facilitate/habilitate elite class people of Lucknow.

### 3 PROVISIONS:

The housing is proposed with all following amenities:

1. Luxurious club house with fitness center, Gymnasium, Yoga place, common theatre.
2. Community spaces for small family functions.
3. Swimming pool with sauna, steam cabins.
4. Children park with slides and splash pools
5. Ample of green spaces and parks with beautiful landscaping
6. 24x7 water supplies.
7. Sewage Disposal & S.T.P.
8. Proper parking for individuals' residents and visitors as per authority norms.
9. Commercial spaces, small shops.

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& DEVELOPERS PVT. LTD.  
  
Director

For Antriksh Infradesign Pvt Ltd

Director/Authorised Signatory

#### 4. SPECIFICATIONS:

<b>BUILDING STRUCTURE</b>	Earthquake Resistance R.C.C. Framed Structure (Designed by Highly Experienced Structural Engineer) with Infill Brick wall with plaster
<b>LIVING/DINING/LOBBY</b>	
Floor	Vitrified Tiles (2'x2')
Walls	OIL BOUND DISTEMPER (OBD)
Ceiling	OIL BOUND DISTEMPER (OBD)
<b>MASTER BED ROOM</b>	
Floor	Wooden Flooring
Walls	OIL BOUND DISTEMPER (OBD)
Ceiling	OIL BOUND DISTEMPER (OBD)
<b>BEDROOM/S</b>	
Floor	Vitrified Tiles (2'x2')
Walls	OIL BOUND DISTEMPER (OBD)
Ceiling	OIL BOUND DISTEMPER (OBD)
<b>KITCHEN</b>	
Floor	Antiskid Ceramic Tiles (12"x12")
Walls	Ceramic glazed Tiles upto 2 Feet Height above Counter, OIL BOUND DISTEMPER (OBD) in balanced area
Ceiling	OIL BOUND DISTEMPER (OBD)
Counter	Polished Granite Countertop with Honed Edges
Fitting/Fixtures	C.P. Fittings, Single Bowl Stainless Steel Sink, Geyser supply & electrical point only
<b>TOILETS</b>	
Floor	Antiskid ceramic Tiles
Walls	Ceramic Tiles upto 7'-0" Ht.
Ceiling	OIL BOUND DISTEMPER (OBD)
Counter	Marble Stone Counter
Fitting/Fixtures	C.P. Fittings (JAQWAR or Equivalent), Wash Basin with European W.C. (White or White shade of PARRYWARE or Equivalent), Shower Panel, Towel Rail, Mirror, Hot & Cold Water Supply through Geyser

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BALCONY	
Floor	Antiskid Ceramic Tiles
Ceiling	OBD
Walls	Exterior Quality Weather Proof Paint

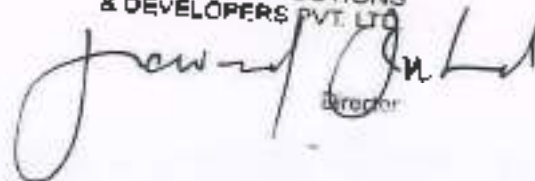
DOORS/WINDOWS	
Internal/Entrance door	Seasoned hardwood Frame Flush Door/ Skin Moulded Shutters with Brass Hardware
External doors/windows	Branded UPVC Doors & Windows Sliders with Mosquito mesh

• We are also provided below specification in case of Group Housing (Not Applicable for G+1, G+2)

LIFT LOBBY/COORIDOR	
Floor	Marble Stone with special highlights and Patterns
Walls	Marble cladding as/architects' drg.s
Ceiling	OBD

UTILITIES AND FACILITIES	
Water Supply	24x7 Water Supply through Underground Supply lines/Over Head Water Tanks through G.I. Pipes
Sewage Water	Soiled Water Drainage treated with Sewage Treatment Plant
Storm Water Drainage	Storm Water Drainage System integrated with Rain Water Harvesting
Fire Protection	Fire Detection/Protection As per Fire Safety Norms
Telephone/Data/Cable TV	High Speed Broadband Internet/Cable TV Services (Dish TV or Tata Sky) with Subscriber Basis
Terracing	Brick koba Treatment
Lift	Passenger Lift With 8 Persons Capacity/ stretcher carrying space (Schindler or Equivalent)
ELECTRICAL	Fire Resistant Copper Electrical Wiring in Concealed P.V.C. conduits with Light Points, Power Point, TV/Phone Sockets with protective MCBs, Modular Switches,
FACADE	Permanent Finishes/Textured Paint with pleasing shades

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Director

For Anirish Infradesign Pvt Ltd

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## Noida Project

### SPECIFICATIONS

#### EXTERIOR

Appropriate finish with mix of glazing, stone and external grade paint.

#### PLUMBING

As per standard practice all internal plumbing in GI/CUPVC/Composite. All external in CIUPVC. Automated irrigation system.

#### TOILET

Premium sanitary fixtures and 31 chrome plated fittings.

#### HVAC

Provision of air-conditioning in office spaces with central system on adequate diversity factor. Fresh air provision in common areas/cores.

#### LIFT

Adequate capacity high speed lifts.

#### GENERATORS

power backup with suitable diversity.

#### STRUCTURE

Earthquake proof RCC framed structure with infill foam concrete blocks.

#### INTERNAL WALL FINISHING

Internal plastered and painted in pleasing shades of plastic emulsion in core/ lobby areas and texture wallpapers in common areas.

#### FLOORING - OFFICES

Shops: base slab only (to be finished by the allottee); Entrance lobby/ corridor/ passages: combination of vitrified tiles and granite stone. Toilets: granite stone.

#### UTILITIES AND FACILITIES

Storm drainage, storm water drainage system.

Main electric supply DB and blank conduit from DB to ceiling. Dual energy meter.

#### TELEPHONE/ DATA

Telephone cable up to tag block inside shops. Provision for FTTH for internet access.

#### FIRE SAFETY

Automatic upright sprinkles on each floor as per National Building Code India.

Provision for tenants to lay their independent sprinkles line on each floor below false ceiling sprinkles.

Water riser system with fire hose cabinets at each emergency fire escape staircase.

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*Jay D JH*  
Director

For Anirish InfraDesign Pvt Ltd

1507  
Director/Authorized Signatory

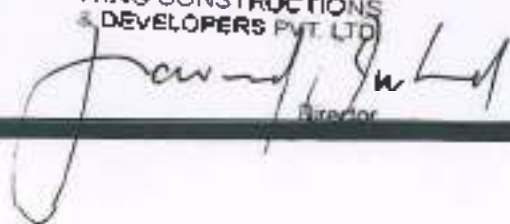
**ADDITIONAL POINTS FORMING INTEGRAL PART OF THE RESOLUTION PLAN**

1. The Structure for the Sultanpur Road Project in respect of G+1 and G+2 wherein a common staircase for 2 adjacent plots has been proposed, in a manner that can seamlessly optimize the carpet area available to the individual customers, however, if the Claimant/ Customer / allottee(s) deem its proper to have the staircase individually for his individual unit opted, the same can be done.
2. There have been instances where the Allottees/ Claimant has originally paid for one larger Unit in the various Projects of the Corporate Debtor but was subsequently allotted two or more units by the Corporate Debtor. For the purpose of the Resolution Plan, the Principal amount adjustment to be considered for each such allotted Unit shall be calculated on Proportionate basis, equivalent to the ratio of area of each such individual Units vis-a-vis Total Area originally invested in. Example. Mr. A paid Rs. 1500000/- for 300sqyards Plot but subsequently he was allotted 2 plots of 200 sq yards and 100sq yards respectively. The Amount to be considered for principal adjustment shall be Rs. 15lakhs \* (200/300) i.e Rs. 10 lakhs, for the 200 sqyards plot. Similarly, it shall be Rs. 15lakhs \* (100/300) = Rs. 5 lakhs for the 100sqyards plot.
3. The Virtual Space at Noida Project akin to other Project envisaged in the Resolution Plan shall be transferred to the claimants/ allottees/ customer by way of a registered deed, as per the relevant laws prevailing for the time being in force.
4. The option of allotting Closed Unit / virtual space in the Proposed IT / ITES Project at Noida Sector 140 shall also be available to Allottees of Sultanpur Crescent Farms (by whatever name called), Rae Bareilly Project, Oasis Project, Icon Heights, KS Trident, subject to the terms and conditions mentioned in Clauses 44.6.1.1 to 44.6.1.7 of the Resolution Plan.

a. **VIRTUAL SPACE:** It is hereby clarified that the Allottees of Sultanpur Crescent Farms (by whatever name called), Rae Bareilly Project, Oasis Project, Icon Heights, KS Trident, to whom two or more plots were allotted (initially or subsequently) by the Corporate Debtor can adjust cumulative Principal paid by them to the Corporate Debtor for one or more units allotted to him / her in the case of Virtual Space, subject to the condition that Total Principal Adjusted is not more than 60% of the Total Basic Selling Price of the Virtual Space opted by him / her.

b. **CLOSED UNIT OF 500 sqft:** However, in case he chooses the Option of Closed Unit in the Said IT/ ITES Project, he has to opt for as many units as he was allotted in the original Project he has invested in. Further, it is clarified that 100% principal paid by him / her against each unit, shall be adjusted while opting for each Unit.

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Director

For Anbikah InfraDesign Pvt Ltd

  
Director/Authorised Signatory