

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
प्लॉट नं० 01, सैक्टर नॉलेज पार्क-4,
ग्रेटर नौएडा

पत्रांक : ग्रेनो/वाणिज्यिक/2018/109/
दिनांक : 05 जनवरी, 2018

सेवा में,

M/s. Devsai Construction Pvt. Ltd.
RZ -620, B -1 /351 Sadh Nagar
Palam Colony
New Delhi

विषय: स्पोर्ट सिटी हेतु आबंटित भूखण्ड संख्या **GH-02/SC-01**, सैक्टर -**Adjoining Techzone 4**, ग्रेटर नौएडा की अतिदेय किश्तों एवं अतिरिक्त प्रतिकर के साथ भविष्य की देयता कैपिटलाइज्ड कर किश्तों के पुनर्निर्धारण के सम्बन्ध में ।

महोदय,

आपके पत्र दिनांक 28.07.2017 के कम में आपके स्पोर्ट सिटी हेतु आबंटित भूखण्ड संख्या जीएच-02/SC-01 सैक्टर Adjoining Techzone 4 ग्रेटर नौएडा के मूल पेमेंट प्लान की अतिदेय किश्तों(ब्याजसहित) + आगामी किश्तों के मूलधन को कैपिटलाइज करते हुए पुनर्निर्धारण (Re-schedulement) किये जाने की मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा द्वारा दिनांक 04.01.2018 को स्वीकृति प्रदान की गयी है । बिल्डर्स द्वारा प्रस्तुत विस्तृत रिपोर्ट(D.P.R.)का परीक्षण प्राधिकरण स्तर किया गया

उपरोक्त एकल पेमेंट प्लान निम्नानुसार तैयार किया गया है । तदनुसार किश्तों/ब्याज की देयता निम्नानुसार होगी:-

Installment No.	Due Date	Premium Amount	Interest @15%	Installment Amount
Re-Sch. Inst-01	29.12.2017	12911168/-	6778363/-	19689531/-
Re-Sch. Inst-02	29.06.2018	12911168/-	5810025/-	18721193/-
Re-Sch. Inst-03	29.12.2018	12911168/-	4841688/-	17752856/-
Re-Sch. Inst-04	29.06.2019	12911168/-	3873350/-	16784518/-
Re-Sch. Inst-05	29.12.2019	12911168/-	2905013/-	15816181/-
Re-Sch. Inst-06	29.06.2020	12911168/-	1936675/-	14847843/-
Re-Sch. Inst-07	29.12.2020	12911168/-	968337/-	13879502/-

बिल्डर आवंटि को प्राधिकरण के वित्त विभाग द्वारा निर्धारित नियम व शर्तों के अधीन बैंक में एस्करो खाता (Escrow Account) पत्र निर्गत किये जाने के तीस (30)दिन में खोलना होगा । बिल्डर को इस आशय का शपथ पत्र भी देना होगा कि परियोजना से प्राप्त होने वाली सभी धनराशि इसी एस्करो एकाउंट में जमा की जानी सुनिश्चित कर नी होगी तथा इसके अतिरिक्त बिल्डर इस परियोजना का कोई अन्य जमा खाता नहीं खोलेगा ।

भवदीय
dhruv 5/1/18
(कैलाश भाटी)
वरिष्ठ कार्यपालक (वाणिज्यिक)

NAME	Devsai Construction Pvt Ltd		
	GH-02, Sports City Adjoining Techzone-IV, Greater Noida		
	Calculation for original payment (Default Upto 25.06.2015 has already been Re-scheduled)		
Particulars	Due Date	Days	Amount
Inst-08	30.09.2015		7,459,945.70
Total Amount Due on 30.09.2015			7,459,945.70
Add default interest @18% from 01.10.2015 TO 30.03.2016		182	669,566.00
Inst-09	30.03.2016		7,176,656.60
Total Amount Due on 30.03.2016			15,306,158.30
Add default interest @18% from 31.03.2016 TO 30.09.2016		184	1,388,877.00
Inst-10	30.09.2016		6,893,367.50
Total Amount Due on 30.09.2016			23,588,402.80
Add default interest @18% from 01.10.2016 to 30.03.2017		181	2,105,507.00
Inst-11	30.03.2017		6,610,078.40
Total Amount Due on 30.03.2017			32,303,988.20
Add default interest @18% from 31.03.2017 to 29.06.2017		91	1,449,697.00
Amount Due on 29.06.2017		A	33,753,685.00

CALCULATION FOR RE-SCHEDULED PAYMENT PLAN

Particulars	Due Date	Days	Amount
Inst-01	10.12.2015		3,621,263.00
Amount payable as on 10.12.2015			3,621,263.00
Add default interest @21% from 11.12.2015 to 10.06.2016		183	381,274.00
Inst-02	10.06.2016		3,457,488.00
Amount payable as on 10.06.2016			7,460,025.00
Add default interest @21% from 11.06.2016 to 10.12.2016		183	785,449.00
Inst-03	10.12.2016		3,293,712.00
Amount payable as on 10.12.2016			11,539,186.00
Add default interest @21% from 11.12.2016 to 10.06.2017		182	1,208,295.00
Inst-04	10.06.2017		3,129,936.00
Amount payable as on 10.06.2017			15,877,417.00
Add default interest @21% from 11.06.2017 to 29.06.2017		19	173,564.00
Amount payable as on 29.06.2017		B	16,050,981.00

CALCULATION FOR ADDITIONAL COMPENSATION C-88

Inst-01	30-Nov-11		1,833,333.33
Interest @12%	Zero period 21.10.2011 to 24.08.2012		-
Total			1,833,333.33
Inst-02	31-Dec-11		1,833,333.33
Total Amount Due on 31.12.2011			3,666,666.66
Interest @12%	Zero period 21.10.2011 to 24.08.2012		-
Total			3,666,666.66
Inst-03	31-Jan-12		1,833,334.33
Total Amount Due on 31.01.2012			5,500,000.99
Balance on 24.08.2012			5,500,000.99
Interest @12%	Grace period 24.08.2012 to 23.10.2012		-
Balance on 23.10.2012			5,500,000.99
Interest @12% for 6 month		182	329,096.00
Total Amount Due on 23.04.2013			5,829,097.00
Interest @12% for 6 month		183	350,704.00
Total Amount Due on 23.10.2013			6,179,801.00
Interest @12% from 24.10.2013 to 12.01.2014		81	164,569.00
Less: Amount Deposited on 12.01.2014			1,983,000.00
Balance Amount Due on 12.01.2014			4,361,370.00
Interest @12% from 13.01.2014 to 23.04.2014		101	144,821.00
Total Amount Due on 23.04.2014			4,506,191.00
Interest @12% for 6 month		183	271,112.00



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Total Amount Due on 23.10.2014			
Interest @12% for 6 month	182		4,777,303.00
Total Amount Due on 23.04.2015			285,853.00
Interest @12% for 6 month	183		5,063,156.00
Total Amount Due on 23.10.2015			304,622.00
Interest @12% for 6 month	183		5,367,778.00
Total Amount Due on 23.04.2016			322,949.00
Interest @12% for 6 month	183		5,690,727.00
Total Amount Due on 23.10.2016			342,379.00
Interest @12% for 6 month	182		6,033,106.00
Total Amount Due on 23.04.2017			360,995.00
Interest @12% from 24.04.2017 to 29.06.2017	67		6,394,101.00
Total Amount Due on 29.06.2017	(C)		140,845.00
Total amount Defaulted on 29.06.2017		A+B+C	6,534,946.00
25% of Defaulted amount on 29.06.2017			56,339,612.00
Add: Simple Interest @ 15% from 30.06.2017 to 29.07.2017			14,084,903.00
Total amount Payable on 29.07.2017 (Against 25%)			173,649.00
			14,258,552.00
Balance 75% on 29.06.2017 (Premium+Re-scheduled+ALC)			42,254,709.00
Add Balance Premium as per original payment plan on 30.03.2017			33,994,692.00
Add Simple interest @15% from 31.03.2017 to 29.06.2017	91		1,271,308.00
Add Balance Premium as per Re-scheduled payment plan on 10.06.2017			12,738,110.00
Add Simple interest @18% from 11.06.2017 to 29.06.2017	19		119,354.00
Amount to be Re-Scheduled on 29.06.2017			90,378,173.00
Particulars	Principle Amount	Interest @15%	
Installment no-01	12,911,168.00	6,778,363.00	
Installment no-02	12,911,168.00	5,810,025.00	
Installment no-03	12,911,168.00	4,841,688.00	
Installment no-04	12,911,168.00	3,873,350.00	
Installment no-05	12,911,168.00	2,905,013.00	
Installment no-06	12,911,168.00	1,936,675.00	
Installment no-07	12,911,165.00	968,337.00	
	90,378,173.00	27,113,451.00	

Notes: Forming an Integral Part of Above Calculation:

- Our Firm has been asked to examine the calculations made at page nos from 294 to 295 specifically, therefore, we have not examined any related policy, eligibility for re-scheduling of default amount, due dates as per earlier payment plan, amounts received from allottee, dates of receipts and extended due dates etc. We, therefore, do not make any opinion on the matters not examined by us in aforesaid calculation.
- The above calculation have been done in accordance with **office order no-GNIDA/BUILDERS/550 Dated 12.01.2017. We have checked only financial calculation as per this order only.** We have not examine or verified D.P.R and other document. Therefore we have not checked the eligibility of the company and nor making any opinion whether Re-schedulemt of the company should be done or not.
- We have checked only arthmatically & financial Calculations of sheet nos. from 294 to 295 attached in the allottee,s file.
- We have not verified the deposit amount, deposit date, due amount, due date, rate of default interest etc. Dues and deposits have been taken from calculation attached at page no-294 to 295.
- The above calculation does not include any defaulted amount other than due instalment, like Lease Rent or other dues.
- Our above calculation is specifically made for the purpose of use by the Greater Noida Industrial Development Authority and cannot be produced before any Court of law or any other user.

(Signature)
11/10/2017

Greater Noida Industrial Development Authority
H-169, Sector Gamma, Greater Noida City,

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Vch No	Bill Date	Draft No	Cheque Date	Allot No	Plot No	Deposit	Year
Vch Date			Amount	Allotee Name			
8145	12-JAN-14	72322	12-JAN-14	COMP	GH-02	12-JAN-14	2013
29-JAN-14			1983000	S.C00001B			
				DEVSAI			
				CONSTRUCTION			
				PRIVATE LTD.			

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Devi Kishore
Construction Company

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NAMr	Devsai Construction Pvt Ltd		
Installment-08	30.09.2015		7,459,945.70
Total 30.09.2015			7,459,945.70
Interest 01.10.2015 TO 30.03.2016		180	662,198.00
Installment-09	30.03.2016		7,176,656.60
Total 30.03.2016			15,298,800.30
Interest 31.03.2016 TO 30.09.2016		180	1,358,030.00
Installment-10	30.09.2016		6,893,367.50
Total 30.09.2016			23,550,197.80
Interest 01.10.2016 to 30.03.2017		180	2,090,483.00
Installment-11	30.03.2017		6,610,078.40
Total 30.03.2017			32,250,759.20
Interest 31.03.2017 to 29.06.2017		90	1,431,404.00
Total 29.06.2017			33,682,163.00

Installment-01	10.12.2015		3,621,263.00
Total 10.12.2015			3,621,263.00
Interest 11.12.2015 to 10.06.2016		180	375,024.00
Installment-02	10.06.2016		3,457,488.00
Total 10.06.2016			7,453,775.00
Interest 11.06.2016 to 10.12.2016		180	771,925.00
Installment-03	10.12.2016		3,293,712.00
Total 10.12.2016			11,519,412.00
Interest 11.12.2016 to 10.06.2017		180	1,192,969.00
Installment-04	10.06.2017		3,129,936.00
Total 10.06.2017			15,842,317.00
Interest 11.06.2017 to 29.06.2017		18	164,066.00
Total 29.06.2017			16,006,383.00

Installment-01	30-Nov-11		1,833,333.33
Interest @12%	d 21.10.2011 to 24.08.2012		-
Total			1,833,333.33
Installment-02	31-Dec-11		1,833,333.33
Total 31.12.2011			3,666,666.66
Interest @12%	d 21.10.2011 to 24.08.2012		-
Total			3,666,666.66
Installment-03	31-Jan-12		1,833,334.33
Total 31.01.2012			5,500,000.99
Balance on 24.08.2012			5,500,000.99
Interest @12%	d 24.08.2012 to 23.10.2012		-
Balance on 23.10.2012			5,500,000.99
Interest		180	325,480.00
Total 23.04.2013			5,825,481.00
Interest		180	344,741.00
Total 23.10.2013			6,170,222.00
Interest		81	164,314.00
Less Paid 12.01.2014			1,983,000.00
Total 12.01.2014			4,351,536.00
Interest		101	144,495.00
Total 23.04.2014			4,496,031.00
Interest		180	266,066.00
Total 23.10.2014			4,762,097.00
Interest		180	281,812.00
Total 23.04.2015			5,043,909.00

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Interest 180 298,489.00
 Total 23.10.2015 5,342,398.00
 Interest 180 316,153.00
 Total 23.04.2016 5,658,551.00
 Interest 180 334,862.00
 Total 23.10.2016 5,993,413.00
 Interest 180 354,679.00
 Total 23.04.2017 6,348,092.00
 Interest 66 137,745.00
 Total 29.06.2017 6,485,837.00

Total 56,174,383.00

25% 14,043,596.00
 Interest for 30 days 173,140.00
 Total 14,216,736.00

Balance 75% 42,130,787.00
 Premium 33,994,692.00
 Interest 90 1,257,338.00
 Premium 12,738,110.00
 Interest 18 113,073.00

Total 90,234,000.00
 Installment no-01 29.12.2017 12,890,571.00 19,658,121.00 77,343,429.00
 Installment no-02 29.06.2018 12,890,571.00 18,691,328.00 64,452,858.00
 Installment no-03 29.12.2018 12,890,571.00 17,724,535.00 51,562,287.00
 Installment no-04 29.06.2019 12,890,571.00 16,757,743.00 38,671,716.00
 Installment no-05 29.12.2019 12,890,571.00 15,790,950.00 25,781,145.00
 Installment no-06 29.06.2020 12,890,571.00 14,824,157.00 12,890,574.00
 Installment no-07 29.12.2020 12,890,574.00 13,857,367.00
 90,234,000.00 27,070,201.00 117,304,201.00

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