

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
169, चितवन एस्टेट, सैक्टर-गामा-2,
ग्रेटर नौएडा सिटी, जिला-गौतमबुद्धनगर-201310 (उ०प्र०)

पत्रांक-ग्रेनो/वाणिज्यिक/2014/2891

दिनांक-09.07.2014

सेवा में,

M/s RBA Buildtech Pvt. Ltd.,
A-66, Sector-63,
Noida-U.P.
(Mob. No.-9971844444)

File

विषय- प्राधिकरण द्वारा Recreational Entertainment Park के भूखण्डों के लिये निकाली गई योजना Scheme Code-REP-01/2014-15 के अंतर्गत आवेदित भूखण्ड संख्या-REP-1, Area-Approximately 100 Acres (404700 sqm.) की financial bid खोले जाने के संबंध में।

महोदय,

कृपया उक्त योजनान्तर्गत दिनांक 08.07.2014 को डाली गई बिड का सन्दर्भ लेने का कष्ट करें। आपकी तकनीकी बिड का परीक्षण किया गया जिसमें आप अर्ह पाये गये हैं। अतः आपको सूचित किया जाता है कि तकनीकी बिड्स में अर्ह आवेदकों/निविदाकारों की financial bids दिनांक 09.07.2014 को सायं 5.00 बजे प्राधिकरण सभाकक्ष में खोली जायेंगी।

आपसे अनुरोध है कि कृपया उपरोक्तानुसार नियत तिथि एवं समय पर प्राधिकरण सभाकक्ष में उपस्थित होने का कष्ट करें।

भवदीय,


(हरीश कुमार वर्मा)
अपर मुख्य कार्यपालक अधिकारी



Greater Noida Industrial Development Authority

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

Tel.Nos.0120-2326150-55 Fax 2326334 website www.greaternoidaauthority.in

5

No. : PROP/REP-01/2014-15/2

Dated : 09 July, 2014

To

Consortium consisting of

1. RBA Buildtech Pvt. Ltd.- Lead Member
 2. RBA Homes Pvt. Ltd.- Relevant Member
 3. RBA Realcon Pvt. Ltd.- Relevant Member
 4. ATS Infrastructure Ltd.- Relevant Member
- A-66, Sector-63,
Noida-U.P.

File no

Sub: Reservation Letter for Recreational Entertainment Park Plot No.REP-1, Greater Noida, Area-Approximately-100 Acres (404700 Sq.m.)

Ref: REP-01/2014-15 Scheme, Tender/Application Form No. 017

Sirs,

Please refer to your application/tender form No.017 under Authority's Recreational Entertainment Park Plots Scheme (Scheme Code REP-01/2014-15) submitted on 08.07.2014 regarding allotment of land for Recreational Entertainment Park Plot No.REP-1, Greater Noida measuring approximately 100 Acres (404700 square metre) @ Rs.8100/- per square metre, it is to inform you that your bid has been accepted in principle by the Authority. As per clause G-2 of the bid document / brochure, you are required to deposit 5% of the total premium i.e. **Rs. 16,39,03,500/-** of the plot as Reservation Money. As you have deposited Registration Money Rs.12.50 crore alongwith tender document, the balance reservation money, thus, comes to **Rs. 3,89,03,500/-** (Rs. Three Crore, Eighty Nine Lac Three Thousand Five Hundred Only) which has to be deposited by you within 30 days from the date of issue of this reservation letter.

The aforesaid payable amount through Demand Draft / Pay Order drawn in favour of "Greater Noida Industrial Development Authority" payable at New Delhi / Greater Noida / Noida can directly be deposited at Bank of Baroda, Sector Gamma-II, Greater Noida or HDFC Bank Limited, Alpha Commercial Belt, Greater Noida under intimation to us.

Yours faithfully,


(Brijesh Kumar Kashyap)
Manager (Commercial)

Copy to

1. General Manager (Finance)
2. General Manager (Planning)

Manager (Commercial)

Greater Noida Industrial Development Authority

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

Tel. Nos.0120-2326150 - 155 Fax 2326134 website:www.greaternoidaauthority.in

To

Consortium consisting of

1. RBA Buildtech Pvt. Ltd.- Lead Member
 2. RBA Homes Pvt. Ltd.- Relevant Member
 3. RBA Realcon Pvt. Ltd.- Relevant Member
 4. ATS Infrastructure Ltd.- Relevant Member
- A-66, Sector-63,
Noida-U.P.

No. : PROP/Commercial/2014/2911

Dated : 17-07-2014

Sub: Allotment Letter for Recreational Entertainment Park Plot No. REP-1, Greater Noida, Area-Approximately-100 Acres (404700 Sq.m.)

Ref: REP-01/2014-15 Scheme, Tender/Application Form No. 017

File-

Sirs,

In continuation to our Reservation Letter No. PROP/REP-01/2014-15/2900 dated 09.07.2014, as you have deposited the reservation money amounting to Rs. 3,89,03,500/- on 15.07.2014, I have been directed to inform you that Plot No.-REP-1, Greater Noida Area approximately-100 Acres (404700 Sq.m.) is allotted to you on your quoted rate of Rs. 8100/- per sq.m. The 15% of total premium of the plot thus shall be **Rs. 49,17,10,500/-** (Rs. Forty Nine Crore Seventeen Lac Ten Thousand Five Hundred only) as allotment money which has to be deposited within 90 days from the date of issue of this letter. Detailed payment plan of balance 80% premium to be paid in installments is given below:-

<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	13.04.2015	163903500.00	157347360.00	321250860.00	2458552500.00
Instalment No.2	13.10.2015	163903500.00	147513150.00	311416650.00	2294649000.00
Instalment No.3	13.04.2016	163903500.00	137678940.00	301582440.00	2130745500.00
Instalment No.4	13.10.2016	163903500.00	127844730.00	291748230.00	1966842000.00
Instalment No.5	13.04.2017	163903500.00	118010520.00	281914020.00	1802938500.00
Instalment No.6	13.10.2017	163903500.00	108176310.00	272079810.00	1639035000.00
Instalment No.7	13.04.2018	163903500.00	98342100.00	262245600.00	1475131500.00
Instalment No.8	13.10.2018	163903500.00	88507890.00	252411390.00	1311228000.00
Instalment No.9	13.04.2019	163903500.00	78673680.00	242577180.00	1147324500.00
Instalment No.10	13.10.2019	163903500.00	68839470.00	232742970.00	983421000.00
Instalment No.11	13.04.2020	163903500.00	59005260.00	222908760.00	819517500.00
Instalment No.12	13.10.2020	163903500.00	49171050.00	213074550.00	655614000.00
Instalment No.13	13.04.2021	163903500.00	39336840.00	203240340.00	491710500.00
Instalment No.14	13.10.2021	163903500.00	29502630.00	193406130.00	327807000.00
Instalment No.15	13.04.2022	163903500.00	19668420.00	183571920.00	163903500.00
Instalment No.16	13.10.2022	163903500.00	9834210.00	173737710.00	0.00

Bashyap..
17.7.2014

.....2/-

The amount can be deposited through Demand Draft / Pay Order in favour of 'Greater Noida Industrial Development Authority' payable at New Delhi / Noida / Greater Noida directly to any of the following bank branches under intimation to us. -

- (1) Bank of Baroda, Commercial Complex, Sector Gamma-II, Greater Noida
- (2) HDFC Bank, Alpha Commercial Belt, Greater Noida

The terms and conditions of the Scheme for 'Recreational Entertainment Park (Scheme Code: REP-01/2014-15) shall form part of this allotment letter and shall be binding on the allottee.

Yours faithfully,


(Brijesh Kumar Kashyap)
Manager (Commercial)

Copy to

1. General Manager (Finance)
2. General Manager (Planning)

Manager (Commercial)

RBA BUILDTECH PRIVATE LIMITED

A-66, Sector-63, Noida, U.P.

Date : 8th September, 2014

The Manager (Property-Builders),
Greater Noida Industrial Development Authority,
169, Chitvan Estate, Sector-Gama,
Greater Noida-201306, U.P.

Sub. : Documents/formalities required for execution of Lease Deed
Reg. : Allotment of Recreational Entertainment Park Plot No. REP-1,
Greater Noida, Area Approximately-100 Acres (404700 Sq. M.)
vide Letter No. PROP/Commercial/2014/2911 dated 17.07.2014

Dear Sir/Madam,

We invite your kind attention to the allotment letter cited above vide which the aforesaid plot has been allotted to the consortium of the following's:

- i) RBA Buildtech Private Limited (Lead Member)
- ii) RBA Homes Private Limited (Relevant Member)
- iii) RBA Realcon Private Limited (Relevant Member)
- iv) ATS Infrastructures Limited (Relevant Member)

Please note that the name of Special Purpose Company (SPC) and address for all future correspondence is as under:

AR LANDCRAFT PRIVATE LIMITED

A-66, Sector-63, Noida, U.P.

Henceforth, all the payments will be made by our above said SPC and lease deed will also be executed in favour of same.

We will highly appreciate if you kindly let us know the amount of stamp duty to be deposited in the treasury for execution of lease deed and the documents or formalities in this regard.

Thanking you,

Yours truly,

For RBA Buildtech Private Limited

Authorised Signatory

Enclosed: 1) Certificate of Incorporation,
2) Memorandum & Articles of Association

20-10-14
ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण
169, चितवन एस्टेट, सेक्टर-गामा-II
ग्रेटर नोएडा सिटी-2 1308



Greater Noida Industrial Development Authority

169 Chitvan Estate, Sector Gamma-02 Greater Noida

Dist. Gautam Budh Nagar, Uttar Pradesh

Fax: 0120-2326334/2326145 Ph.:0120-2326335/6/7/2326150/1/2/3/4/5

Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

Ref: GNIDA/Prop/Commercial/ 357/

Date: 26/04/2016

सेवा मे,

AR Landcrafts LLP.

A-66 Sector- 63

Noida 201301

कृपया अपने पत्र दिनांक 18.4.2016 का संदर्भ ग्रहण करना चाहे जिसके द्वारा आपने M/s AR Landcrafts Pvt. Ltd. के पक्ष में आंबटित भूखण्ड संख्या आर0 ई0 पी0-01 सैक्टर- 27 के संविधान परिवर्तन के उपरान्त M/s AR Landcrafts LLP से सबन्धित प्रपत्र /दस्तावेज संलग्न करते हुए प्राधिकरण में सुचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित किया गया है ।

उक्त के संदर्भ में अवगत कराना है कि सक्षमस्तर से प्राप्त अनुमोदन के क्रम में प्राधिकरण के पत्रांक संख्या 3308 दिनांक 3.11.2015 के माध्यम से भूखण्ड संख्या आर0 ई0 पी0-01 सैक्टर- 27 को संविधान परिवर्तन के उपरान्त M/s AR Landcrafts LLP पक्ष में प्रतिस्थापित किये जाने की सैद्धान्तिक स्वीकृति पूर्व में ही प्रदान की जा चुकी है। वर्तमान में M/s AR Landcrafts LLP द्वारा उपलब्ध कराये गये प्रपत्रों/दस्तावेजों को प्राधिकरण के अभिलेखों में दर्ज कर लिया गया है ।

कृपया उपरोक्तानुसार अवगत होना चाहें ।

भवदीय,

प्रबन्धक(वाणिज्यिक) 26/4/16