

सेवा में,

दिनांक— 23-12-2021

श्रीमान तकनीकी सलाहकार महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश।

विषय— उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना KB India Mart
जनपद Gautam Buddha Nagar आवेदन आई0डी0 नं0 ID348310 के, पंजीयन के
संबंध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्रांक संख्या 2012211/यू0पी-रेरा/परि0पंजी0/2021-22
दिनांकित 20.12.2021 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें उक्त परियोजना के
पंजीयन आवेदन के परीक्षण उपरान्त उ0प्र0 रेरा के स्तर से कुछ कमियाँ इंगित करते हुए
प्रमोटर कम्पनी से स्पष्टीकरण माँगा गया है। इस संदर्भ में प्रमोटर कम्पनी निम्न स्पष्टीकरण
प्रेषित करती है:—

1. यह कि, Income Tax Returns (ITRs), वित्तीय वर्षों 18-19, 19-20 के संबंध
में आपको अवगत कराना है कि, प्रमोटर कम्पनी Shree Kunj Bihariji Infracon
Pvt. Ltd. की स्थापना 20 जनवरी 2021 को की गई है। अतः उक्त कम्पनी के
उपरोक्त वित्तीय वर्षों की आयकर विवरणी (ITR) उपलब्ध नहीं है। माननीय
विनियामक प्राधिकरण के निर्देशानुसार वित्तीय वर्ष 18-19 तथा 19-20 के लिए
प्रमोटर कम्पनी के निदेशक श्री आशीष कुमार गुप्ता की आयकर विवरणी (ITR) एवं
वित्तीय वर्ष 20-21 के लिए प्रमोटर कम्पनी Shree Kunj Bihariji Infracon
Pvt. Ltd. की आयकर विवरणी (ITR) माननीय विनियामक प्राधिकरण के पोर्टल पर
अपलोड कर दी गई हैं। आपके सुलभ संदर्भ हेतु इस पत्र के साथ भी उक्त आयकर
विवरणियों (ITRs) की छायाप्रति संलग्नित कर प्रेषित की जा रही है।

Shree Kunj Bihariji Infracon Pvt. Ltd.

Director

Shree Kunj Bihariji Infracon Pvt. Ltd.

Director

Page 1 of 3

2. यह कि, परियोजना के स्वीकृत मानचित्र (Approved Layout Maps) यू0पी0 रेरा पोर्टल पर प्रमोटर कम्पनी द्वारा पंजीयन आवेदन के समय ही अपलोड किये जा चुके हैं। आपके सुलभ संदर्भ हेतु इस पत्र के साथ संलग्नित कर प्रेषित किये जा रहे हैं।
3. यह कि, Development Works का विवरण यू0पी0 रेरा पोर्टल पर प्रमोटर कम्पनी द्वारा पंजीयन आवेदन के समय ही अपलोड कर दिया गया था। आपके सुलभ संदर्भ हेतु उक्त विवरण इस पत्र के साथ भी संलग्नित कर प्रेषित किया जा रहा है।
4. यह कि, परियोजना में सम्पत्ति के विक्रय (Sales) तथा पंजीयन के संबंध में शपथ पत्र पंजीयन आवेदन के साथ पूर्व में ही प्रेषित किया जा चुका है। आपके सुलभ संदर्भ हेतु उक्त शपथ-पत्र की मूल प्रति इस प्रतिउत्तर के साथ संलग्नित है।
5. यह कि, भू-खण्ड संख्या Plot No. C-01,02, Sector-Knowledge Park-02, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310, जिस पर उक्त परियोजना का विकसित किया जाना प्रस्तावित है, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) द्वारा आवंटित की गई है, जिसका क्षेत्रफल 9,348 वर्ग मीटर है। उक्त भू-खण्ड की लीज डीड (Lease Deed) का निष्पादन GNIDA द्वारा प्रमोटर कम्पनी के पक्ष में दिनांक 14.07.2021 को किया गया है।

उपरोक्त आवंटित भू-खण्ड पर प्रमोटर कम्पनी द्वारा सक्षम प्राधिकरण GNIDA से नियमानुसार परियोजना के विकास हेतु मानचित्र स्वीकृत कराये गये हैं, जिसकी स्वीकृति सक्षम प्राधिकरण द्वारा दिनांक 17.11.2021 को दी गई है। उक्त मानचित्र प्रमोटर कम्पनी द्वारा आवेदन के समय ही माननीय विनियामक प्राधिकरण की पोर्टल पर अपलोड कर दिये गये हैं।
6. यह कि, यू0पी0 रेरा के निर्देशानुसार परियोजना के विक्रय विलेख (Proforma of Conveyance Deed) का प्रारूप यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है तथा आपके सुलभ संदर्भ हेतु इस पत्र के साथ संलग्नित कर प्रेषित किया जा रहा है।

Shree Kunj Bihariji Infracon Pvt. Ltd.



Director

Page 2 of 3

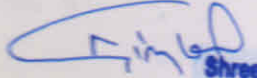
**Head Office : FF-30, 1st Floor,
KB Complex Sector Alpha- II,
Greater Noida**

**Email : shreekbgroup@gmail.com
Mobile : 82-8777-7333
Office : 0120-4202651**

अतः आपके विषयक पत्र में आवेदन से संबंधित बिन्दुओं पर प्रमोटर कम्पनी द्वारा उपरोक्त स्पष्टीकरण दिया गया है, जो कि आपकी अपेक्षाओं के अनुसार होगा। अतः आपसे निवेदन है कि, कृपया उक्त आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

Shree Kunj Bihariji Infracon Pvt. Ltd.


Shree Kunj Bihariji Infracon Pvt. Ltd.
(राकेश कुमार सिंघल)
(निदेशक) **Director**

मो0 नं0- 9811267073

ई0मेल आई0डी0- shreekbgroup@gmail.com

संलग्नक- उपरोक्तानुसार।

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3,
ITR-4 , ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year

2019-20

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name				PAN		
	ASHISH KUMAR GUPTA				AHRPG8413H		
	Flat/Door/Block No		Name Of Premises/Building/Village		Form Number	ITR-4	
	4G-602		AWHO GURJINDER VIHAR				
	Road/Street/Post Office		Area/Locality				
			GREATER NOIDA		Status Individual		
	Town/City/District		State	Pin/ZipCode	Filed u/s		
	GAUTAM BUDH NAGAR		UTTAR PRADESH	203202	139(1)-On or before due date		
	Assessing Officer Details (Ward/Circle)				WARD 5(1)(1) G BUDH NAGAR		
	e-filing Acknowledgement Number				128094070310819		
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income				1	741237
	2	Total Deductions under Chapter-VI-A				2	281045
	3	Total Income				3	460190
	3a	Deemed Total Income under AMT/MAT				3a	0
	3b	Current Year loss, if any				3b	0
	4	Net tax payable				4	10930
	5	Interest and Fee Payable				5	0
	6	Total tax, interest and Fee payable				6	10930
	7	Taxes Paid	a	Advance Tax	7a	0	
			b	TDS	7b	9880	
			c	TCS	7c	0	
			d	Self Assessment Tax	7d	1050	
			e	Total Taxes Paid (7a+7b+7c +7d)		7e	
8	Tax Payable (6-7e)				8	0	
9	Refund (7e-6)				9	0	
10	Exempt Income	Agriculture		0	10	0	
		Others		0			

Income Tax Return submitted electronically on 31-08-2019 16:46:02 from IP address 122.177.198.19 and verified by

ASHISH KUMAR GUPTA having PAN AHRPG8413H on 30-09-2019 16:20:04 from IP address

122.177.198.19 using Electronic Verification Code PBKTDZ27KI generated through Aadhaar OTP

mode.

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				Assessment Year 2020-21	
PAN		AHRPG8413H			
Name		ASHISH KUMAR GUPTA			
Address		4G-602, AWHO GURJINDER VIHAR, , GREATER NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH, 203202			
Status		Individual	Form Number		ITR-4
Filed u/s		139(1)-On or before due date	e-Filing Acknowledgement Number		986802130020121
Taxable Income and Tax details	Current Year business loss, if any			1	0
	Total Income				759990
	Book Profit under MAT, where applicable			2	0
	Adjusted Total Income under AMT, where applicable			3	0
	Net tax payable			4	67078
	Interest and Fee Payable			5	2057
	Total tax, interest and Fee payable			6	69135
	Taxes Paid			7	69140
	(+)Tax Payable /(-)Refundable (6-7)			8	-10
Dividend Distribution Tax details	Dividend Tax Payable			9	0
	Interest Payable			10	0
	Total Dividend tax and interest payable			11	0
	Taxes Paid			12	0
	(+)Tax Payable /(-)Refundable (11-12)			13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD			14	0
	Additional Tax payable u/s 115TD			15	0
	Interest payable u/s 115TE			16	0
	Additional Tax and interest payable			17	0
	Tax and interest paid			18	0
	(+)Tax Payable /(-)Refundable (17-18)			19	0
Income Tax Return submitted electronically on <u>02-01-2021 12:50:02</u> from IP address <u>122.177.27.198</u> and verified by <u>ASHISH KUMAR GUPTA</u> having PAN <u>AHRPG8413H</u> on <u>04-01-2021 12:36:12</u> from IP address <u>122.177.27.198</u> using Electronic Verification Code <u>CFVE1WZSA</u> generated through <u>Aadhaar OTP</u> mode.					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN	ABFCS3093Q		
Name	SHREE KUNJ BIHARIJI INFRACON PRIVATE LIMITED		
Address	32/29 G/F,BLOCK-32 , TRILOKPURI , NEAR BLOCK-27 , EAST DELHI , 09-Delhi , 91-India , 110091		
Status	Private Company	Form Number	ITR-6
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	346056330231221
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		19,930
	Book Profit under MAT, where applicable	2	19,934
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	5,182
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	5,182
	Taxes Paid	7	5,180
	(+)Tax Payable /(-)Refundable (6-7)	8	0
Distribution Tax details	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 23-12-2021 11:53:28 from IP address and verified by having PAN on 23-12-2021 11:53:25
using Paper ITR-verification form generated through mode

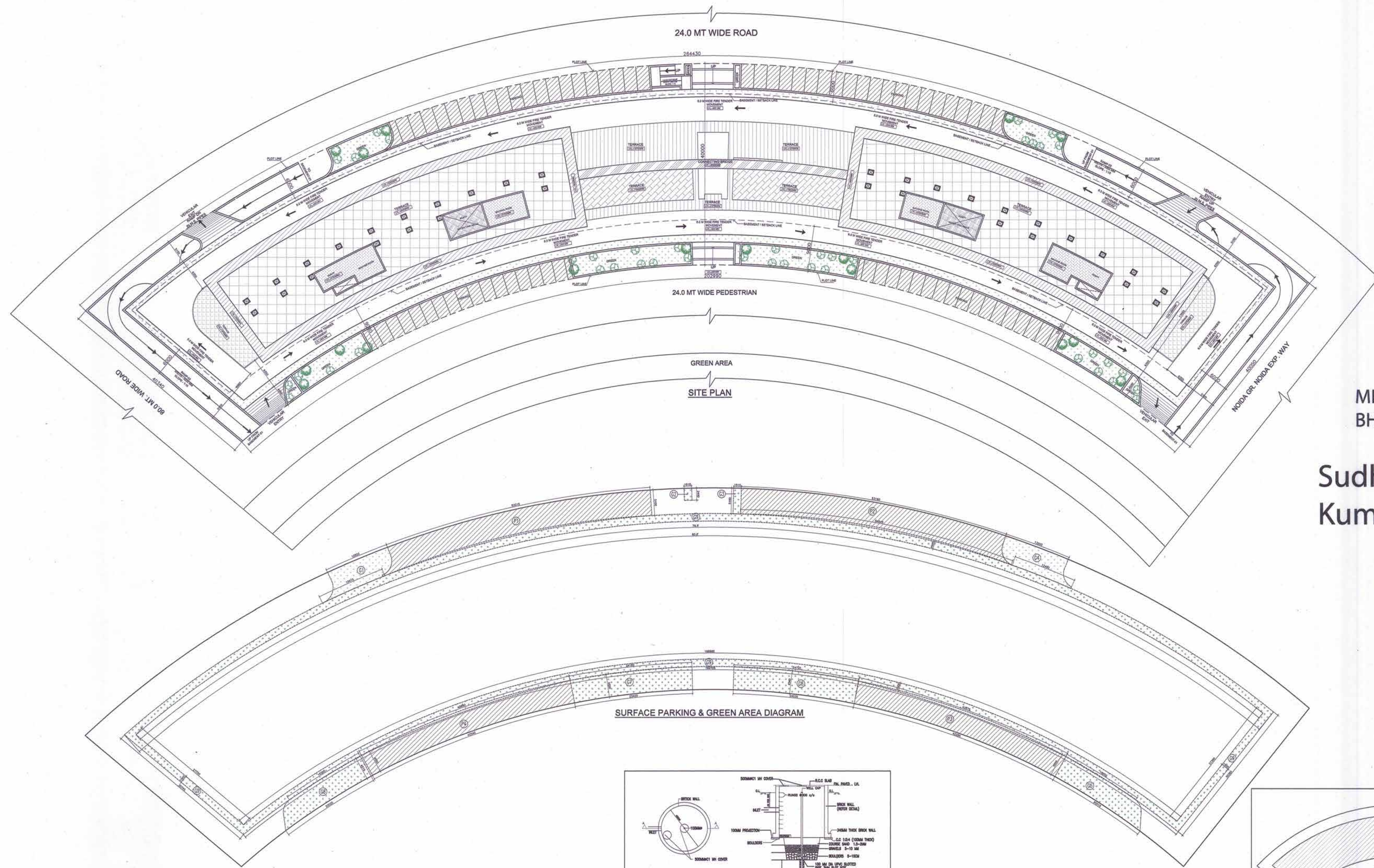
System Generated

Barcode/QR Code



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DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU



MEENA BHARGAVA

Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:31:53 +05'30'

Sudheer Kumar

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Date: 2021.11.12 17:50:59 +05'30'

RAJESH SHARMA A

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Date: 2021.11.12 17:07:10 +05'30'

MANOJ KUMAR SONAKAR

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Date: 2021.11.12 17:04:30 +05'30'

SURFACE PARKING & GREEN AREA DIAGRAM

PARKING AREA

GREEN AREA

AREA CALCULATION				
TOTAL SITE AREA			9348.00	SQM
PERMISSIBLE GROUND COVERAGE	40%	%	3739.20	SQM
PROPOSED GROUND COVERAGE	39.13	%	3657.43	SQM
PERMISSIBLE F.A.R.	2.00		18696.00	SQM
PROPOSED F.A.R.	1.972		18435.95	SQM
PERMISSIBLE SERVICE F.A.R. AREA (15%)	15	%	2804.40	SQM
PROPOSED SERVICE F.A.R. AREA			3056.03	SQM
SERVICE AREA ADDED TO F.A.R. AREA			251.63	SQM
FINAL PROPOSED FAR	1.999	%	18687.58	SQM

F.A.R., NON F.A.R. & SERVICE AREA CALCULATION				
FLOORS	AREAS	FAR	15% SERVICE AREA	NON FAR
BASEMENT-2		0.00	699.34	4049.14
BASEMENT-1		1123.51	228.04	4245.83
GROUND FLOOR		3443.53	245.65	3689.18
FIRST FLOOR		3391.67	297.51	3689.18
SECOND FLOOR		2523.01	265.75	2788.77
THIRD FLOOR		2281.27	357.90	2639.17
FOURTH FLOOR		2281.27	326.26	2607.54
MUNITY, MACHINE ROOM, WATER TANK		0.00	338.06	338.06
TOTAL		18435.95	3056.03	9194.97

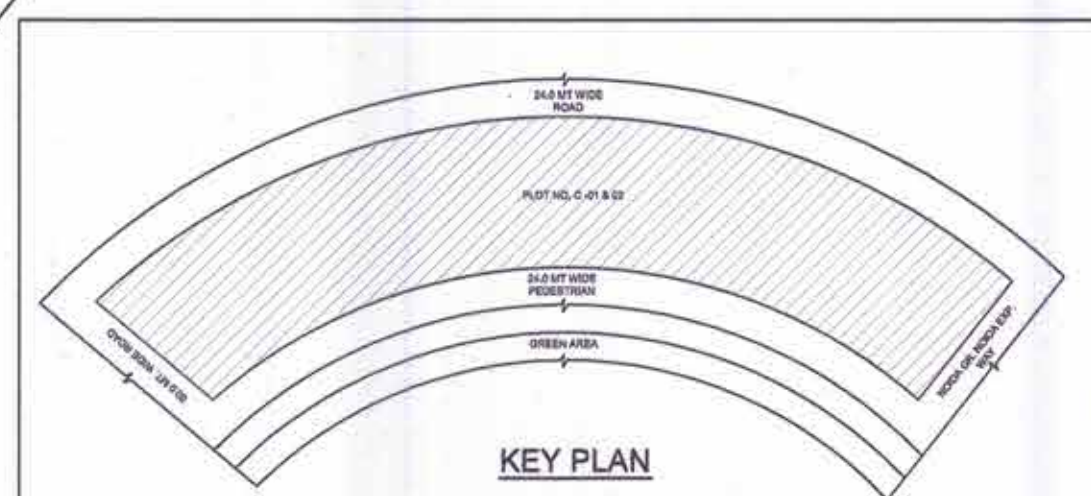
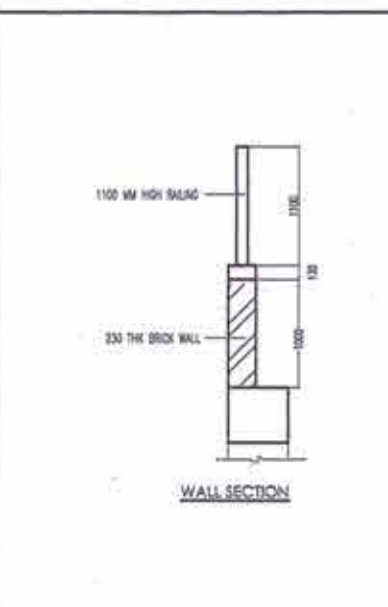
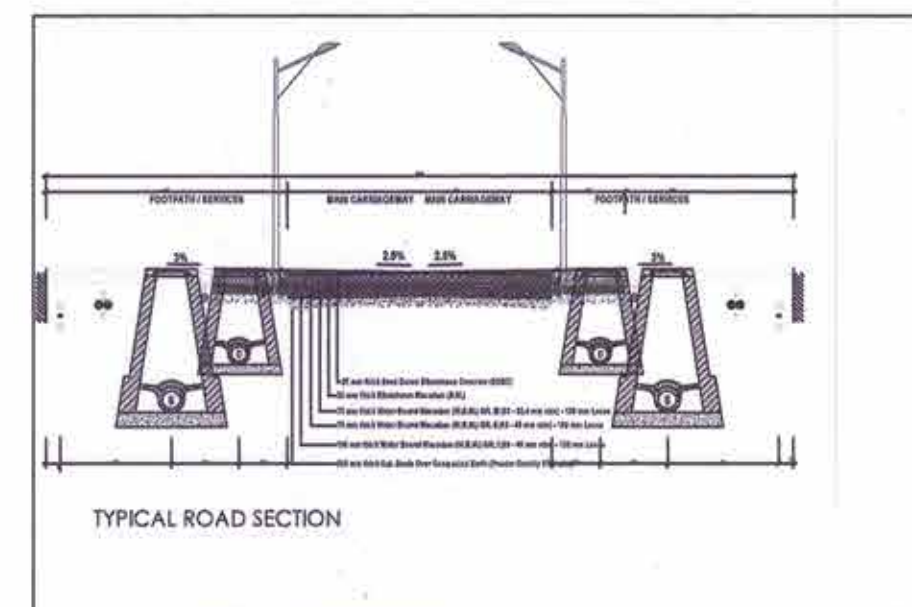
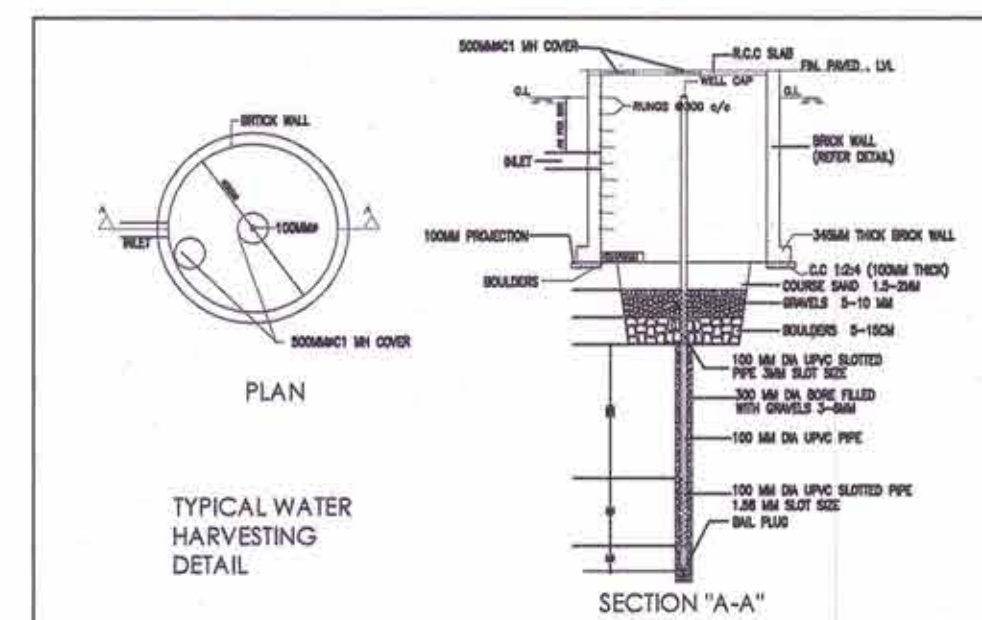
PARKING CALCULATION			
TOTAL PERMISSIBLE F.A.R.			18696.00
ECS REQUIRED @ 100 SQM/2 ECS			373.92
ECS PROVIDED			374
PARKING AT OPEN SURFACE (AS PER AREA)			44
PARKING AT BASEMENT-1			142
PARKING AT BASEMENT-2			192
NET PARKING PROVIDED			378

SURFACE PARKING CALCULATIONS			
S.NO.	AREA	TOTAL AREA	
P-01	AREA BY POLYLINE	259.13	SQM
P-02	AREA BY POLYLINE	257.61	SQM
P-03	AREA BY POLYLINE	182.25	SQM
P-04	AREA BY POLYLINE	184.79	SQM
TOTAL PARKING AREA		883.78	SQM
PARKING PROVIDED @ 20 SQM		44.189	ECS
SAY		44	ECS

GREEN AREA CALCULATIONS			
OPEN AREA			5608.80
GREEN AREA REQUIRED 25% OF OPEN AREA			1402.20
GREEN AREA PROVIDED			1425.83

PROPOSED GREEN AREA CALCULATIONS			
	AREA	AREA (SQ.M)	
G-01	AREA BY POLYLINE	98.25	
G-02	AREA BY POLYLINE	3.61	
G-03	AREA BY POLYLINE	7.62	
G-04	AREA BY POLYLINE	96.73	
G-05	AREA BY POLYLINE	84.61	
G-06	AREA BY POLYLINE	110.54	
G-07	AREA BY POLYLINE	107.66	
G-08	AREA BY POLYLINE	85.56	
G-09	AREA BY POLYLINE	831.25	
TOTAL		1425.83	

TREE CALCULATIONS			
TOTAL NO. OF TREES REQUIRED	OPEN AREA / 300		18.696
TOTAL NO. OF TREES PROVIDED	SAY		56



ANIL KUMAR

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GIAN PRAKASH MATHUR

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Date: 2021.11.12 16:24:47 +05'30'

OWNER'S SIGN

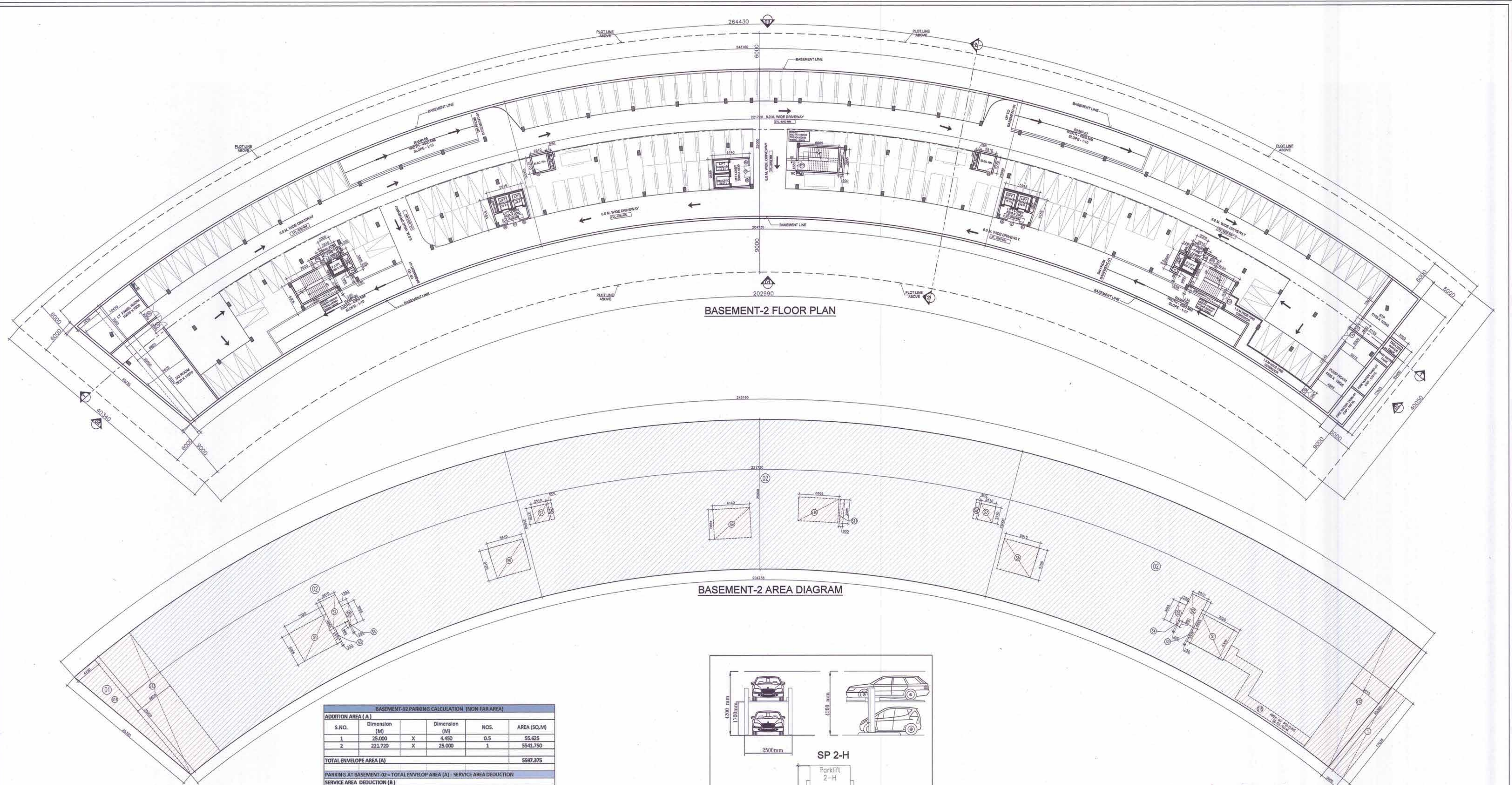
ARCHITECT'S SIGN

PROJECT: PROPOSED COMMERCIAL AT PLOT NO.C-01,02, SECTOR KNOWLEDGE PARK-2, GREATER NOIDA FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

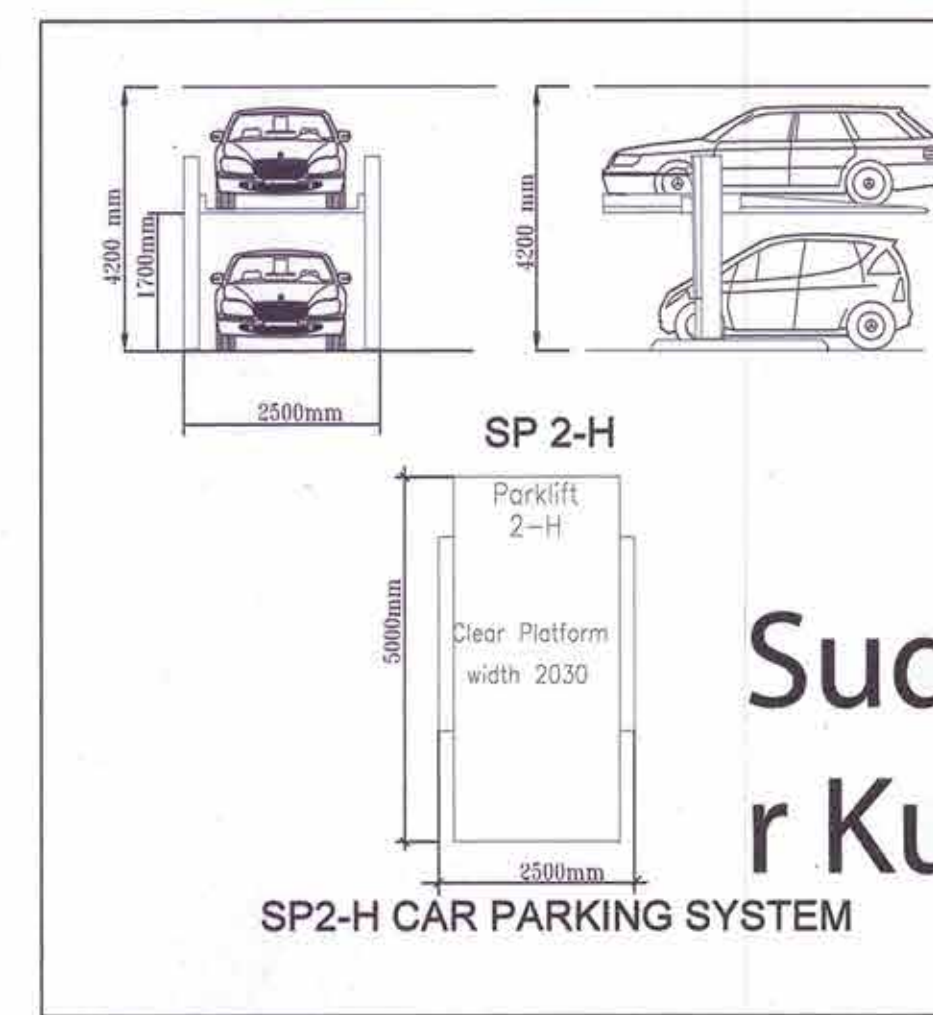
PROPOSED DRAWINGS	TITLE
SITE PLAN & AREAS	
DEALT	PRIYANKA
CHKD	RAHUL
SCALE - 1:400	DRG.NO. - S-01

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GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-55, East Of Kailash, New Delhi-110065
T: 46599599 F: 46599512
E: info@gpmindia.com I/V: www.gpmindia.com



BASEMENT-02 PARKING CALCULATION (NON FAR AREA)					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
1	25.000	X	4.450	0.5	55.625
2	221.720	X	25.000	1	5541.750
TOTAL ENVELOPE AREA (A)					5597.375
PARKING AT BASEMENT-02 = TOTAL ENVELOPE AREA (A) - SERVICE AREA DEDUCTION					
SERVICE AREA DEDUCTION (B)					
S1	7.020	X	5.305	2	74.482
S2	2.810	X	4.965	2	27.903
S3	0.230	X	2.575	2	1.185
S4	0.230	X	0.980	2	0.451
S5	1.290	X	3.695	2	9.456
S6	5.915	X	5.155	2	60.984
S7	2.510	X	2.770	2	13.905
S8	0.600	X	2.770	2	3.324
S9	6.140	X	4.890	1	30.639
S10	6.695	X	3.985	1	26.560
S11	0.600	X	3.985	1	2.391
S12	5.615	X	25.000	1	140.375
S13	6.805	X	25.000	1	170.125
S14	25.000	X	4.450	0.5	55.625
S15	AREA BY POLYLINE			1	30.830
TOTAL SERVICE AREA DEDUCTION (B)					648.234
TOTAL PARKING AREA AT BASEMENT - 02 (C) = (A-B)					4949.141
TOTAL AREA MECHANICAL PARKING (D = 25% OF C)					1237.285
TOTAL AREA AVAILABLE FOR PARKING (E = C - D)					3711.856
PARKING PROVIDED AT BASEMENT-02 @ 30 SQM./ECS (F)					123.729
MECHANICAL PARKING PROVIDED AT BASEMENT-02 @ 30 SQM./ECS (G)					68.738
NET PARKING PROVIDED AT BASEMENT-02 (H = F + G)					192.467
WATER TANKS AREA (J) (COUNTED IN 15% SERVICES)					SAY 192
1	17.035	X	3.000	1	51.105
TOTAL WATER TANKS AREA AT BASEMENT-02 (J)					51.105
TOTAL 15% SERVICE AREA AT BASEMENT-02 (K) = SERVICE AREA (B) + WATER TANK AREA (J)					699.339
TOTAL BASEMENT-02 AREA (L) = PARKING AREA (C) + 15% SERVICE AREA (K)					5648.480



Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 17:52:23 +05'30'

MEENA BHARGAVA
Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:32:50 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

RAJESH SHARMA
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:08:44 +05'30'

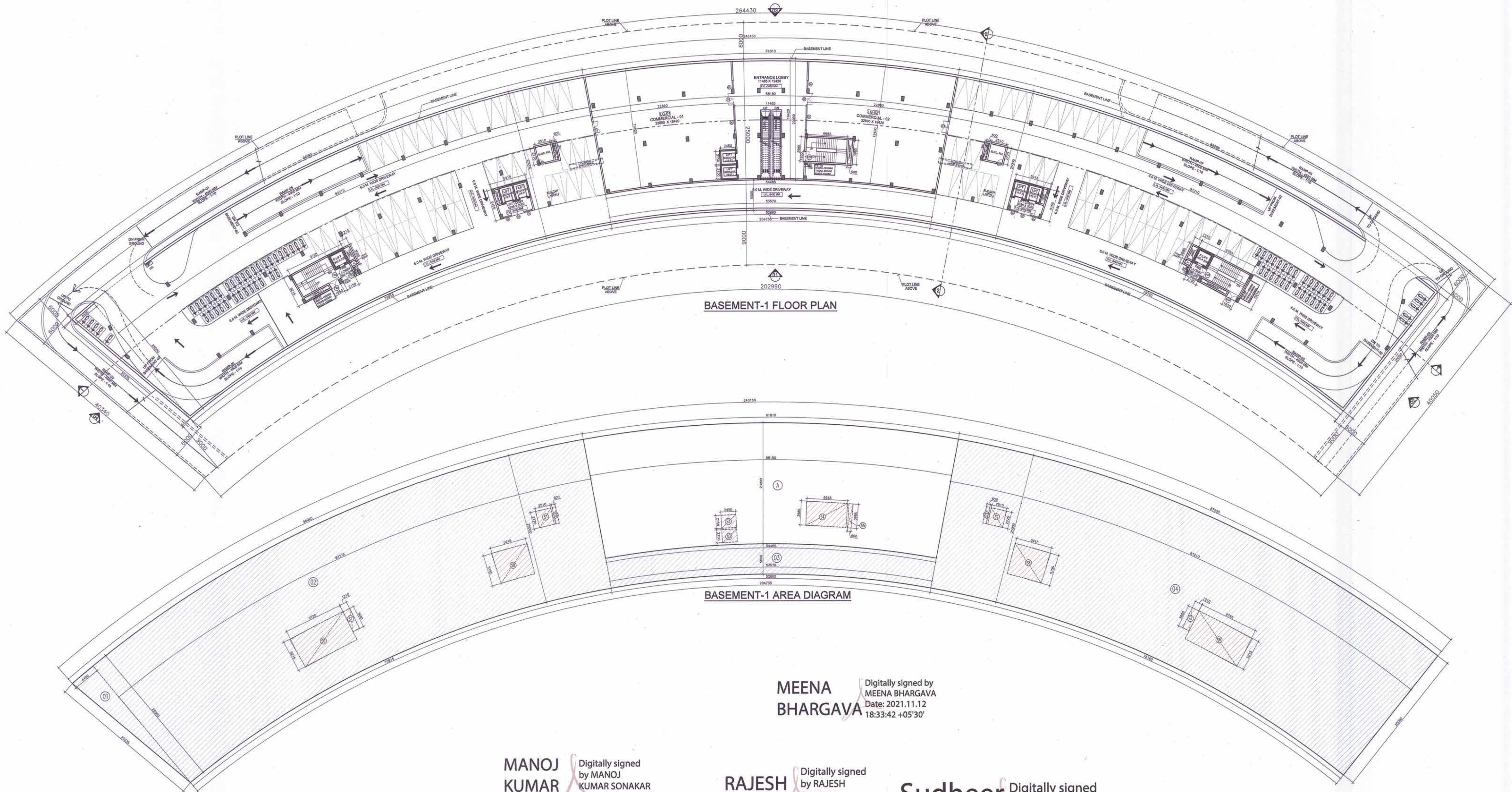
MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:07:59 +05'30'

ANIL KUMAR
Digitally signed by ANIL KUMAR
Date: 2021.11.12 16:27:48 +05'30'

GIAN PRAKASH MATHUR
Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:28:12 +05'30'

PROJECT: PROPOSED COMMERCIAL AT PLOT NO.C-01,02, SECTOR KNOWLEDGE PARK-2,GREATER NOIDA FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS		TITLE	
DEALT	PRIYANKA	SCALE	1:300
CHKD	RAHUL	DRG.NO.	S-02



MEENA BHARGAVA
Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:33:42 +05'30'

MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:09:33 +05'30'

RAJESH SHARMA
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:10:23 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 17:53:31 +05'30'

BASEMENT-01 FAR AREA CALCULATION					
TOTAL BASEMENT-01 FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)	Dimension (M)	NOS.	AREA (SQ.M)	
A	58.150	X	20.000	1	1163.000
TOTAL ENVELOPE AREA (A)					1163.000
SERVICE AREA DEDUCTION (B)					
S3	2.450	X	2.150	2	10.535
S4	6.665	X	3.985	1	26.560
S5	0.600	X	3.985	1	2.391
TOTAL SERVICE AREA DEDUCTION (B)					39.486
TOTAL FAR AT BASEMENT 01 (C) = (A-B)					1123.514

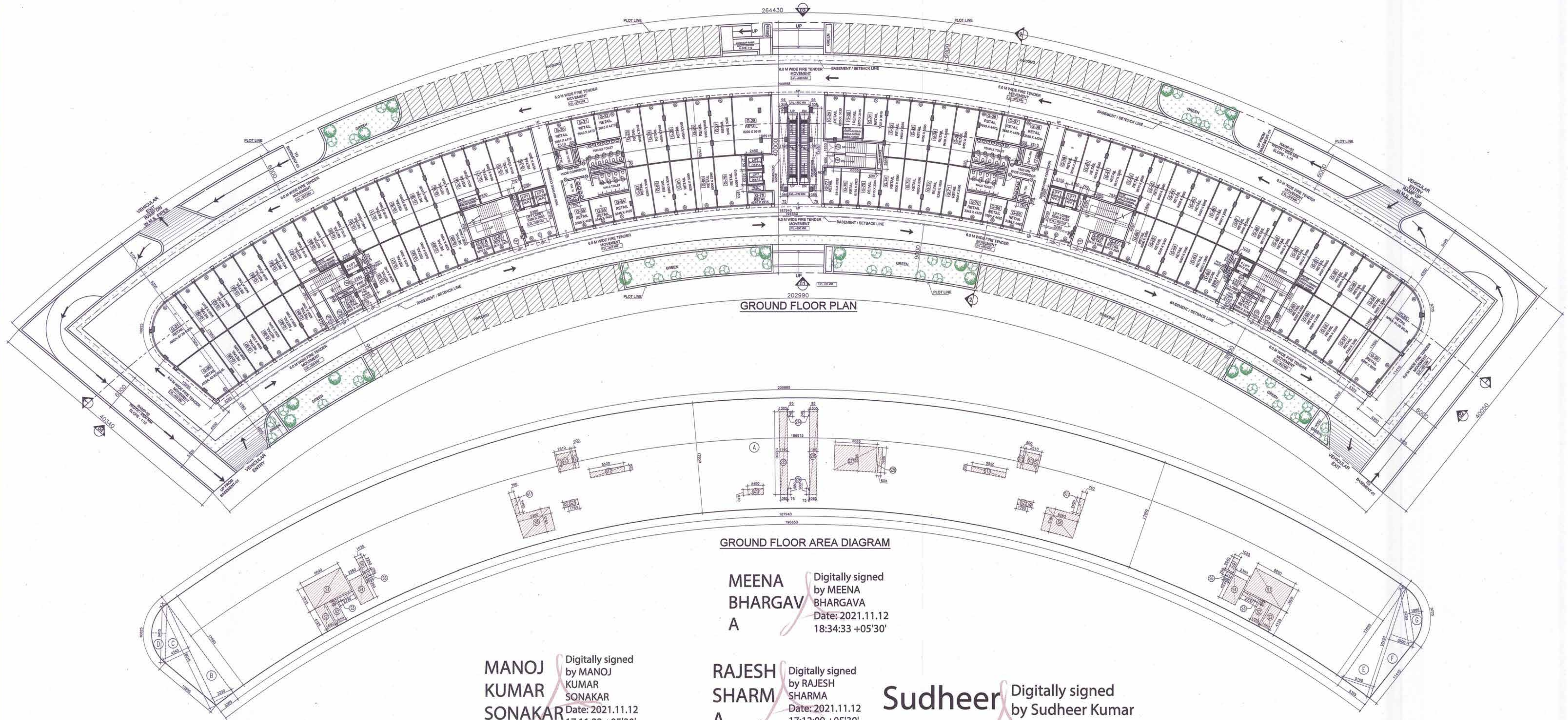
BASEMENT-01 TOTAL 15% SERVICE AREA (D)					
S1	2.510	X	2.770	2	13.905
S2	0.600	X	2.770	2	3.324
S3	2.450	X	2.150	2	10.535
S4	6.665	X	3.985	1	26.560
S5	0.600	X	3.985	1	2.391
S6	9.725	X	5.215	2	101.432
S7	1.210	X	3.680	2	8.906
S8	5.915	X	5.155	2	60.984
TOTAL 15% SERVICE AREA (D)					228.036

BASEMENT-01 PARKING CALCULATION (NON FAR AREA)					
ADDITION AREA (E)					
1	25.000	X	4.450	0.5	55.625
2	83.275	X	25.000	1	2081.875
3	53.570	X	5.000	1	267.850
4	81.210	X	25.000	1	2029.030
TOTAL ADDITION AREA (E)					4434.380
SERVICE AREA DEDUCTION (F)					
S1	2.510	X	2.770	2	13.905
S2	0.600	X	2.770	2	3.324
S6	9.725	X	5.215	2	101.432
S7	1.210	X	3.680	2	8.906
S8	5.915	X	5.155	2	60.984
TOTAL SERVICE AREA DEDUCTION (F)					188.550
TOTAL PARKING AT BASEMENT-01 (G) = (E-F)					4245.830
TOTAL PARKING PROVIDED AT BASEMENT-01 @ 30 SQM./ECS					141.528
SAY					142
TOTAL BASEMENT-01 AREA (H) = FAR (C) + 15% SERVICE AREA (D) + PARKING AREA (G)					5597.380

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

NON FAR / PARKING AREA	
SERVICE AREA	

ANIL KUMAR	Digitally signed by ANIL KUMAR Date: 2021.11.12 16:28:50 +05'30'	GIAN PRAKASH MATHUR	Digitally signed by GIAN PRAKASH MATHUR Date: 2021.11.12 16:29:15 +05'30'
	OWNER'S SIGN		ARCHITECT'S SIGN
PROJECT: PROPOSED COMMERCIAL AT PLOT NO.C-01,02, SECTOR KNOWLEDGE PARK-2,GREATER NOIDA FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.			
PROPOSED DRAWINGS		TITLE BASEMENT-1 PLAN	
THIS DRAWING IS THE PROPERTY OF GIAN PRAKASH MATHUR & ASSOCIATES (P) LTD. AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.		GIAN P. MATHUR AND ASSOCIATES (P) LTD. C-35, East Of Kallath, New Delhi-110065 T: +919995991 F: +919995912 E: info@gmathur.com W: www.gmathur.com	
DEALT	PRIYANKA		
CHKD	RAHUL		
SCALE - 1:300		DRG.NO. - S-03	



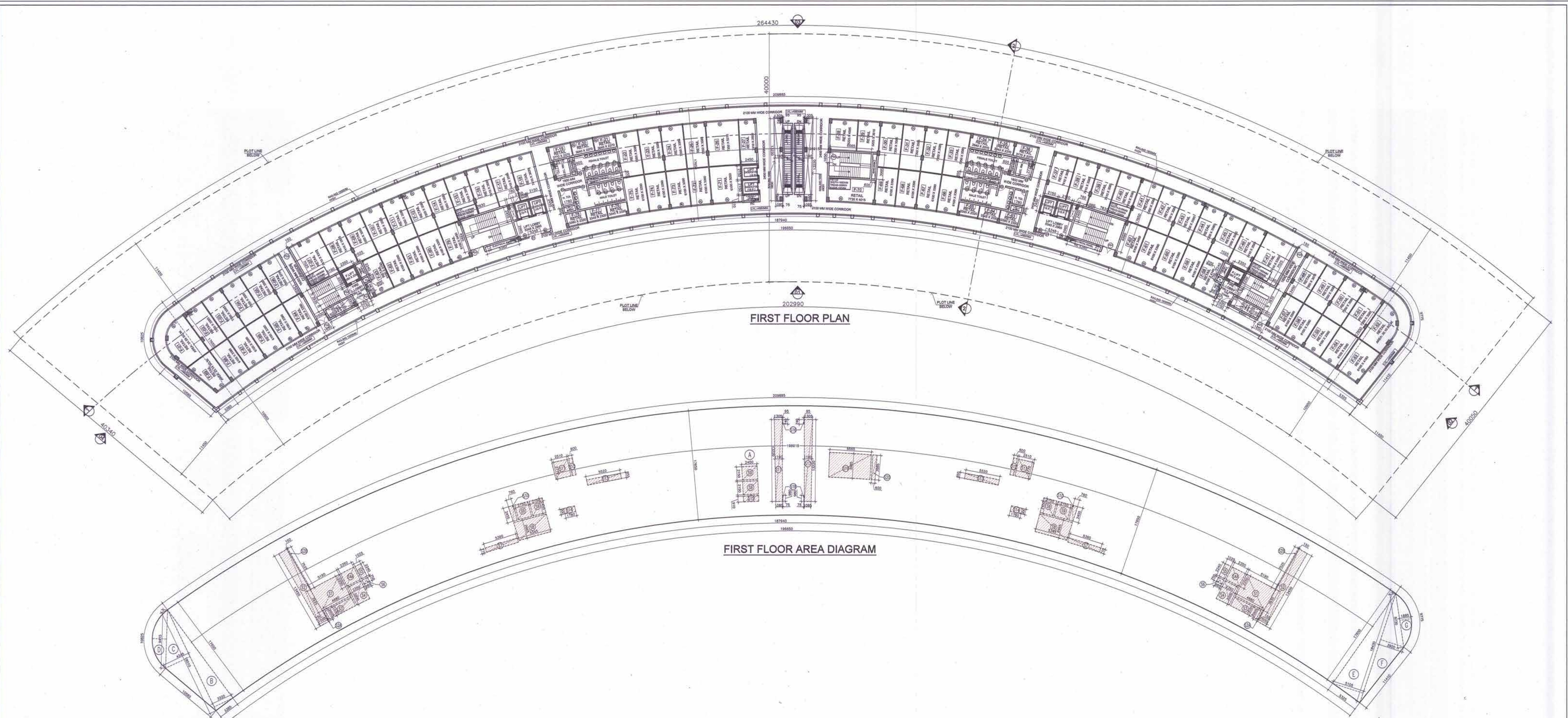
GROUND COVERAGE AREA CALCULATION					
TOTAL GROUND FLOOR AREA = ADDITION-SERVICE AREA					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	198.915	X	17.650	1	3510.850
B	18.010	X	3.320	0.5	29.897
C	18.010	X	4.345	0.5	39.127
D	AREA BY POLYLINE			1	14.966
E	18.430	X	5.105	0.5	47.043
F	18.430	X	3.900	0.5	35.939
G	AREA BY POLYLINE			1	11.358
TOTAL ENVELOPE AREA (A)					3689.178
SERVICE AREA DEDUCTION (B)					
S24	0.095	X	0.740	2	0.141
S25	1.190	X	13.220	2	31.464
S26	0.075	X	0.980	2	0.147
TOTAL DEDUCTION AREA (B)					31.751
TOTAL GROUND COVERAGE C=(A-B)					3657.427

GROUND FLOOR AREA CALCULATION					
TOTAL GROUND FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	198.915	X	17.650	1	3510.850
B	18.010	X	3.320	0.5	29.897
C	18.010	X	4.345	0.5	39.127
D	AREA BY POLYLINE			1	14.966
E	18.430	X	5.105	0.5	47.043
F	18.430	X	3.900	0.5	35.939
G	AREA BY POLYLINE			1	11.358
TOTAL ENVELOPE AREA (A)					3689.178
SERVICE AREA DEDUCTION (D)					
S1	6.690	X	3.935	2	52.650
S2	1.650	X	4.125	4	27.225
S3	2.730	X	0.600	2	3.276
S4	2.350	X	4.250	2	19.975
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S8	5.280	X	3.780	2	39.917
S11	0.760	X	2.455	2	3.732
S12	2.510	X	2.770	2	13.905

S13	0.600	X	2.770	2	3.324
S17	5.520	X	0.855	2	9.439
S21	1.780	X	0.900	2	3.204
S23	2.450	X	0.910	1	2.230
S24	0.095	X	0.740	2	0.141
S25	1.190	X	13.220	2	31.464
S26	0.075	X	0.980	2	0.147
S27	6.665	X	3.985	1	26.560
S28	0.600	X	3.985	1	2.391
TOTAL SERVICE AREA DEDUCTION (D)					245.649
TOTAL FAR AT GROUND FLOOR (E) = (A-D)					3443.530

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	---	2400
D2	1000	---	2400
D3	750	---	2100
GD1	1500	---	2400
FD1	2000	---	2400
FD2	1500	---	2400
FD3	1200	---	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

ANIL KUMAR	Digitally signed by ANIL KUMAR Date: 2021.11.12 16:29:51 +05'30'	GIAN PRAKASH MATHUR	Digitally signed by GIAN PRAKASH MATHUR Date: 2021.11.12 16:30:33 +05'30'
	OWNER'S SIGN		ARCHITECT'S SIGN
PROJECT: PROPOSED COMMERCIAL AT PLOT NO.C-01,02, SECTOR KNOWLEDGE PARK-2,GREATER NOIDA FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.			
PROPOSED DRAWINGS		TITLE GROUND FLOOR PLAN	
THIS DRAWING IS THE PROPERTY OF GIAN P. MATHUR & ASSOCIATES (P) LTD. AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION			
DEALT	PRIYANKA	GIAN P. MATHUR AND ASSOCIATES (P) LTD. C-55, East Of Kallath, Near Dabhi-110065 T: 46595999 F: 46599512 E: apm@gpmindia.com W: www.gpmindia.com	
CHKD	RAHUL	SCALE - 1:300	DRG.NO. - S-04



FIRST FLOOR AREA CALCULATION					
TOTAL FIRST FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	198.915	X	17.650	1	3510.850
B	18.010	X	3.320	0.5	29.897
C	18.010	X	4.345	0.5	39.127
D	AREA BY POLYLINE			1	14.966
E	18.430	X	5.105	0.5	47.043
F	18.430	X	3.900	0.5	35.939
G	AREA BY POLYLINE			1	11.358
TOTAL ENVELOPE AREA (A)					3689.178
SERVICE AREA DEDUCTION (D)					
S1	5.190	X	3.935	2	40.845
S2	1.500	X	13.450	2	40.350
S2A	0.150	X	2.000	2	0.600
S2B	0.150	X	7.525	2	2.258
S3	4.680	X	1.530	2	14.321
S4	2.350	X	3.200	2	15.040
S4A	2.350	X	2.250	2	10.575
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S7	5.360	X	0.710	2	7.611
S8	5.345	X	2.965	2	31.696
S9	2.150	X	2.450	6	31.605
S10	0.760	X	2.455	2	3.732
S11	2.510	X	2.770	2	13.905
S12	0.600	X	2.770	2	3.324

S13	5.520	X	0.855	2	9.439
S14	1.780	X	0.900	2	3.204
S15	2.450	X	0.910	1	2.230
S16	0.095	X	0.740	2	0.141
S17	1.190	X	13.220	2	31.464
S18	0.075	X	0.980	2	0.147
S19	6.665	X	3.985	1	26.560
S20	0.600	X	3.985	1	2.391
TOTAL SERVICE AREA DEDUCTION (D)					297.506
TOTAL FAR AT FIRST FLOOR (E) = (A-D)					3391.672

MEENA
BHARGAVA

Digitally signed by
MEENA BHARGAVA
Date: 2021.11.12
18:35:25 +05'30'

MANOJ
KUMAR
SONAKAR

Digitally signed by
MANOJ KUMAR
SONAKAR
Date: 2021.11.12
17:14:38 +05'30'

RAJESH
SHARMA

Digitally signed by
RAJESH SHARMA
Date: 2021.11.12
17:15:38 +05'30'

Sudheer
r Kumar

Digitally signed by
Sudheer Kumar
Date: 2021.11.12
17:55:49 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	---	2400
D2	1000	---	2400
D3	750	---	2100
GD1	1500	---	2400
FD1	2000	---	2400
FD2	1500	---	2400
FD3	1200	---	2400
GL	ASIPLAN	ASIPLAN	ASIPLAN

ANIL
KUMAR

Digitally signed by
ANIL KUMAR
Date: 2021.11.12
16:31:10 +05'30'

GIAN
PRAKASH
MATHUR

Digitally signed by
GIAN PRAKASH
MATHUR
Date: 2021.11.12
16:31:41 +05'30'

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS TITLE FIRST FLOOR PLAN

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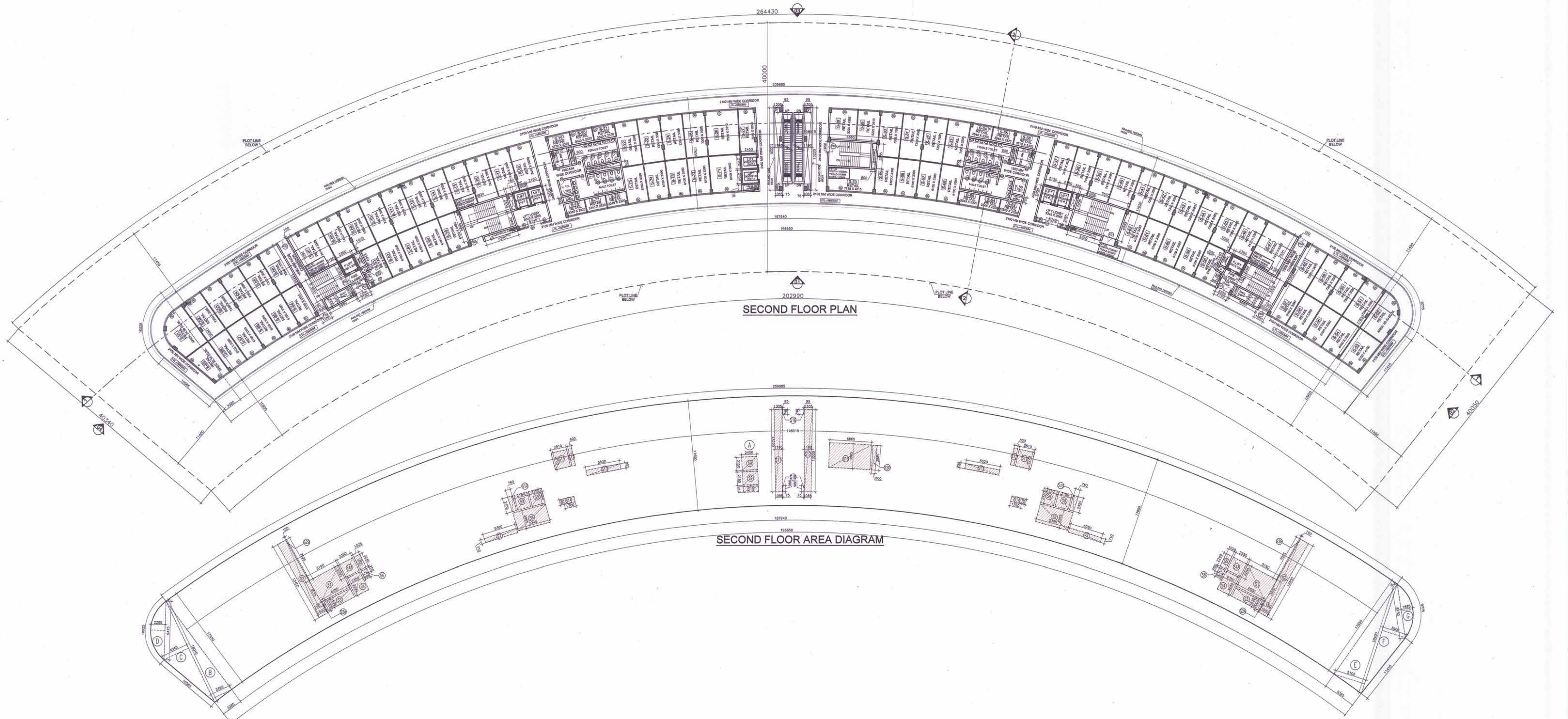
GIAN P. MATHUR & ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 | F : 46599512
E : info@gpmathur.com | W : www.gpmathur.com

DEALT
CHKD

PRIYANKA
RAHUL

SCALE : 1:300 DRG.NO. - S-05

SERVICE AREA



SECOND FLOOR AREA CALCULATION					
TOTAL SECOND FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	198.915	X	17.650	1	3510.850
B	18.010	X	3.320	0.5	29.897
C	18.010	X	4.345	0.5	39.127
D	AREA BY POLYLINE			1	14.966
E	18.430	X	5.105	0.5	47.043
F	18.430	X	3.900	0.5	35.939
G	AREA BY POLYLINE			1	11.358
TOTAL ENVELOPE AREA (A)					3689.178
SERVICE AREA DEDUCTION (D)					
S1	5.190	X	3.935	2	40.845
S2	1.500	X	13.450	2	40.350
S2A	0.150	X	2.000	2	0.600
S2B	0.150	X	7.525	2	2.258
S3	4.680	X	1.530	2	14.321
S4	2.350	X	3.200	2	15.040
S4A	2.350	X	2.250	2	10.575
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S7	5.360	X	0.710	2	7.611
S8	5.345	X	2.965	2	31.696
S9	2.150	X	2.450	6	31.605
S10	0.760	X	2.455	2	3.732
S11	2.510	X	2.770	2	13.905
S12	0.600	X	2.770	2	3.324

S13	5.520	X	0.855	2	9.439
S14	1.780	X	0.900	2	3.204
S15	2.450	X	0.910	1	2.230
S16	0.095	X	0.740	2	0.141
S17	1.190	X	13.220	2	31.464
S18	0.075	X	0.980	2	0.147
S19	6.665	X	3.985	1	26.560
S20	0.600	X	3.985	1	2.391
TOTAL SERVICE AREA DEDUCTION (D)					297.506
TOTAL FAR AT SECOND FLOOR (E) = (A-D)					3391.672

MEENA BHARGAVA

Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:36:17 +05'30'

MANOJ KUMAR SONAKAR

Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:16:38 +05'30'

RAJESH SHARMA

Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:17:37 +05'30'

Sudheer Kumar

Digitally signed by Sudheer Kumar
Date: 2021.11.12 17:57:01 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

ANIL KUMAR

Digitally signed by ANIL KUMAR
Date: 2021.11.12 16:32:28 +05'30'

GIAN PRAKASH MATHUR

Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:33:03 +05'30'

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

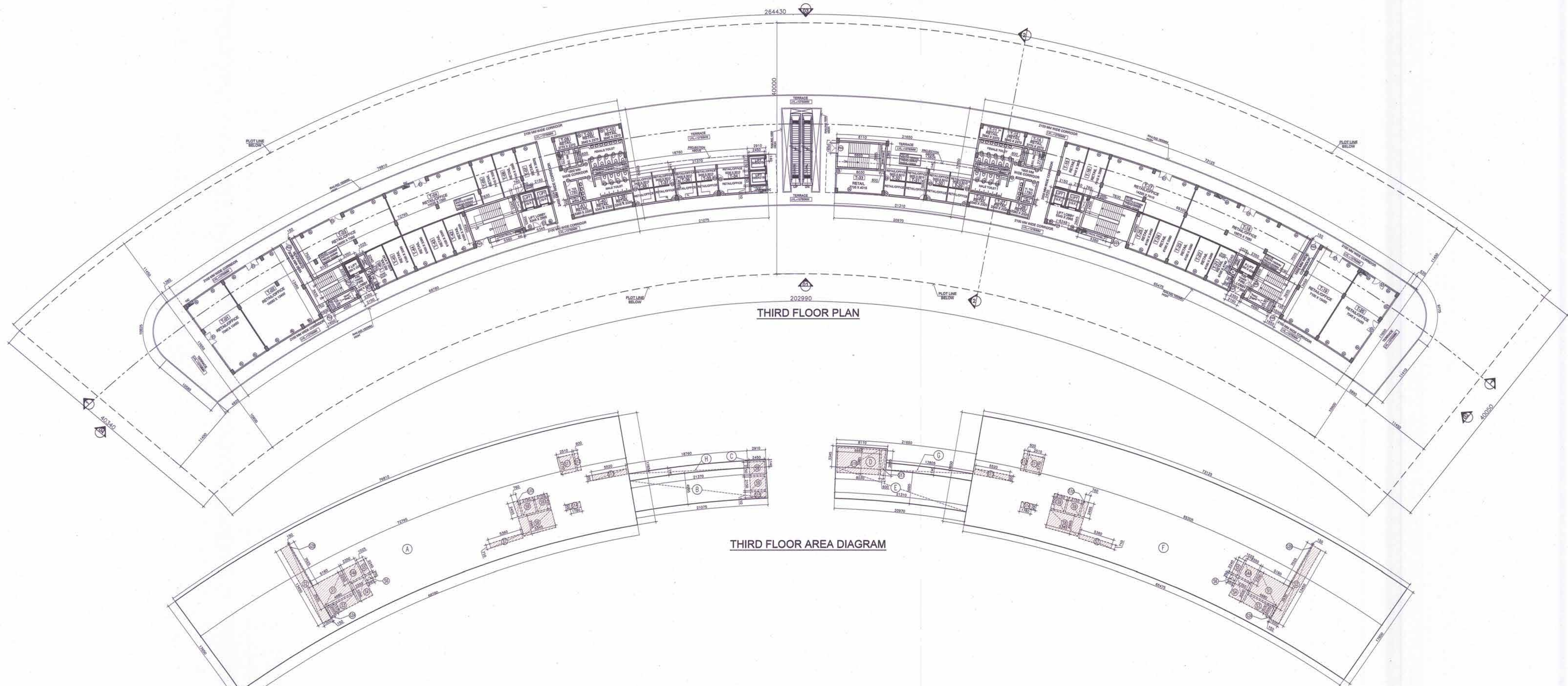
PROPOSED DRAWINGS TITLE SECOND FLOOR PLAN

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DEALT PRIYANKA CHKD RAHUL

SCALE - 1:300 DRG.NO. - S-06





THIRD FLOOR AREA CALCULATION					
TOTAL THIRD FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	72.795	X	17.650	1	1284.832
B	21.370	X	4.995	1	106.743
C	2.910	X	1.140	1	3.317
D	8.030	X	3.345	1	26.860
E	21.310	X	5.005	1	106.657
F	69.305	X	17.650	1	1223.233
G	13.805	X	1.140	1	15.738
H	18.760	X	1.140	1	21.386
TOTAL ENVELOPE AREA (A)					2788.767
SERVICE AREA DEDUCTION (D)					
S1	5.190	X	3.935	2	40.845
S2	1.500	X	13.450	2	40.350
S2A	0.150	X	2.000	2	0.600
S2B	0.150	X	7.525	2	2.258
S3	4.680	X	1.530	2	14.321
S4	2.350	X	3.200	2	15.040
S4A	2.350	X	2.250	2	10.575
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S7	5.360	X	0.710	2	7.611
S8	5.345	X	2.965	2	31.696
S9	2.150	X	2.450	6	31.605
S10	0.760	X	2.455	2	3.732
S11	2.510	X	2.770	2	13.905
S12	0.600	X	2.770	2	3.324
S13	5.520	X	0.855	2	9.439
S14	1.780	X	0.900	2	3.204

S15	2.450	X	0.910	1	2.230
S16	6.665	X	3.985	1	26.560
S17	0.600	X	3.985	1	2.391
TOTAL SERVICE AREA DEDUCTION (D)					265.755
TOTAL FAR AT THIRD FLOOR (E) = (A-D)					2523.012

MEENA BHARGAVA
Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:37:11 +05'30'

MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:19:01 +05'30'

RAJESH SHARMA
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:20:02 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 17:58:19 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	INTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

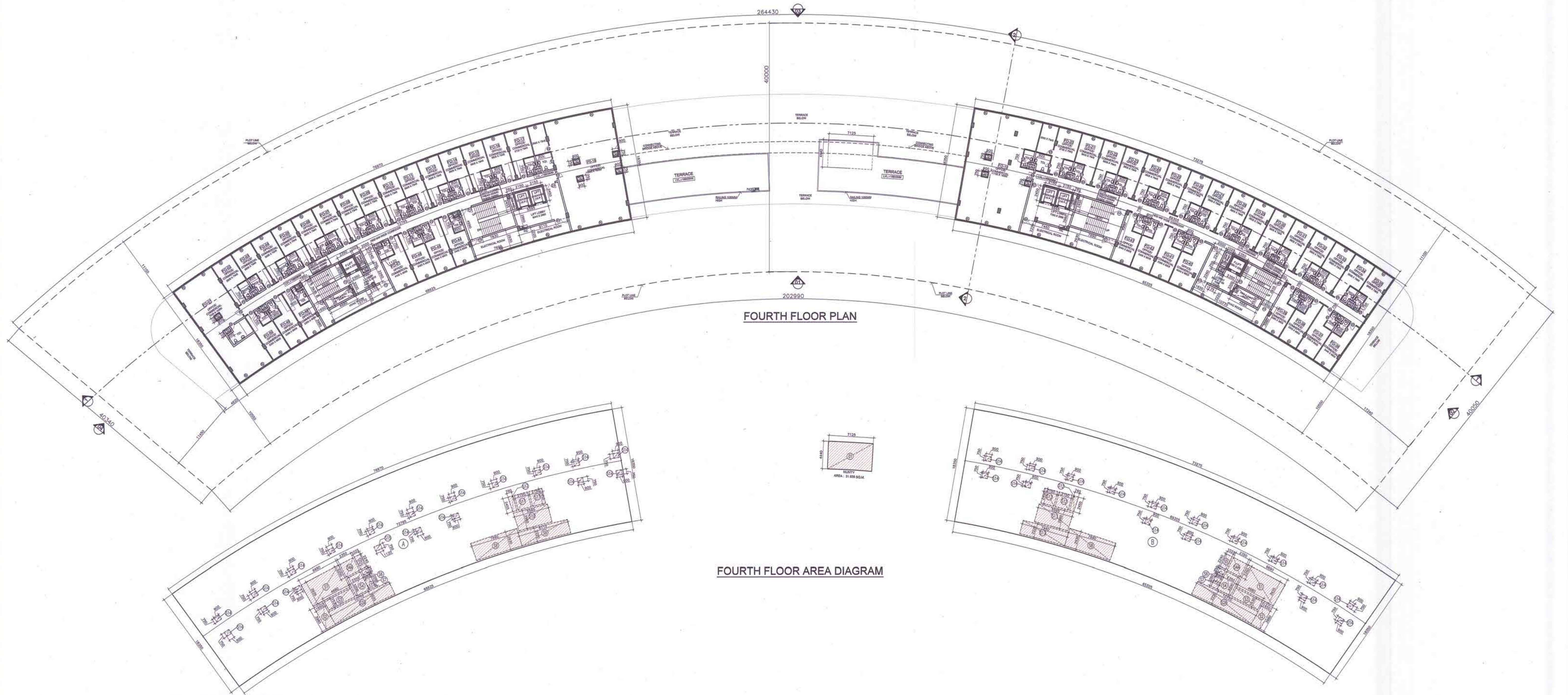
ANIL KUMAR R
Digitally signed by ANIL KUMAR
Date: 2021.11.12 16:35:10 +05'30'

GIAN PRAKASH MATHUR
Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:33:48 +05'30'

OWNER'S SIGN ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS TITLE THIRD FLOOR PLAN
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DEALT PRIYANKA
CHKD RAHUL
SCALE - 1:300 DRG.NO. - S-07
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C-35, East Of Kailash, New Delhi-110065
T: 465995991 F: 46599512
E: info@gmathur.com I W: www.gmathur.com



FOURTH FLOOR AREA CALCULATION					
TOTAL FOURTH FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	72.795	X	18.350	1	1335.788
B	69.305	X	18.350	1	1271.747
TOTAL ENVELOPE AREA (A)					2607.535
SERVICE AREA DEDUCTION (D)					
S1	6.690	X	3.935	2	52.650
S2	1.650	X	3.980	2	13.134
S2A	10.770	X	2.220	2	47.819
S3	4.680	X	1.530	2	14.321
S4	2.350	X	3.200	2	15.040
S4A	2.350	X	2.250	2	10.575
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S7	1.175	X	2.260	2	5.311
S8	7.690	X	2.930	2	45.063
S9	8.110	X	2.220	1	18.004
S10	5.595	X	2.960	2	33.122
S11	2.150	X	2.450	4	21.070
S12	0.760	X	2.455	2	3.732
S13	7.460	X	2.220	1	16.561
S14	0.900	X	0.750	34	22.950
S15	1.120	X	0.750	1	0.840
TOTAL SERVICE AREA DEDUCTION (D)					326.262
TOTAL FAR AT FOURTH FLOOR (E) = (A-D)					2281.273

MUMTY AREA (F) (COUNTED IN 15% SERVICES)					
1	7.125	X	4.440	1	31.635
TOTAL MUMTY AREA AT FOURTH FLOOR (F)					31.635
TOTAL 15% SERVICE AREA (G) = SERVICE AREA (D) + MUMTY AREA (F)					357.897

MEENA BHARGAVA
Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:38:05 +05'30'

MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:21:28 +05'30'

RAJESH SHARMA
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:22:31 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 17:59:43 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

ANIL KUMAR
Digitally signed by ANIL KUMAR
Date: 2021.11.12 16:35:58 +05'30'

GIAN PRAKASH MATHUR
Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:36:39 +05'30'

OWNER'S SIGN ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

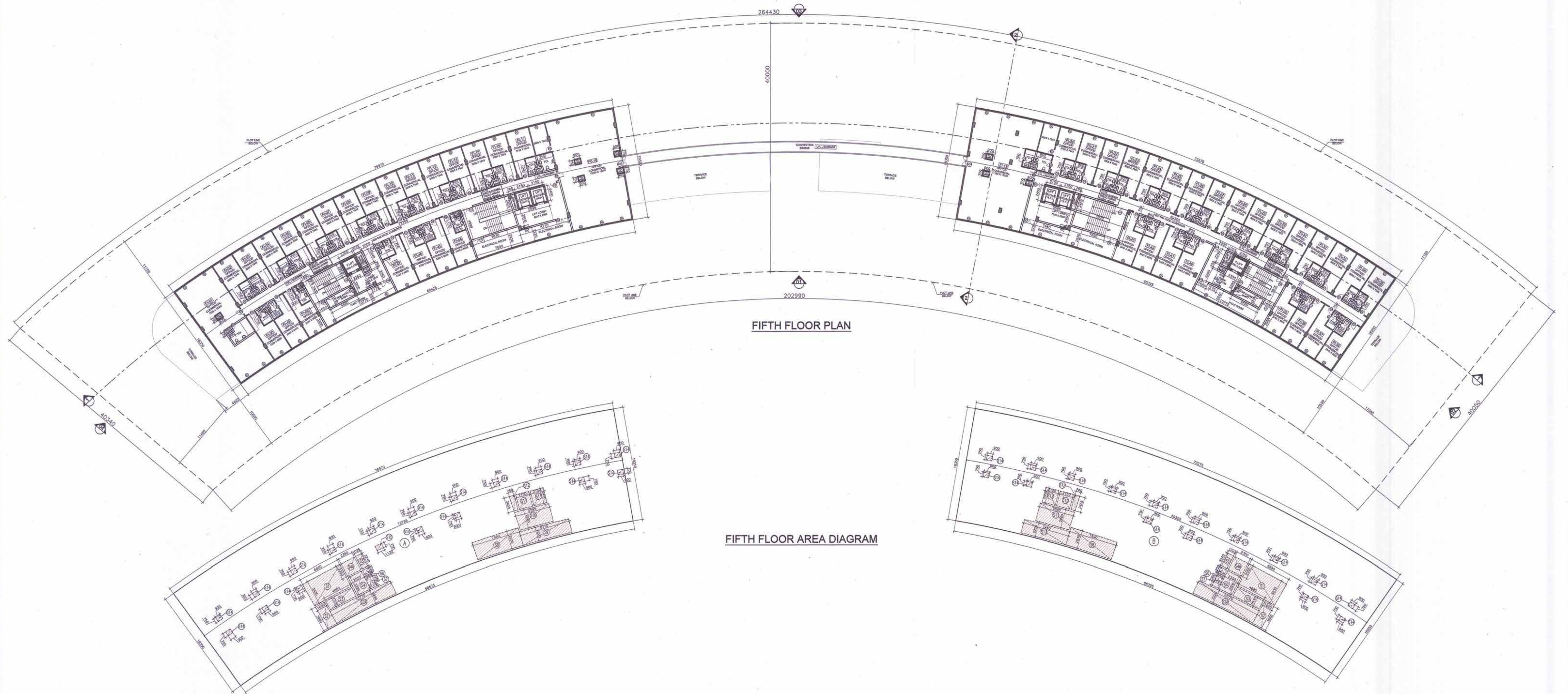
PROPOSED DRAWINGS TITLE FOURTH FLOOR PLAN

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DEALT PRIYANKA
CHKD RAHUL

SCALE - 1:300 DRG.NO. - S-08

SERVICE AREA



FIFTH FLOOR AREA CALCULATION					
TOTAL FIFTH FLOOR AREA = ADDITION-SERVICE AREA DEDUCTION					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
A	72.795	X	18.350	1	1335.788
B	69.305	X	18.350	1	1271.747
TOTAL ENVELOPE AREA (A)					2607.535
SERVICE AREA DEDUCTION (D)					
S1	6.690	X	3.935	2	52.650
S2	1.650	X	3.980	2	13.134
S2A	10.770	X	2.220	2	47.819
S3	4.680	X	1.530	2	14.321
S4	2.350	X	3.200	2	15.040
S4A	2.350	X	2.250	2	10.575
S5	1.025	X	2.240	2	4.592
S6	0.985	X	0.750	2	1.478
S7	1.175	X	2.260	2	5.311
S8	7.690	X	2.930	2	45.063
S9	8.110	X	2.220	1	18.004
S10	5.595	X	2.960	2	33.122
S11	2.150	X	2.450	4	21.070
S12	0.760	X	2.455	2	3.732
S13	7.460	X	2.220	1	16.561
S14	0.900	X	0.750	34	22.950
S15	1.120	X	0.750	1	0.840
TOTAL SERVICE AREA DEDUCTION (D)					326.262
TOTAL FAR AT FIFTH FLOOR (E) = (A-D)					2281.273

MEENA BHARGAVA
Digitally signed by MEENA BHARGAVA
Date: 2021.11.12 18:39:20 +05'30'

MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:23:36 +05'30'

RAJESH SHARMA A
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:25:03 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 18:00:58 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	----	2400
D2	1000	----	2400
D3	750	----	2100
GD1	1500	----	2400
FD1	2000	----	2400
FD2	1500	----	2400
FD3	1200	----	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

ANIL KUMAR
Digitally signed by ANIL KUMAR
Date: 2021.11.12 16:37:31 +05'30'

GIAN PRAKASH MATHUR
Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:38:41 +05'30'

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS TITLE FIFTH FLOOR PLAN

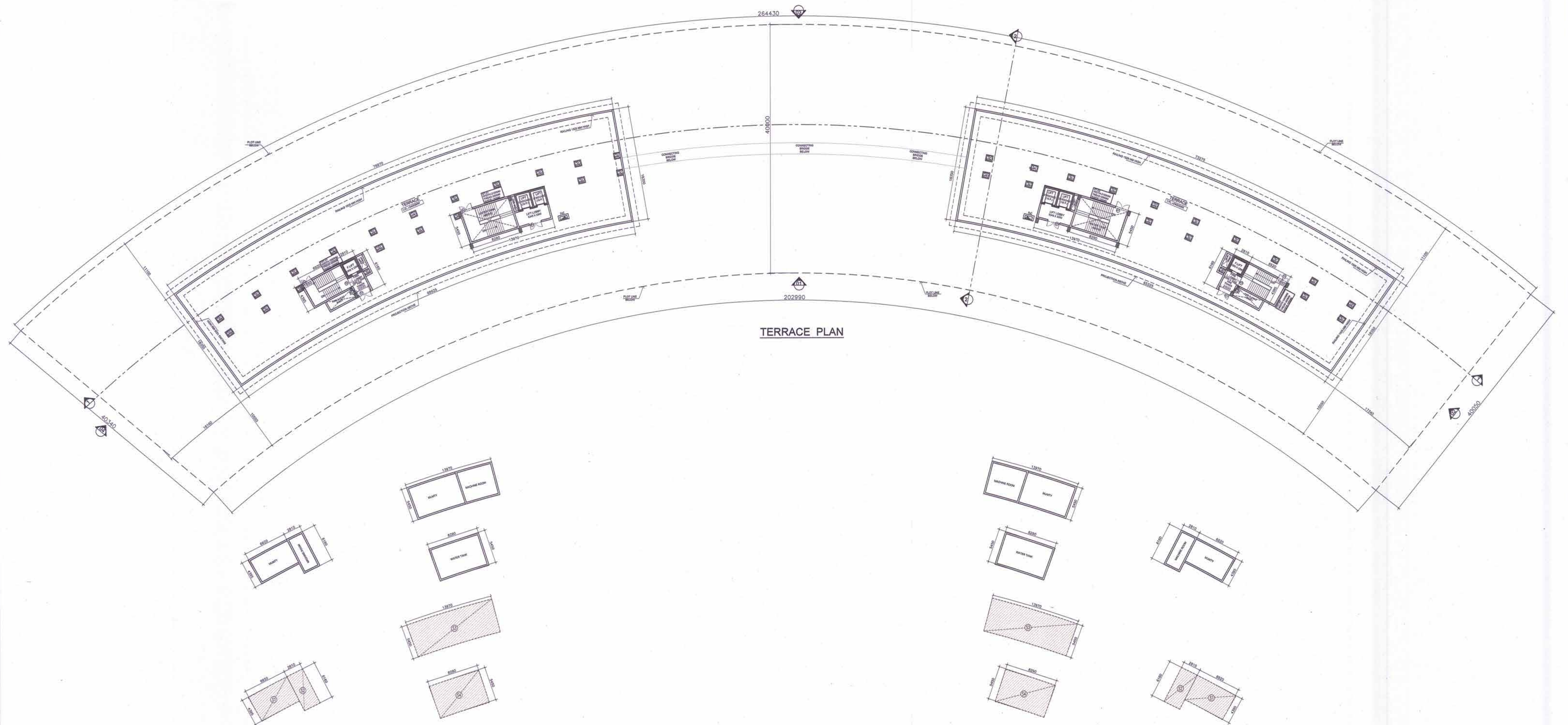
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GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-35, East Of Kailash, New Delhi-110065
T: +91 11 46599599 F: +91 11 46599512
E: info@gnindia.com I W: www.gnindia.com

DEALT PRIYANKA
CHKD RAHUL

SCALE: 1:300 DRG.NO.-S-08



SERVICE AREA



TERRACE PLAN

MUMTY, MACHINE ROOM & WATER TANK AREA DIAGRAM

MUMTY MACHINE ROOM & WATER TANK AREA CALCULATION (COUNTED IN 15% SERVICES)					
ADDITION AREA (A)					
S.NO.	Dimension (M)		Dimension (M)	NOS.	AREA (SQ.M)
S1	6.920	X	4.395	2	60.827
S2	2.810	X	6.160	2	34.619
S3	13.970	X	5.450	2	152.273
S4	8.290	X	5.450	2	90.361
TOTAL MUMTY MACHINE ROOM & WATER TANK AREA (A)					338.080

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MANOJ KUMAR SONAKAR
Digitally signed by MANOJ KUMAR SONAKAR
Date: 2021.11.12 17:26:06 +05'30'

RAJESH SHARMA
Digitally signed by RAJESH SHARMA
Date: 2021.11.12 17:27:08 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2021.11.12 18:02:13 +05'30'

OPENING SCHEDULE :			
TYPE	WIDTH	CILL LVL.	LINTEL LVL.
D1	2000	---	2400
D2	1000	---	2400
D3	750	---	2100
GD1	1500	---	2400
FD1	2000	---	2400
FD2	1500	---	2400
FD3	1200	---	2400
GL	AS/PLAN	AS/PLAN	AS/PLAN

NON FAR AREA
SERVICE AREA

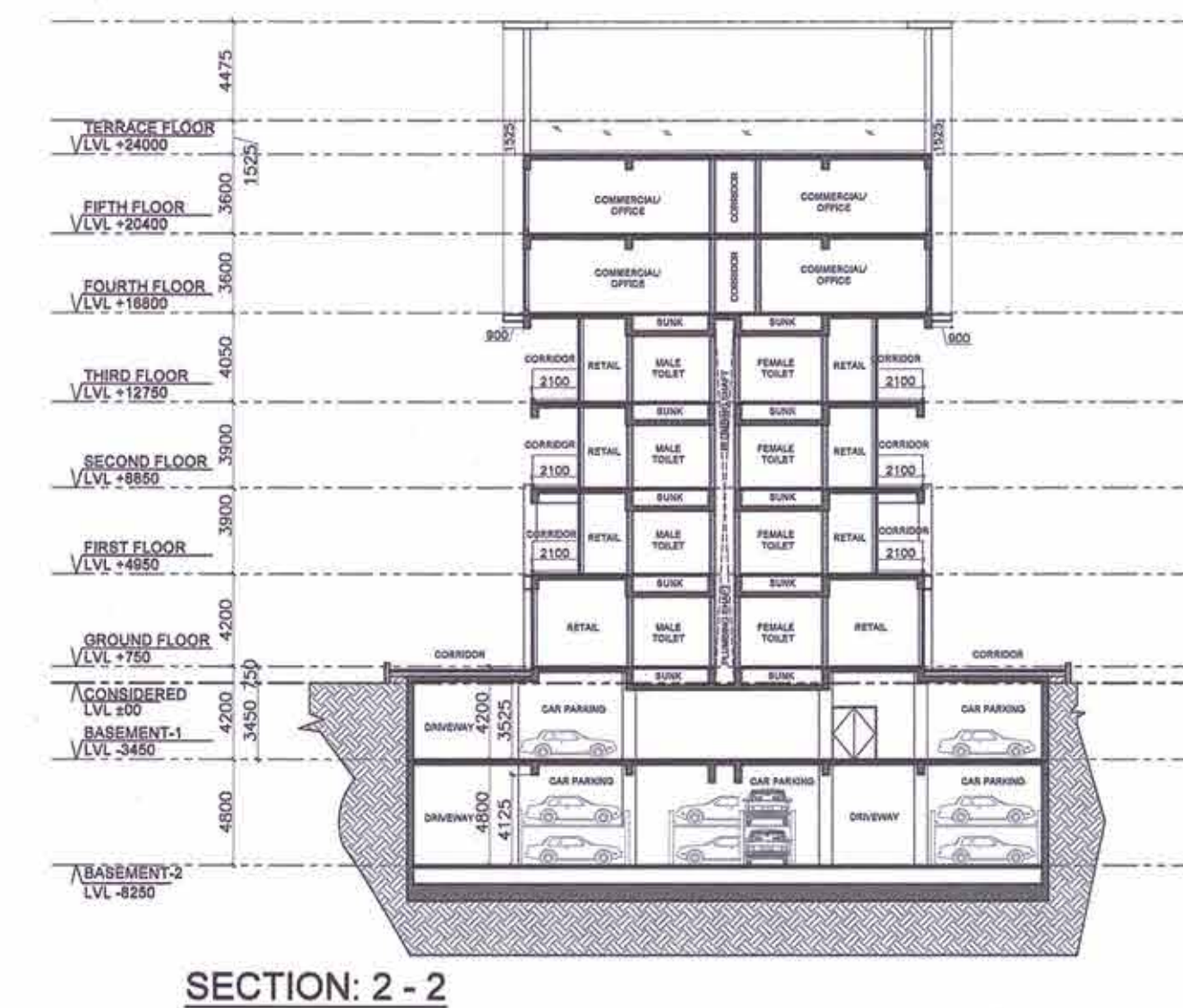
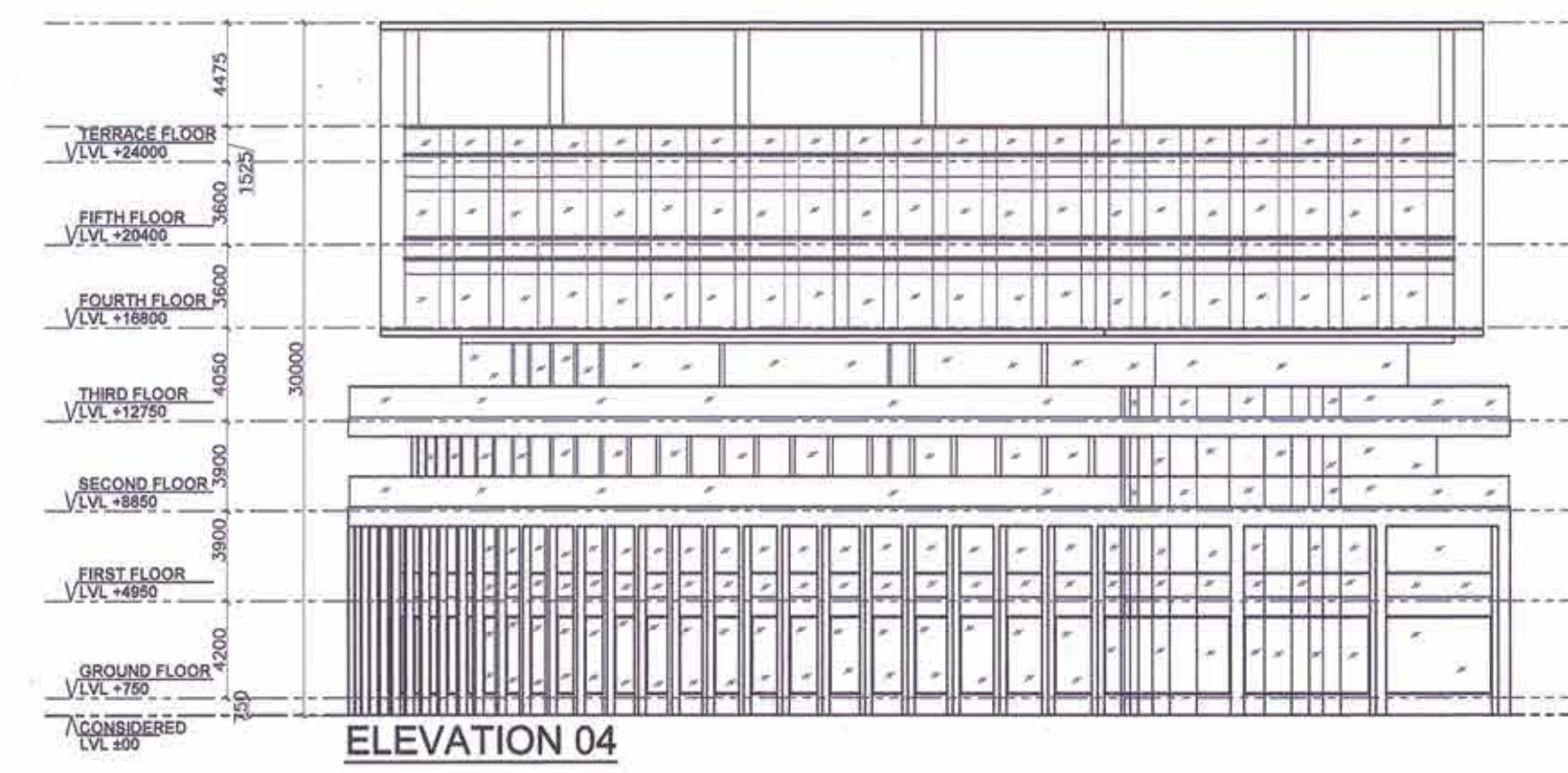
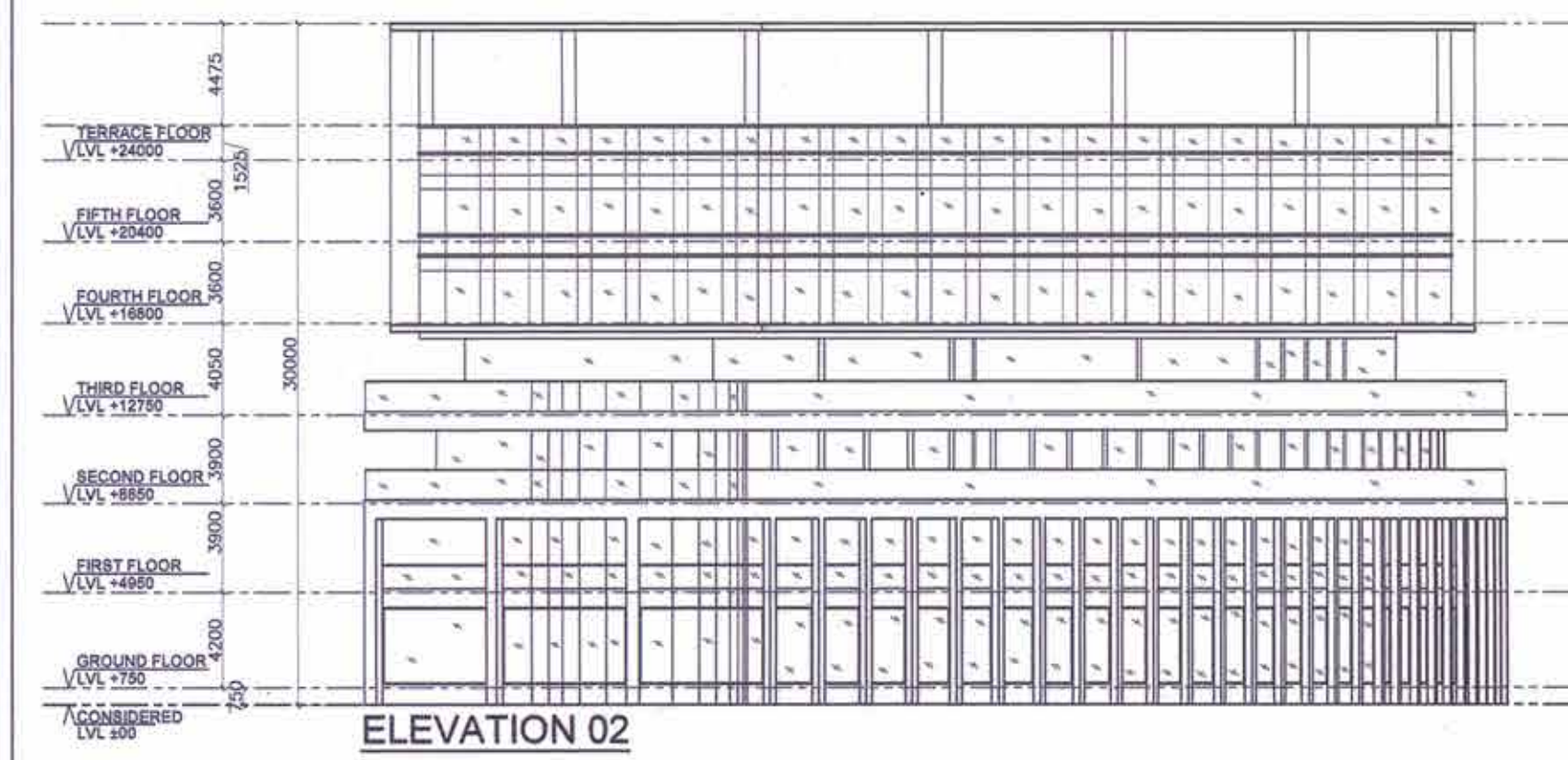
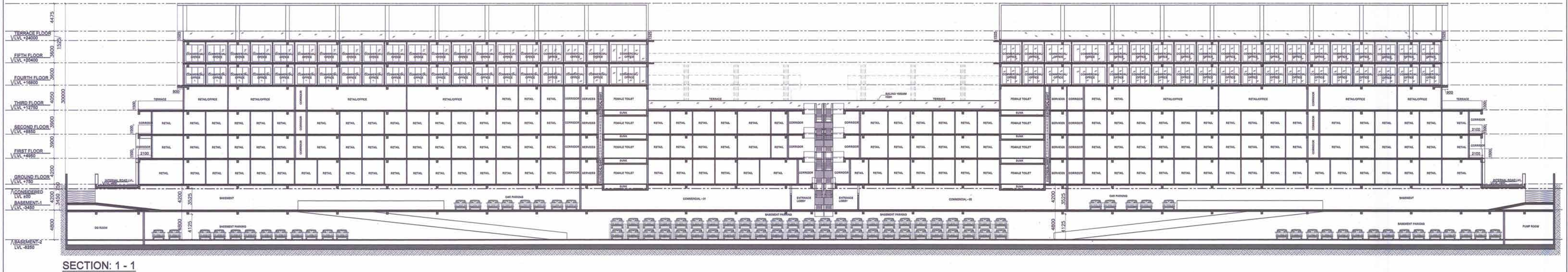
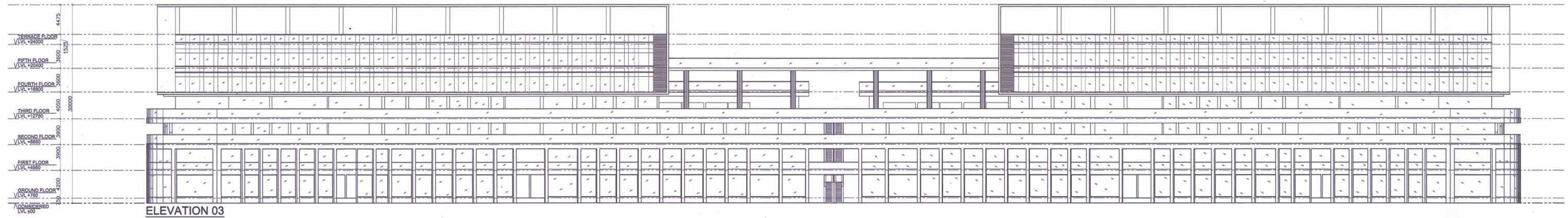
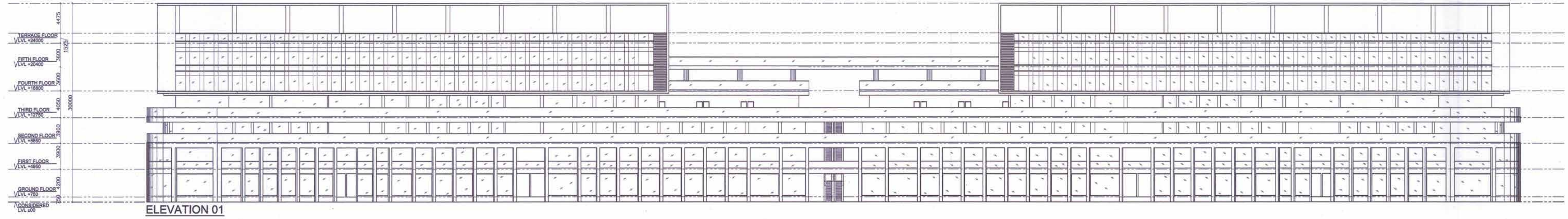
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Date: 2021.11.12 16:39:37 +05'30'

GIAN PRAKASH MATHUR
Digitally signed by GIAN PRAKASH MATHUR
Date: 2021.11.12 16:41:28 +05'30'

OWNER'S SIGN ARCHITECT'S SIGN

PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS TITLE TERRACE PLAN
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DEALT PRIYANKA
CHKD RAHUL
SCALE - 1:300
ORG.NO. - S-10
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46099991 F : 46099512
E : info@gpmindia.com I W : www.gpmindia.com



MANOJ
KUMAR
SONAKAR

Digitally signed
by MANOJ
KUMAR SONAKAR
Date: 2021.11.12
17:28:15 +05'30'

RAJESH
SHARMA

Digitally signed
by RAJESH
SHARMA
Date: 2021.11.12
17:29:20 +05'30'

Sudheer
Kumar

Digitally signed by
Sudheer Kumar
Date: 2021.11.12
18:03:30 +05'30'

MEENA
BHARGAVA

Digitally signed by
MEENA BHARGAVA
Date: 2021.11.12
18:41:11 +05'30'

ANIL
KUMAR

Digitally signed
by ANIL KUMAR
Date:
2021.11.12
16:43:20
+05'30'

GIAN
PRAKASH
MATHUR

Digitally signed
by GIAN PRAKASH
MATHUR
Date: 2021.11.12
16:42:30 +05'30'

OWNER'S SIGN

ARCHITECT'S SIGN

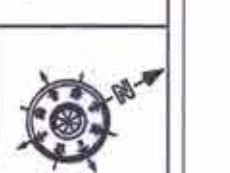
PROJECT:
PROPOSED COMMERCIAL AT PLOT NO.C-01,02,
SECTOR KNOWLEDGE PARK-2,GREATER NOIDA
FOR SHREE KUNJ BIHARI JI INFRACON (P) LTD.

PROPOSED DRAWINGS TITLE ELEVATION & SECTION

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T: 46599599 F: 46599512
E: info@gianmathur.com I W: www.gianmathur.com

DEALT PRIYANKA
CHKD RAHUL

SCALE: 1:300 DRG.NO.-S-11





Project Registration

Promoter Details | Basic Details | Plan Details | Other Details | Development Works | Project Bank Details | Land Details | Upload Documents | Enter Quarterly Targets | View Filled Targets |

Development Works (Brief Description)

Demarcation of Plots*	Plot No. C-01,02, Sector Knowledge Park-02, Greater Noida demarcation by Greater Noida Industrial Development Authority.
Boundary Wall*	Not Applicable
Road Work*	Road work will be done using R.C.C. / interlocking tiles as per plans.
Footpaths*	Not Applicable
Water Supply Including Drinking Water Facilities*	Drinking water will be provided by government supply and it will be stored in under Basement ground / overhead water tanks and STP
Sewer System*	Proper Sewerage system will be constructed using R.C.C. / UPVC pipes as per drawings and it will be treated with STP, STP treated water will
Drain*	Draining System will be constructed using R.C.C. / UPVC pipes as per approved sanctioned Plan by Greater Noida Industrial Development
Parks*	Not Applicable
Tree Planting*	Provided as per norms by Greater Noida Industrial Development Authority.
Design For Electric Supply Including Street Lighting*	HT electrical supply will be made by NPCL/ competent authority, a sub-station will be set-up on project as per drawing and LT electrical
Community Buildings*	Not Applicable
Treatment and Disposal System of Sewage and Sullage water*	Sewerage Treatment Plant will be installed / constructed as per approved drawings. All Sewerage will be treated water will be



Solid Waste Management And Disposal System*	norms.
Water Conservation System*	Water Conservation will be done by rain water harvesting system and sewerage treatment plant as per approved sanctioned plan by Greater
Energy Management System Including Use of Renewable Energy*	Not Applicable
Fire Protection And Fire Safety System*	Fire Fighting System including hydrant, sprinkle system, and fire alarms will be installed as per drawings. Fire escape staircase will be
Social Infrastructure And Other Public Amenities Including Public Health Services*	Not Applicable
Emergency Evacuation Services*	Fire staircase will be provided as per Sanctioned Drawings for evacuation, in case of any emergency.
Other Miscellaneous Work*	Proper Security System including security guard, CCTC Cameras and controlled Access will be made available as per requirements of the

SAVE AND CONTINUE



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

Circulars & Notices

- > [Agreement For Sale/Lease](#)
- > [Order For CA, Architect, Engineer Certificate](#)
- > [Order For Project Registration & Editing](#)
- > [SOP For Complaint Redressal](#)
- > [Click For More Notices...](#)

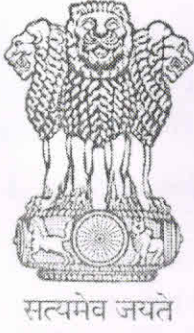
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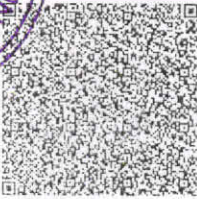


INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP38768776464964T
Certificate Issued Date : 20-Nov-2021 12:02 PM
Account Reference : NEWIMPACC (SV)/ up14002404/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400240467436193202055T
Purchased by : SHREE KUNJ BIHARIJI INFRACON PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SHREE KUNJ BIHARIJI INFRACON PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SHREE KUNJ BIHARIJI INFRACON PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



.....Please write or type below this line.....

This Stamp paper is attached to and is an integral part of Affidavit for UP RERA Registration of KB India Mart Project situated at Plot No. C-01,02, Sector-Knowledge Park-2, Greater Noida, Gautam Budh Nagar, Uttar Pradesh by Shree Kunj Bihariji Infracon Pvt. Ltd.

Shree Kunj Bihariji Infracon Pvt. Ltd.

Director

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.shreee-stamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit

I, Rakesh Kumar Singhal S/o Ram Vilas Singhal aged about 47 Years, Director, Shree Kunj Bihariji Infracon Pvt. Ltd., having its Registered Office at House No. 32/29, G/F Block-32, Trilok Puri, Near Block-27, East Delhi, Delhi, PIN-110091, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am a Director in the Company, Shree Kunj Bihariji Infracon Pvt. Ltd, having its Registered office at House No. 32/29, G/F Block-32, Trilok Puri, Near Block-27, East Delhi, Delhi, PIN-110091.
3. That the said Company is developing a Project, KB India Mart situated at Plot No. C-01,02, Sector Knowledge Park-2, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh -201310, having a Land area admeasuring 9,348 Sq. Mtrs.
4. The Application for the Registration of the said Project is being submitted along with this Affidavit.
5. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s) / Shop(s), in the said Project.
6. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

Shree Kunj Bihariji Infracon Pvt. Ltd.

Deponent

Director

Verification-

Verified at on this 20TH day of November 2021. That the contents of this affidavit at S.No. 1 to 6 above is true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

So, help me God.



ATTESTED
Dharampal Singh
Notary Advocate
Reg.No.2317
Distt. Gautam Budh Nagar

Shree Kunj Bihariji Infracon Pvt. Ltd.

Deponent

Director

TRIPARTITE SUB-LEASE DEED (COMMERCIAL)

Sale consideration : Rs./-
Value as per circle rate : Rs./-
Stamp duty paid on : Rs./-
Stamp duty paid : Rs./- (After Rebate as Women)
Super area : Sq. Ft. Yard. (..... Sq. Mtrs.)
Built up area : Sq. Ft. Yard. (..... Sq. Mtrs.)
Floor : FLOOR
Shop No : NO.-01, KB India Mart,

**PLOT NO- C-01,02 SECTOR- KNOWLEDGE PARK-02,
PARK-02, GREATERNOIDA, DISTT.GAUTAM BUDDHA**

NAGAR (U.P)

Calculation of Stamp Duty is done as Per Revised Rate List on

Page No-....., Serial No.-....., V-Code allotted in Software: -0002.

THIS SUB-LEASE DEED is made at Greater Noida on this _____ day of _____ 2021.

BY AND BETWEEN

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under Section- 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the “/LESSOR”), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART.**

AND

M/S SHREE KUNJ BIHARIJI INFRACON PVT LTD, (CIN No. U70200DL2021PTC375943, PAN No. ABFCS3093Q, GST No. 09ABFCS3093Q1ZJ,) having its REGD. OFFICE AT H. No.-32/29, TRILOK PURI, DELHI-110091, and its Corporate Office at Plot No. FF-30,1st Floor, KB Complex, Sector-ALPHA II, Greater Noida, District-Gautam Buddha Nagar, (U.P)., through its authorized signatories EITHER **Shri Rakesh Kumar Singhal** age 47 years S/o Sh. Ram Vilash Singhal R/o H. NO.- 523/5, Block-G,Sector- Gamma-02, Greater Noida OR **Shri Ashish Kumar Gupta** age 45 years S/o Sh. Darshan Dayal Gupta, R/o H. No- 326, Railway Station, Mandi Shyam Nagar, Kherli Hafizpur, Distt. G.B. Nagar (U.P)-203202, duly authorized by its Board of Directors vide Resolution dated (Hereinafter referred to as the “/LESSEE”, which expression shall, unless contrary or repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns) of the **SECOND PART.**

(Lessor)

(Lessee)

(Sub Lessee)

The said Mr. Rakesh Kumar Singhal (Aadhar No.- 9182 16967328) and Mr. Ashish Kumar Gupta (Aadhar No.-6569 7397 8088) Authorized Signatory of Lessee Company M/s Shree Kunj Bihariji Infracon Pvt. Ltd. duly authorized by its Board of Directors vide Resolution dated.....

to present the Sub-Lease Deed(s) for registration before the concerned Sub-Registrar Sadar Gautam Buddha Nagar (U.P) in respect of the dwelling commercial units constructed in the Commercial Complex **KB INDIA MART** at Plot No.- C-01,02 Sector-Knowledge Park-02 Greater Noida, Gautam Buddha Nagar (U.P).

AND

MRS..... (PANNO....., AADHAR NO.-)
.....) W/O MR., R/O
....., GREATER NOIDA,GAUTAM BUDDHA NAGAR,
(U.P.)-201310., (individually/Jointly hereinafter referred to as the '**SUB-LESSEE**'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns, of the **THIRD PART**;

(The term and expression Lessor, lessee and Sub-Lessee shall unless the context does not admit, include them/his/her/their/its heirs, executors, and administrator's representatives and permitted assigns etc.).

WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up Urban and Industrial Township.

On the basis of sealed tenders vide Allotment Letter bearing No. Commercial/CPS-VIII/20-2021/Allot/2020/3984, dated 14.12.2020 has been allotted Commercial Builder Plot No. C-01,02, Sector- Knowledge Park - 02, Greater Noida, Distt. Gautam Buddha Nagar, Uttar Pradesh admeasuring **9,348 Sq. Mtrs.**, for the purpose of Development of Commercial activities such as Shops showrooms, retail outlets, restaurants, such as other commercial usage.

AND WHEREAS the Lessor has demised and leased to the Lessee, all the plot of land numbered as C- 01,02 Sector-Knowledge Park - 02, Greater Noida, Gautam Buddha Nagar (U.P) contained by all measurement **9348 Sq. Mtrs.** with their appurtenances to the Lessee to the term of 90 years commencing from the date of execution of the Lease Deed registered on Book No. 1 Volume No.-38969 Pages 285 to 334 document No. 11544 registered on 14/07/2021, with the Sub-Registrar, Greater Noida, Distt. Gautam Buddha Nagar, U.P.

(Lessor)

(Lessee)

(Sub Lessee)

AND WHEREAS the Lessee has constructed a multistoried commercial complex on the said Plot in accordance with the Plan sanctioned by the Lessor.

AND WHEREAS the Lessor has permitted the Lessee at its discretion to transfer the Shops, Commercial activities such as showrooms, retail outlets, restaurants, such as other commercial usage constructed on the said plot by way of a sub-lease to the sub-Lessee.

AND WHEREAS the Sub-Lessee has approached the Lessee for transfer in its favour by virtue of a sub-lease of the SHOP NO.-.... on the FLOOR in the commercial building known as **KB INDIA MART** situated at **Plot No.- C-01,02 Sector- Knowledge Park- 02, Greater Noida, Distt. - Gautam Buddha Nagar (U.P.)** admeasuring Super Area – Sq. Mtrs., Built up Area –..... Sq. Mtrs. more particularly the said Built up Shop as described in the site plan annexed herewith as Annexure “A” hereinafter referred to as “**Demised Premises**”.

I. NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the amount with one time lease rent of **Rs. /- (Rupees Only)** paid by the Sub lessee to the Builder/Lessee, the receipt whereof the Builder/lessee hereby admits and acknowledges, and the Builder/Sub lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter, the lease deed executed between the lessor and the Builder/Lessee and the terms and conditions of lease deed dated **14.07.2021** executed between the lessor and Builder/Lessee, the Builder/Lessee hereby agrees to demise and the Sub-lessee agrees to take on Sub-Lease the said unit with all its sanitary, electrical, sewerage and other fittings and for clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the said unit along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc. subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.
2. That the lessor and Builder/Lessee both hereby grant Sub-Lease of the said unit unto the said Sub-Lessee, for unexpired period of 90 years, reckoned from **14.07.2021**.

II.

- a) A right to lay water mains, drains, sewers or electric wire under or above the demised premises, if deemed necessary by the Lessor in developing the area.
 - i. The sub-lessee will comply with the prescribed standards for discharge of waste water (effluent) and ambient air quality as well as the rules laid down for noise

(Lessor)

(Lessee)

(Sub Lessee)

pollution and solid waste management under the environment (Protection) Act, 1986, the water (Prevention and control of pollution) Act, 1974 and the air (prevention and control of pollution) Act, 1981. The sub-lessee will install oil & grease trap and other such devices as well as take all other control measures so that the discharge of waste water from the unit should meet standards Prescribed for water quality parameters. The sub-lessee will take all necessary control measures to meet the prescribed ambient air quality standards as well as to comply the noise limits specified under the noise pollution rules 2000 and as amended from time to time.

The sub-lessee will make own arrangement for proper segregation, collection and disposal of solid waste being generated from the unit to comply with the solid waste management rules 2016 and as amended from time to time. In case of deviation of any parameter from the prescribed standards of water and Air quality as well as noncompliance of the noise pollution rules and solid waste management rules at any point of time, the lessee will be held responsible, and action would be taken as per provisions of the law.

- ii. That the Sub-Lessee bounded by the installation of firefighting equipment's for the safety purpose and to prevent the fire in the campus.
 - b) Full rights and title of all mines, minerals, coals, washing gold's earth oils, quarries in or under the demised premises and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Built up space/shops for the structure time being standing thereon provided always, that the lessor shall make reasonable Compensation to the sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of which compensation will be final and binding on the sub-Lessee.
2. Since the Lessor is empowered under the Lease Deed Dated **14.07.2021** to enhance the Lease rent every ten years thus in case the Lessor enhances the Lease rent of the Land demised to the Lessee, it will be distributed proportionately among the lessee and sub-lessees as per the total area proportionately.
3. The Lessee has already paid One Time Lease Rent Of total project (aforesaid multistory commercial complex) to the Lessor directly on **dated.** ____--.
4. The sub-Lessee has paid to the Lessee the entire premium of **Rs..... /-** **(Rupees.....Only)** the receipt whereof the lessee doth hereby acknowledge in full and final payment of the demised premises to the Sub-Lessee. The roof right will be reserved with lessee.

(Lessor)

(Lessee)

(Sub Lessee)

5. The lessee has already paid full and final Premium Amount (Plot Cost) to Lessor, so no amount is balance towards of the Premium Plot Cost.

III. AND THE SUB LESSEE DOHEREBY DECLARE AND COVENANTS WITH THE LESSOR IN THE MANNER AS FOLLOWING:

A. PAYMENT

That the Sub Lease shall also be libel to proportionately pay all the charges, demands, levies etc. levied or demanded by Greater Noida Industrial Development Authority or competent authority in future.

1. That the sub-Lessee shall use the demised premises only for the purpose for which the same has been demised and no other purpose without the consent of the Lessor and subject to such terms and conditions as the Lessor may impose.
2. The Sub-Lessee shall have the right to general commercial use, as shops/showrooms/eating points subject to the condition that the activities considered to be a public nuisance/hazard shall not be carried out. Any activity that creates noise pollution or air Pollution shall not be allowed in the complex. It shall be responsibility of the sub-Lessee to obtain all statutory clearance from the Authority concerned.

RATES, TAXES AND USER CHARGES FOR FACILITIES

1. The sub-Lessee shall be liable to pay all rates, local taxes, charges and assessment by whatever name called and used charges for every description in respect of the said Demised Premises assessed or imposed from time to time by the Lessor and/or any Authority/Government.

MAINTENANCE

2. The sub-Lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned department of the Lessor or from the competent authority in this regard and the sub lessee shall pay the monthly maintenance charges to lessee or the person Authorized The lease and sub-lease(s) will be personally and severely libel for payment of the maintenance amount and water charges. In case of default of the amount, the dues shall be recovered as arrears of the land revenue.
3. That the sub-Lessee will keep the demised premises and common spaces: -
 - i) At the times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor/Lessee.

- ii) And the available facilities as well as surroundings neat and clean and in good health and safe condition to the convenience of the inhabitants of the place.
- 4. That the Sub-Lessee shall abide by all regulations, byelaws, directions and guidelines of the Lessor framed/issued under Section 8, 9 and 10 or under any other provisions of the Uttar Pradesh Industrial Area Development Act, 1976 and rules made therein.
- 5. In case of non-compliance of these terms and conditions, and any Directions of the Lessor/Lessee, the Lessor shall have the right to impose such penalty, as the CEO may consider just and/or expedient.
- 6. If the maintenance of any area is not found satisfactory according to the Lessor/Lessee, then the Lessor/Lessee may carry out the required maintenance work and the expenses incurred in carrying out such works will be borne by the sub-Lessee. The decision of the Lessor/Lessee will be final as regards to the expenses incurred in the maintenance work.
- 7. That the sub-Lessee shall not display or exhibit any posters, statues, and other articles, which are indecent or immoral.
- 8. The sub-Lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except at a place specified for the purpose by the Lessor.
- 9. If the Sub-Lessee commits any act or omission on the demised premises resulting in nuisance, it shall be lawful for the Lessee to ask the Sub-Lessee to remove the nuisance within a reasonable period failing which Lessee shall itself get the nuisance removed at Sub-Lessee's cost and, can charge damages from the Sub-Lessee during the period of subsistence of nuisance.

C. MORTGAGE

- 1. The Sub-Lessee may be, with the previous consent of the lessor, mortgage the Demised Premises to any Government recognized institution for raising loan subject to such terms and conditions as may be decided by the lessor at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged or charged Demised Premises the lessor shall be entitled to claim and recover such percentage, as decided by the lessor, of the unearned increase in the value of said Demised Premises as first charge, having priority over the said mortgage charge. The decision of the lessor in respect of the market value of the said Demised Premises shall be final and binding on all the parties concerned.

(Lessor)

(Lessee)

(Sub Lessee)

Provided further that lessor shall have preemptive right to purchase the mortgage or charged Demised Premises after deducting such percentage as decided by the lessor of the unearned increase as aforesaid.

The lessee's right to the recovery of the unearned increase and the preemptive right to purchase the Demised Premises as mentioned herein before shall apply equally to involuntary sale or transfer, be it by thought execution of decree of insolvency/court.

That the Lessee shall have first charge upon the demised premises for the amount of unpaid lease rent and interest thereon and other dues of the sub-Lessee.

2. Every transfer, assignment, relinquishment, mortgage or subletting as referred to above shall be subject to and the beneficiary thereof shall be bound by all the covenants and conditions contained in this deed and be answerable to the lessor and Lessee in all respect in the same manner as the original Sub-Lessee.

D. TRANSFER OF DEMISED PREMISES

1. That the Sub-Lessee shall not be entitled to sell, transfer, assign or otherwise part with possession of the whole or any part of the Demised Premises without clearing the dues of the lessee, and without the previous consent of the Lessee and the Lessor. The Chief Executive Officer of the Lessor or any authorized officer may grant such permission as per prevailing policy of the lessor.

However, the Lessor reserves the right to reject any transfer application and/or may impose charges as per policy prevailing at the time of granting such permission of transfer.

2. Whenever the title of the Sub-Lessee in the demised premises is transferred in any manner whatsoever the transferor and the transferee shall give notice of such transfer in writing to the Lessor and the Lessee before 30 Days.
3. In the event of the death of the Sub-Lessee, the person to whom the titles of the deceased devolve shall within three months of such devolution, inform of such devolution to the Lessor and the Lessee.
4. The transferee or the person to whom the title devolves as the case may be shall supply to the Lessor and the Lessee certified copies of the documents evidencing the transfer for devolution.

(Lessor)

(Lessee)

(Sub Lessee)

5. If there shall be any breach of the clauses mentioned hereinabove and the breach is not remedied within a reasonable time even after a written notice to this effect, the Lessor may determine this lease with penalties and consequences provided hereinafter.
6. That the sub-lease has to take the no objection before for sale/Transfer from the builder **M/S SHREE KUNJ BIHARIJI INFRACON PVT. LTD.**

E. OTHER CLAUSES

1. That the Sub-Lessee shall not held the Lessor responsible to make good the damage if any by fire, tempest, flood or violence or any move or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for the purposes for which it has been leased.
2. That the sub-Lessee shall keep the Lessor and Lessee indemnified against all claims for damages, which may be caused, to any adjoining building or other premises in consequences of the execution of any work. The Lessor in this regard shall assess the damages.

AND IT IS HEREBY FURTHER DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Upon the happening of any more of the under mentioned contingencies.
 - i) If the sub-Lessee or any other person(s) claiming through or under such Sub-Lessee commits breach of any of the covenants or conditions contained in this Deed and such breach is not remedied following receipt of a written notice from the lessor specifying the nature of breach and providing the Lessee reasonable opportunity to remedy the breach. If the Sub-Lessee or any other person(s) claiming through or under such Sub-Lessee fails and/or neglects to observe punctuality and/or perform any of their/its/his/her obligations stipulated under this Deed.
2.
 - i) If the Sub-Lessee or any other person(s) claiming through or under such Sub-Lessee whether actually or purportedly transfers, creates, alienates, extinguishes, relinquishes, mortgages, or assigns the whole or any part of his right, title or interest whether in whole or any part thereof, except in the manner stipulated in this sub-Lease Deed.
 - ii) If the Sub-Lessee falls into arrears of the annual rent to the extent of three consecutive defaults, rent and interest thereon or any part thereof.
 - iii)

(Lessor)

(Lessee)

(Sub Lessee)

- iv) If the sub-Lessee is adjusted insolvent under any law by any Court of Law.
 - v) In the event of discovery of the fact that the Sub-Lessee has furnished false and/or incorrect information/fact or concealed relevant and/or material information/facts and obtained allotment as a result thereof.
 - vi) In the event of non-observance/non-compliance or any of the terms stipulated in this Deed. It shall be lawful for the lessee without prejudice to any other rights or remedies available under the law, to re-enter the demised premises or any part thereof and thereafter this Sub-Lease shall stand determined. In the event of such determination following consequences shall follow:
 - a) If at the time of re-entry, the demised premises are not occupied by the Sub-Lessee, the Lessee may forfeit the whole or part consideration paid by the sub-lessee and the lessee will have the right to sell that premises to any other person. However, the lessee will have to give a notice in writing to the sub-lessee requiring him to show cause within a reasonable time.
 - b) Any losses suffered by the Lessor and the Lessee on fresh grant of the demised premises for breaches of conditions aforesaid on the part of Sub-Lessee or any person claiming through or under him shall be recoverable by the Lessor from the Sub-Lessee.
3. The Lessor/Lessee shall be entitled to recover all dues payable it under the agreement from the Sub-Lessee as arrears of the land revenue without prejudice to other rights under any other law for the time being in force.
4. That the Chief Executive Officer of the Lessor or any person or persons authorized by him in that behalf in writing shall have access to and the implied right and authority to enter upon the demised premises for being satisfied that the covenants and conditions contained herein have been and are being complied with properly and substantially.
5. All notices, orders and other documents required under the terms of Sub-Lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and/or any rules or regulations made or directions issued there under shall be deemed to be duly served as provided under the Section 43 of the Uttar Pradesh Planning and Development Act 1973, as re-enacted and modified by the Uttar Pradesh President's Act 1974 (U.P. Act No. 30 of 1974).

6. The Chief Executive Officer of the Lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
7. The Chief Executive Officer of the Lessor may exercise all powers exercisable by the Lessor under the lease. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this Sub-Lease.

Provided that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the function similar to those of Chief Executive Officer.

8. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the sub-Lessee, who will also pay the stamp duty of transfer of immovable property levied, or any other duty or charge that may be levied by any Authority empowered in this behalf.
9. In case of any clarification or interpretation regarding these terms and conditions the decision of Chief Executive Officer of the Authority shall be final and binding on the Sub-Lessee.
10. Any relaxation, concession or indulgence granted by the Lessor to the Sub-Lessee shall not in any way prejudice the legal rights of the Lessor.
11. In the event of any dispute with regard to the terms and conditions of the sub lease deed the same shall be subject to the jurisdiction of District Court at Gautam Buddha Nagar (where the property is situated) or the High Court of Judicature at Allahabad.
12. The enforceability, invalidity, or illegality of any revision in the Lease Deed shall not cause any of the other provisions of this Lease Deed to be unenforceable, invalid or illegal.
13. The Sub-Lessee shall also abide by and bound by all the terms and conditions of the Lease Deed executed by the Lessor in favour of the Lessee.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day, month and the year first above written:

In presence of:

Witnesses:

Signed for & on behalf of the
Lessor/GNIDA

(1) Name: -
S/O-

Address:

Signed for & on behalf of the
LESSEE

(2) Name:
S/O-

SUB-LESSEE/S

(Lessor)

(Lessee)

(Sub Lessee)