



Greater Noida Industrial Development Authority

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

No. : Builders / BRS05-2010-11/ 778

Dated : 10 December, 2012

To

M/s. S.A.G. Realtech Pvt. Ltd.
65, Shrestha Vihar, Delhi-110092

Sub: Execution of Lease Deed for Group Housing/Builders Residential Sub Divided Plot No.GH-02B, Sector-12, Greater Noida.

Sir,

Please refer to your lead member's letter dated 07.12.2012 requesting for approval of sub-division of allotted plot No.GH-02, Sector 12, Greater Noida measuring 86500 sq.mtr. (actual area as per lease plan 92500 sq.m.) in favour of following Consortium Members/SPC:-

Sub-divided Plot No./ Sector	Actual area as per lease plan (in sq.mtr.)	Consortium members / SPC, in which lease deed is proposed to be executed
GH-2A, Sec-12	29002	M/s. Shubhkamna Buildwell & Estates Pvt. Ltd. (SPC of M/s. Bhumi Putra (India) Ltd. - Lead Member & M/s. Gaursons Infratech Pvt. Ltd. - Relevant Member)
GH-2B, Sec-12	18000	M/s. S.A.G. Realtech Pvt. Ltd. (SPC of M/s. Bhumi Putra (India) Ltd. - Lead Member & M/s. Gaursons Infratech Pvt. Ltd. - Relevant Member)
GH-2C, Sec-12	14998	M/s. Cinnamon Buildtech Pvt. Ltd. (SPC of M/s. Bhumi Putra (India) Ltd. - Lead Member & M/s. Gaursons Infratech Pvt. Ltd. - Relevant Member)
GH-2D, Sec-12	12500	M/s. Enchant Infrastructure Pvt. Ltd. (SPC of M/s. Bhumi Putra (India) Ltd. - Lead Member & M/s. Gaursons Infratech Pvt. Ltd. - Relevant Member)
GH-2E, Sec-12	18000	M/s. Intellect Project Pvt. Ltd. (SPC of M/s. Bhumi Putra (India) Ltd. - Lead Member & M/s. Gaursons Infratech Pvt. Ltd. - Relevant Member)

As per clause C-8(e) of the bid document / brochure, the aforesaid sub division is approved. You are required to pay the proportionate payment plan as per Annexure-1. You are also requested to complete the formalities mentioned below within 60 days from the date of issue of this letter:-

1.	Sub divided area (permissible as per allotment)	16832.00 sq.m.
2.	Actual area of the plot (as per lease plan)	18000.00 sq.m.
3.	Rate of allotment	11515.00 per sq.m.
4.	Total premium of permissible sub-division	Rs. 193820480.00
5.	Excess Area	1168 sq.m.
6.	Excess Area amount of deposit as per clause I of the brochure)	Rs. 13449520.00 (+ Int. @ 12% from DOA till date)
7.	Total premium as per lease plan	Rs. 207270000.00
8.	Lease Rent if paid one time (11%)	Rs. 22799700.00
9.	Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phase wise)	Rs. 2072700.00
10.	Stamp duty payable 5% of total premium+ one time Lease Rent	11503500*

(stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)

11. 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.
12. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.
13. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
14. Official seal/stamp.
15. Sub Registrar Fees. Rs.10200/-
(To be paid to Sub Registrar in cash)
16. Documentation Charges **Rs.500/-**
17. Two witnesses required at the time of execution and registration of lease deed.
18. You are also required to submit undertaking (copy attached) as well as registered consortium agreement.

You are requested to get the lease deed executed within 60 days, after completion of above formalities, from the date of issuance of this letter.

Encl : A/a.

Yours faithfully,


Manager (Builders)

Name .	M/s. S.A.G. Realtech Pvt. Ltd.				
Sub divided Plot No.	GH-2B, Sector-12, Greater Noida				
Rate (Rs.)	11515	per sq. mtr.			
Sub-divided Area as per allotment	16832	sq.mtr.	Actual Area as per lease plan 18000 sqm.		
Total premium	193820480				
10% Amount Paid upto allotment money	19382048				
Balance Premium	174438432.00				
		Balance Premium (Proportionate)			174438432.00
<u>Instalment</u>	<u>Due date</u>	<u>Payable Premium</u>	<u>Payable Interest</u>	<u>Total payable instalment</u>	<u>Balance premium</u>
Instalment No.1	30.09.2011	0	10466306	10466306	174438432.00
Instalment No.2	30.03.2012	0	10466306	10466306	174438432.00
Instalment No.3	30.09.2012	0	10466306	10466306	174438432.00
Instalment No.4	30.03.2013	0	10466306	10466306	174438432.00
Instalment No.5	30.09.2013	10902402	10466306	21368708	163536030.00
Instalment No.6	30.03.2014	10902402	9812162	20714564	152633628.00
Instalment No.7	30.09.2014	10902402	9158018	20060420	141731226.00
Instalment No.8	30.03.2015	10902402	8503874	19406276	130828824.00
Instalment No.9	30.09.2015	10902402	7849729	18752131	119926422.00
Instalment No.10	30.03.2016	10902402	7195585	18097987	109024020.00
Instalment No.11	30.09.2016	10902402	6541441	17443843	98121618.00
Instalment No.12	30.03.2017	10902402	5887297	16789699	87219216.00
Instalment No.13	30.09.2017	10902402	5233153	16135555	76316814.00
Instalment No.14	30.03.2018	10902402	4579009	15481411	65414412.00
Instalment No.15	30.09.2018	10902402	3924865	14827267	54512010.00
Instalment No.16	30.03.2019	10902402	3270721	14173123	43609608.00
Instalment No.17	30.09.2019	10902402	2616576	13518978	32707206.00
Instalment No.18	30.03.2020	10902402	1962432	12864834	21804804.00
Instalment No.19	30.09.2020	10902402	1308288	12210690	10902402.00
Instalment No.20	30.03.2021	10902402	654144	11556546	0.00


 Manager (Builders)