

सेवा में,

दिनांक- 19-12-2021

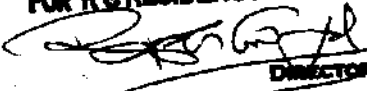
श्रीमान तकनीकी सलाहकार महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश।

विषय- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में परियोजना RG Mirage Tower L जनपद Gautam Buddha Nagar आवेदन आई०डी० नं० ID349168 के, पंजीयन के संबंध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्रांक संख्या 1712212/यू०पी-रेरा/परि०पंजी०/2021-22 दिनांकित 17.12.2021 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें उक्त परियोजना के पंजीयन आवेदन के परीक्षण उपरान्त उ०प्र० 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. परियोजना के एरिया से संबंधित ले-आउट (Layout) प्लान Demarcated कर यू०पी० रेरा पोर्टल पर अपलोड कर दिया गया है। आपके सुलभ संदर्भ हेतु उक्त प्लान इस पत्र के साथ भी संलग्नित कर प्रेषित किया जा रहा है।
2. Development Works का विवरण आपके निर्देशानुसार यू०पी० रेरा पोर्टल पर पंजीयन आवेदन के समय ही अपलोड किया जा चुका है। आपके सुलभ संदर्भ हेतु उक्त विवरण इस पत्र के साथ संलग्नित कर पुनः प्रेषित किया जा रहा है।

For RG RESIDENCY PVT. LTD.

DIRECTOR

3. परियोजना से संबंधित एरिया चार्ट आवेदन पत्र के साथ प्रेषित किया जा चुका है। आपके निर्देशानुसार उक्त एरिया चार्ट इस पत्र में निम्न अनुसार प्रेषित है।

Tower Nos- A, B, C, D, E, F, G, H, J&K have been already completed vide Completion Certificate No. NOIDA/M.V.N./2015/III-206/816 Dated 09.09.2015.

RG Residency Tower- P (RG Square) is under construction at present, Registered under Registration Number-UPRERAPRJ6255, with UPRERA.

Total Land Area of Tower Nos. A, B, C, D, E, F, G, H, J&K and RG Residency Tower-P (RG Square) is 41,004 Sq. Mtrs.

RG Mirage Tower L Area is 5,034 Sq. Mtrs.

RG Mirage Tower M Area is 5,029 Sq. Mtrs.

Total Area of the Project is 41,004+5034+5029 = 51,067 Sq. Mtrs.

4. प्रमोटर द्वारा परियोजना से संबंधित Development Work Plan, Water Supply Plan, Waste Disposal Plan and Electricity Supply Plan की स्पष्ट प्रतिलिपि माननीय विनियामक प्राधिकरण के पोर्टल पर पुनः अपलोड कर दी गयी है। आपके सुलभ संदर्भ हेतु इस पत्र के साथ संलग्नित कर प्रेषित की जा रही है।
5. यू0पी0 रेरा के निर्देशानुसार परियोजना के आवंटन पत्र (Proforma of Allotment Letter), आवेदन पत्र (Proforma of Application Form), विक्रय विलेख (Proforma of Conveyance Deed) के प्रारूप यू0पी0 रेरा पोर्टल पर अपलोड कर दिये गये हैं।
6. यूपी रेरा के निर्देशानुसार 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 प्रतियुत्तर के साथ संलग्नित है।

For RG RESIDENCY PVT. LTD.

DIRECTOR

7. यू0पी0 रेरा के निर्देशानुसार परियोजना से संबंधित Fire NOC यू0पी0 रेरा पोर्टल पर उक्त पंजीयन आवेदन के समय ही अपलोड की जा चुकी है। आपके सुलभ संदर्भ हेतु उक्त अभिलेख इस पत्र के साथ संलग्नित कर पुनः प्रेषित की जा रही है।

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।

RG Residency Pvt. Ltd.

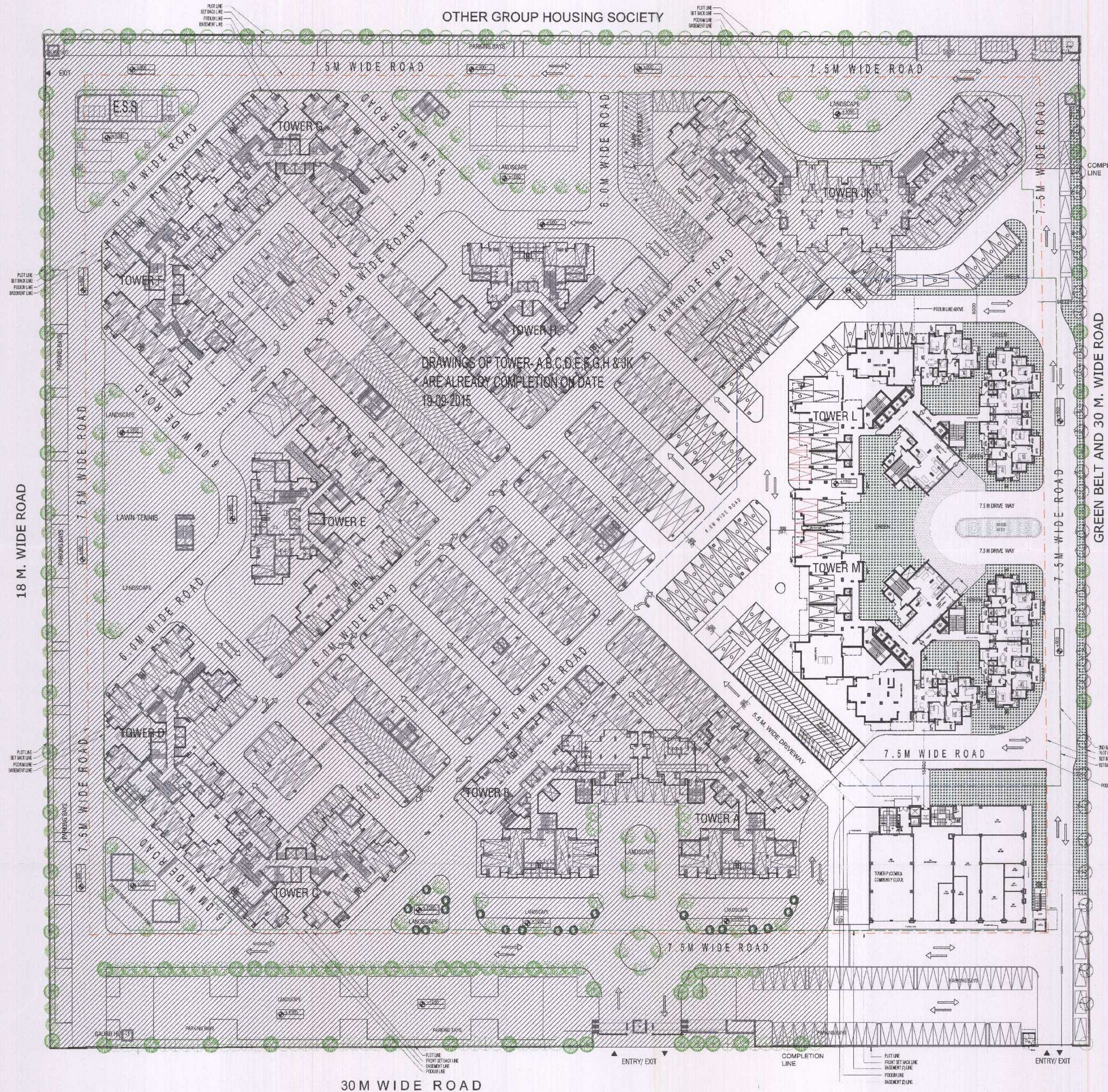
FOR RG RESIDENCY PVT. LTD.

(राजेश गोयल)
(निदेशक)

DIRECTOR

मो0 नं0- 9560096023

ई0मेल आई0डी0- rgcel1995@gmail.com



[REVISED PLAN]

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ISSUED TO: **20/11/2015**

DATE: 19-09-2015

LEGEND:

- COUNTED IN 15% FAR AREA
- FAR AREA
- FAR AREA

SECTION-YY

PROPOSED PARKING:-
 PROPOSED PARKING AT SURFACE = 26 CARS (1)
 PROPOSED AREA FOR SURFACE PARKING = 642.690 / 20 = 32.134 (SAY 32 CARS) REFER DWG. NO-S03

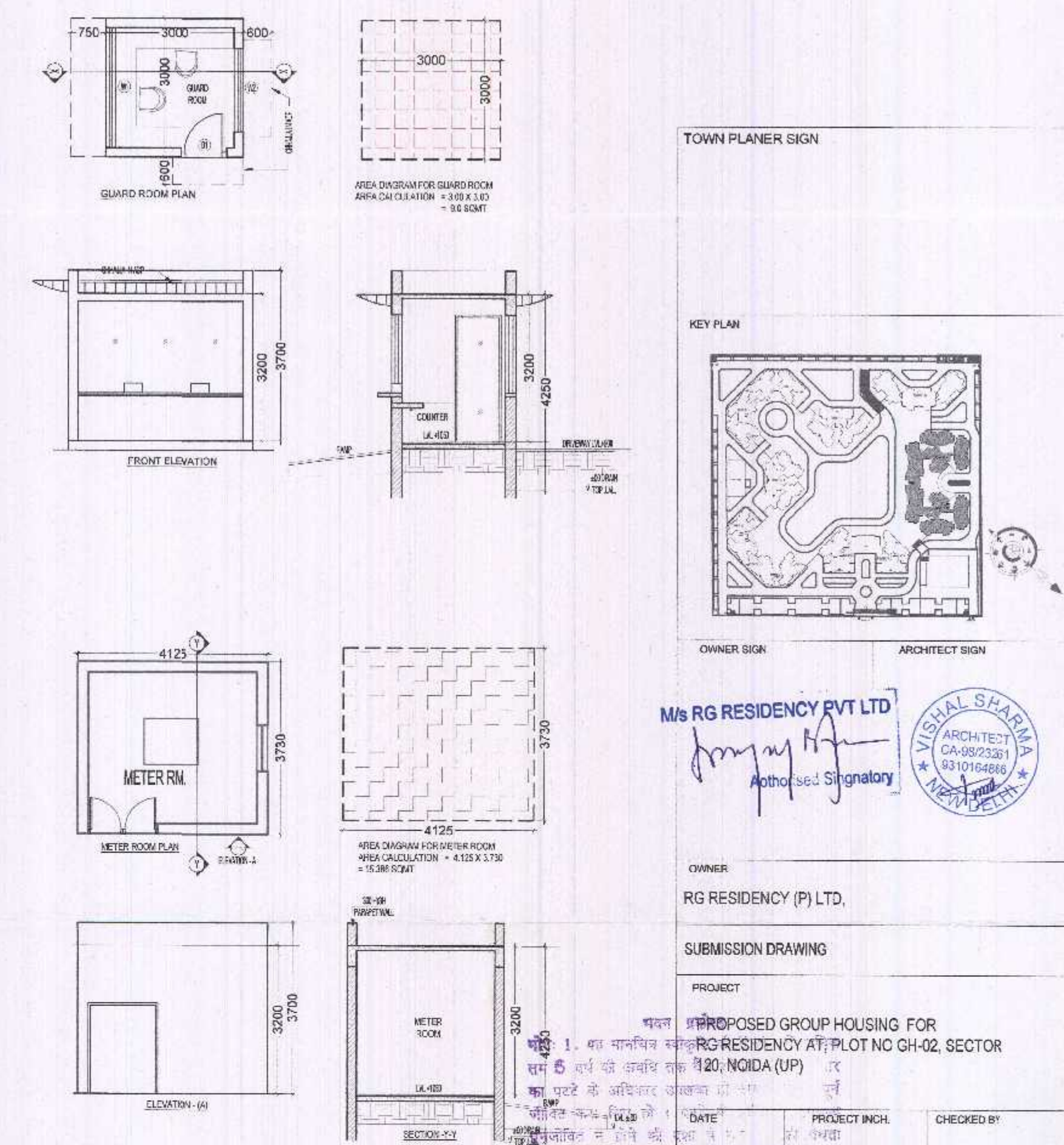
PARKING PROPOSED IN FIRST BASEMENT = 8224.011 / 30 = 274.133 (SAY 274 CARS) (2) REFER DWG. NO-S06

PARKING PROPOSED IN SECOND BASEMENT = 5750.482 / 30 = 191.682 (SAY 191 CARS) (3) REFER DWG. NO-S07

PARKING PROPOSED STILT AREA + PODIUM AREA = 830.887 + 3468.734 = 4299.621 SQM
 = 4299.621 / 30 = 143.32 (SAY 143 CARS) (4) REFER DWG. NO-S03

TOTAL PARKING PROPOSED= (1) + (2) + (3) + (4) = 32+274+191+143 = 640 CARS

NOTE:-
 * प्रस्तुत निर्माण से नजदीक में स्थित ब्लॉक पर किसी प्रकार का प्रतिकूल प्रभाव नहीं होने दिया जाएगा तथा NGA एवं EIA के प्रावधानों व शर्तों आदिकों से पूर्णतः अनुमति प्राप्त की जाएगी।



TOWN PLANNER SIGN

KEY PLAN

OWNER SIGN **ARCHITECT SIGN**

M/s RG RESIDENCY PVT LTD
 ARCHITECT
 6310166866
 Authorised Signatory

OWNER
 RG RESIDENCY (P) LTD.

SUBMISSION DRAWING

PROJECT
 PROPOSED GROUP HOUSING FOR
 RG RESIDENCY AT PLOT NO GH-02, SECTOR
 20, NOIDA (UP)

DATE	PROJECT INCH	CHECKED BY
04.04.2015	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1:100	DHEERA CHAND	VISHAL SHARMA

ARCHITECTS
Confluence
 8-421, NCT, Ph-011-23910000
 8-421, NCT, Ph-011-23910000
 8-421, NCT, Ph-011-23910000

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DRAWING NO S-01 **REVISION**



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. GH-02, Sector 120, Noida demarcation had been done by Noida Authority.
Boundary Wall*	Yes, Masonry Pucca and Railing Boundary Wall.
Road Work*	Yes, RCC Trimix Road with Kerb Stone on sides and Stone Paving in front of Towers.
Footpaths*	Yes, Footpaths will be constructed using interlocking / Paver as per Sanctioned Plans.
Water Supply Including Drinking Water Facilities*	Yes, Water Supply from Authority further water to be collected in under Ground Water Reservoirs and Terrace Tanks, equipped with
Sewer System*	Proper sewerage will be constructed using R.C.C / UPVC pipes as per drawings and will be treated with STP.STP treated water will be used
Drain*	Draining system will be constructed using R.C.C. / UPVC pipes as per drawings.
Parks*	Yes, Beautiful Landscape with Civil Work with Masonry and Stone, Horticulture Work and various types of Plantation.
Tree Planting*	Sufficient No. of trees as per Sanctioned Layout (approx. 4527 sq. mt. Landscape area) will be planted in the project.
Design For Electric Supply Including Street Lighting*	HT electrical supply will be made by competent authority, a sub station will be set-up in project as per drawings and LT electrical supply will be
Community Buildings*	Yes, with Banquet, Gym , Indoor Games, facilities at 27th and 28th Floor lvl.
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 and treated water will

Solid Waste Management And Disposal System*	per norms.
Water Conservation System*	Water conservation will be done by rain water harvesting system and through Sewerage Treatment Plant(STP).
Energy Management System Including Use of Renewable Energy*	Good quality and approved brand equipment will be used in sub station to minimize energy loss and Solar Energy System will be
Fire Protection And Fire Safety System*	Diesel Pump - 1 No. 2850 lpm and 150 lpm head, Electrical Pump for Hydrant - 1 No. 2850 lpm and 150 m head, Electrical Pump for
Social Infrastructure And Other Public Amenities Including Public Health Services*	Proper Water Supply and Sanitary facilities on Ground Floor of Every Tower.
Emergency Evacuation Services*	Yes, Refuge area provided at Every Towers on 18th ,21st 24th Floor in addition to Main and Fire Staircase.
Other Miscellaneous Work*	Proper security system including Security Guard ,CCTV Cameras and controlled access will be made available

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...](#)

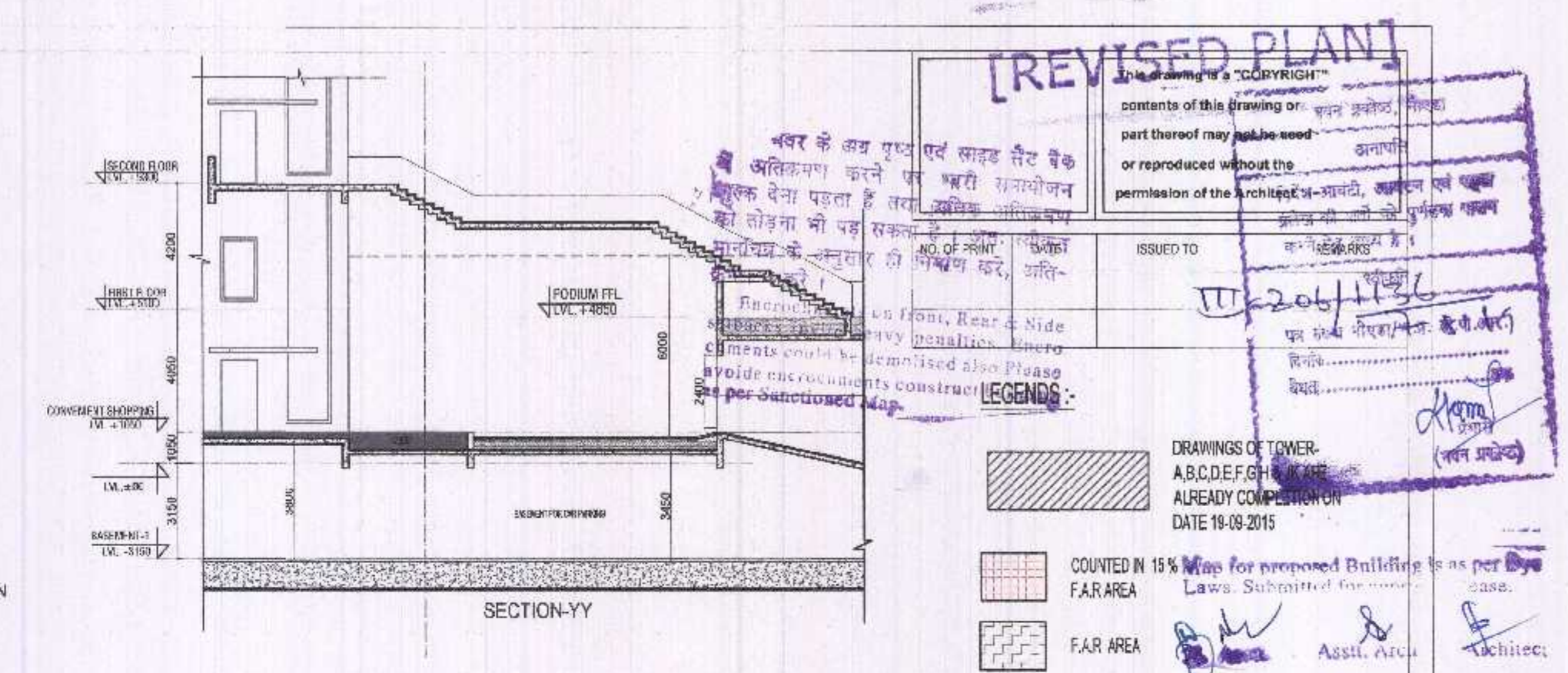
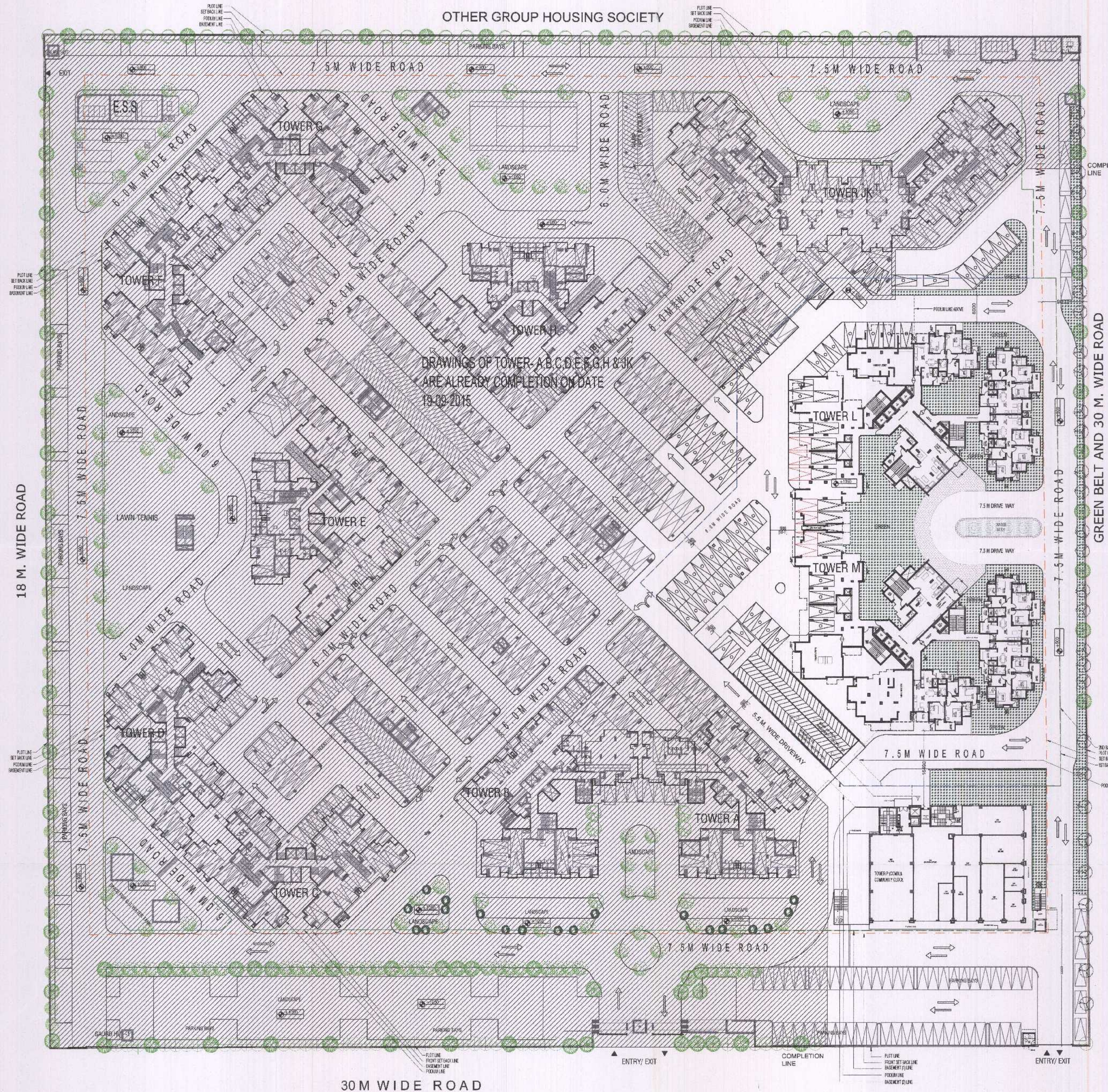
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PROPOSED PARKING:-
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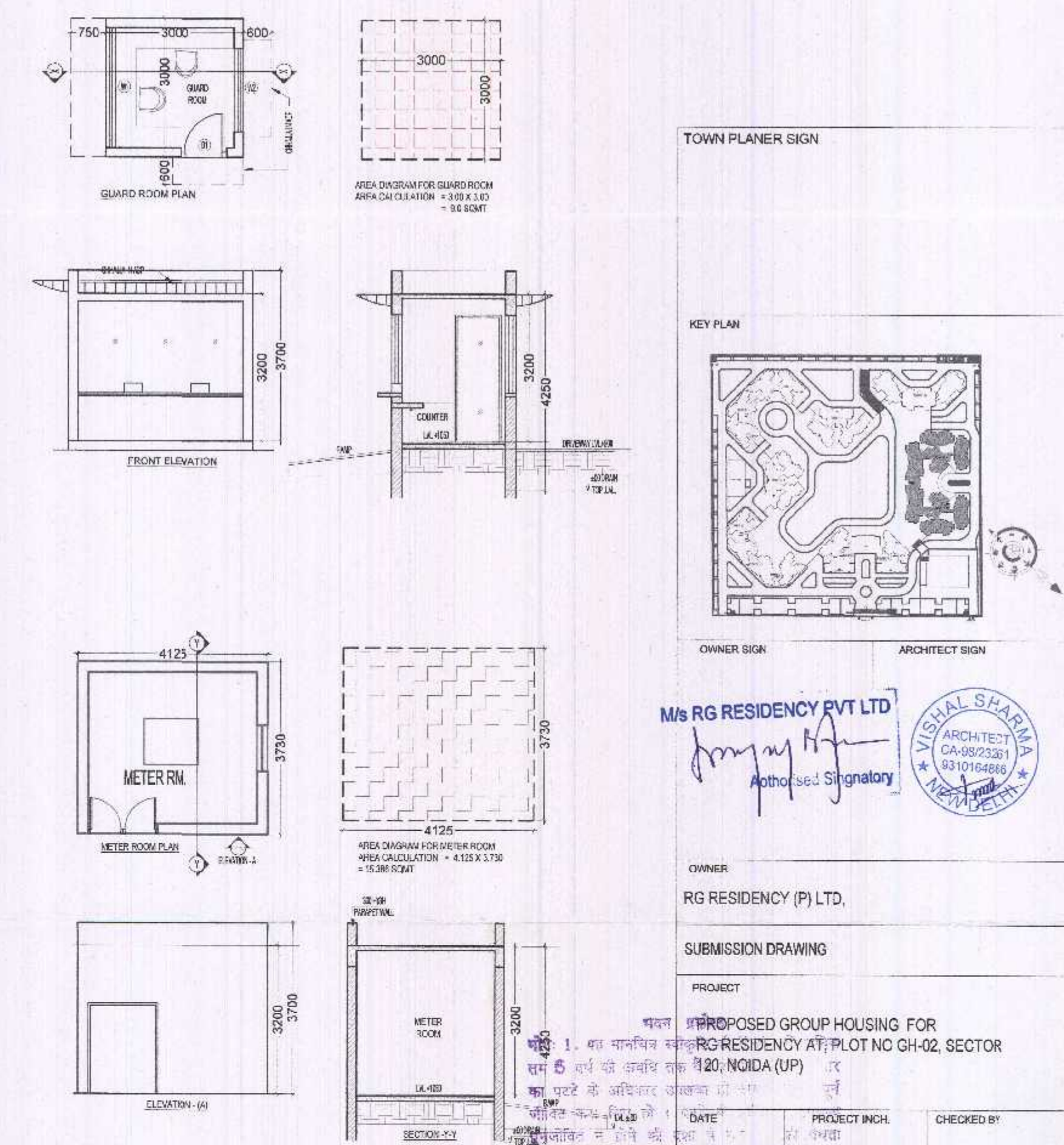
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PARKING PROPOSED IN SECOND BASEMENT = 5750.482 / 30 = 191.682 (SAY 191 CARS) (3) REFER DWG. NO-S07

PARKING PROPOSED STILT AREA + PODIUM AREA = 830.887 + 3468.734 = 4299.621 SQM
 = 4299.621 / 30 = 143.32 (SAY 143 CARS) (4) REFER DWG. NO-S03

TOTAL PARKING PROPOSED= (1) + (2) + (3) + (4) = 32+274+191+143 = 640 CARS

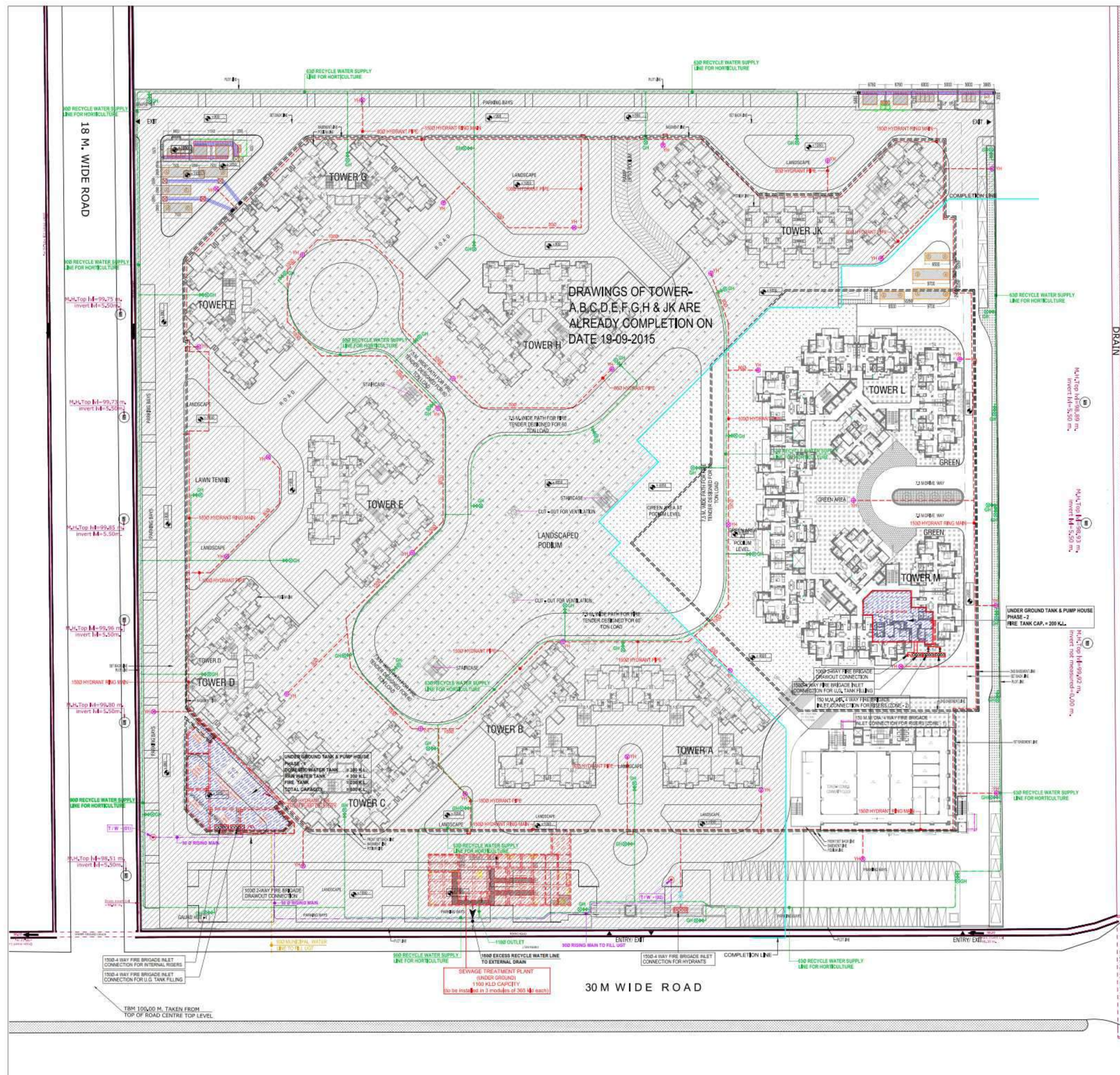
NOTE :-
 * प्रस्तावित निर्माण से नजदीक में स्थित ब्लॉक पर किसी प्रकार का प्रतिकूल प्रभाव नहीं होने दिया जाएगा तथा NGA एवं EIA के प्रावधानों व शर्तों आदिकों से पूर्णतः अनुमति प्राप्त की जाएगी।



M/s RG RESIDENCY PVT LTD ARCHITECT 63/10/6886 Authorised Signatory		
OWNER RG RESIDENCY (P) LTD.		
SUBMISSION DRAWING		
PROJECT PROPOSED GROUP HOUSING FOR RG RESIDENCY AT PLOT NO GH-02, SECTOR 20, NOIDA (UP)		
DATE 04.04.2018	PROJECT INCH BALRAJ SINGH	CHECKED BY BALRAJ SINGH
SCALE 1:100	DEALT BY DHEERA CHAND	APPROVED BY VISHAL SHARMA
ARCHITECTS Confluence 8-421, NCT, Ph-011-4391000 8-421, NCT, Ph-011-4391000 8-421, NCT, Ph-011-4391000 8-421, NCT, Ph-011-4391000		
DRAWING NO. S-01		

1. यह मान्यता है कि यह योजना NGA एवं EIA के प्रावधानों व शर्तों आदिकों से पूर्णतः अनुमति प्राप्त की जाएगी।

2. इस योजना के निर्माण से नजदीक में स्थित ब्लॉक पर किसी प्रकार का प्रतिकूल प्रभाव नहीं होने दिया जाएगा तथा NGA एवं EIA के प्रावधानों व शर्तों आदिकों से पूर्णतः अनुमति प्राप्त की जाएगी।



LEGEND :

S.No.	SYMBOL	DESCRIPTION
1.		RECYCLE WATER SUPPLY LINE FOR HORTICULTURE
2.		RISING MAIN LINE (T/W TO U.G.T.)
3.		MUNICIPAL WATER SUPPLY PIPE LINE
4.		BYPASS SEWER LINE
5.		PROPOSED TUBE WELL
6.		GARDEN HYDRANT
7.		4 WAY FIRE BRIGADE CONNECTION
8.		2-WAY FIRE BRIGADE DRAWOUT CONNECTION
9.		BASEMENT RETAINING WALL
10.		DRAWINGS OF TOWER-A,B,C,D,E,F,G,H & J,K ARE ALREADY COMPLETION ON DATE 19-09-2015

TOWN PLANNER SIGN

KEY PLAN

OWNER SIGN

ARCHITECT SIGN

OWNER

RG RESIDENCY (P) LTD.

SUBMISSION DRAWING

PROJECT

PROPOSED GROUP HOUSING FOR RG RESIDENCY AT, PLOT NO GH-02, SECTOR 120, NOIDA (UP)

DATE	PROJECT INCH.	CHECKED BY
21/06/2019	Badri Vishal	Badri Vishal

SCALE	DEALT BY	APPROVED BY
1 : 525	Prem Sani	Anand Havelia

DRAWING TITLE

**LAYOUT PLAN
EXTERNAL WATER SUPPLY SYSTEM**

services consultant

Consummate Engineering Services (P) Ltd.

Noida Office : B - 87, Sector - 87, Noida - 201 301
Lko. Office : R 006, Rohtas Plumeria, Gomti Nagar, Lucknow
Tel : (9120) 2303200 (30 Lines)
e mail : mail@cespl.in, website : www.cespl.in

ARCHITECTS

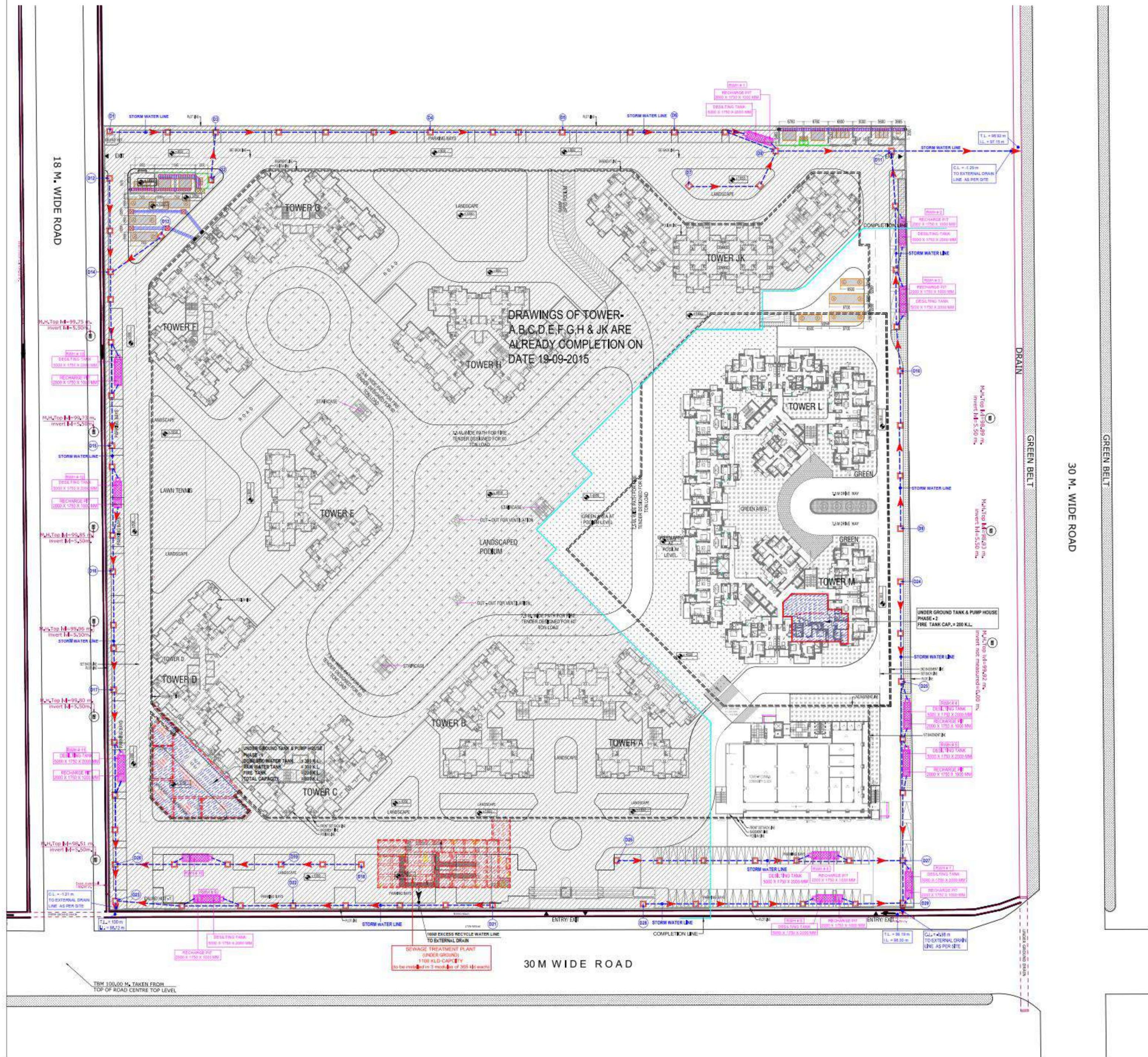
Confluence

421, Noida, India
P: +91-11-25216006
E: info@confluence.in
confluence.com
architecture urban design hospitality

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DRAWING NO.	REVISION
RG / 10838 / ES - 03	



DETAILS OF DRAIN LINES										
Catch Pit No.	Length	Dia.	Slope	C.P. Top Level		Invert Level	Depth	C.P. Top Level		Depth
				From	To			Upper End	Lower End	
	(m)	(mm)	1 in	(m)	(m)	(m)	(m)	(m)	(m)	(m)
D1	D3	31	400	450	0.90	-0.10	1.00	0.90	-0.17	1.07
D2	D3	15	400	450	0.90	-0.75	1.65	0.90	-0.75	1.65
D3	D4	61	400	500	0.90	-0.75	1.65	0.90	-0.81	1.61
D4	D5	45	400	500	0.90	-0.91	1.81	0.90	-1.00	1.90
D5	D6	27	400	500	0.90	-1.00	1.90	0.90	-1.05	1.95
D6	D6	34	400	450	0.90	-0.75	1.65	0.90	-0.83	1.73
D7	D6	34	400	500	0.90	-1.05	1.95	0.90	-1.12	2.02
D8	D10	45	400	450	0.90	-0.75	1.65	0.90	-0.85	1.75
D9	D10	63	400	500	0.90	-0.85	1.75	0.90	-0.95	1.85
D10	D11	32	400	500	0.90	-1.12	2.02	0.90	-1.16	2.06
D11	OUT	33	450	600	0.90	-1.23	2.13	0.90	-1.29	2.19
D12	D14	15	400	450	0.90	-0.10	1.00	0.90	-0.13	1.03
D13	D14	16	400	450	0.90	-0.75	1.65	0.90	-0.79	1.69
D14	D15	50	400	500	0.90	-0.79	1.69	0.90	-0.89	1.79
D15	D16	37	400	500	0.90	-0.89	1.79	0.90	-0.96	1.86
D16	D17	34	400	500	0.90	-0.96	1.86	0.90	-1.03	1.93
D18	D19	23	400	450	0.90	-0.90	1.90	0.90	-0.95	1.95
D19	D20	48	400	500	0.90	-0.95	1.95	0.90	-1.05	1.95
D17	D20	50	400	500	0.90	-1.03	1.93	0.90	-1.13	2.03
D21	D22	57	400	450	0.90	-0.10	1.00	0.90	-0.23	1.13
D22	D23	51	400	500	0.90	-0.23	1.13	0.90	-0.33	1.23
D20	D23	11	450	600	0.90	-1.10	2.06	0.90	-1.20	2.10
D23	OUT	5	450	600	0.90	-1.20	2.10	0.90	-1.21	2.11
D24	D25	30	400	450	0.90	-0.75	1.65	0.90	-0.82	1.72
D26	D27	67	400	450	0.90	-0.75	1.65	0.90	-0.94	1.84
D25	D27	51	400	500	0.90	-0.82	1.72	0.90	-0.92	1.82
D26	D29	76	400	450	0.90	-0.10	1.00	0.90	-0.27	1.17
D27	D29	11	400	500	0.90	-0.94	1.94	0.90	-0.97	1.87
D29	OUT	5	400	500	0.90	-0.97	1.87	0.90	-0.98	1.88

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	C.P.	CATCH PIT
2.		UNDER GROUND PIPE DRAIN
3.		BASEMENT RETAINING WALL
4.		RAIN WATER HARVESTING & DESLUDGING TANK
5.		DRAWINGS OF TOWER-A, B, C, D, E, F, G, H & J, K ARE ALREADY COMPLETION ON DATE 19-09-2015
6.	T.L.	TOP LEVEL
7.	G.L.	GROUND LEVEL
8.	I.L.	INVERT LEVEL
9.	C.L.	CONNECTION LEVEL
10.	R.L. (+100)	INTERNAL ROAD LEVEL
11.	R.L.	OUT SIDE ROAD LEVEL

TOWN PLANNER SIGN

KEY PLAN

OWNER SIGN

ARCHITECT SIGN

OWNER

RG RESIDENCY (P) LTD.

SUBMISSION DRAWING

PROJECT

PROPOSED GROUP HOUSING FOR RG RESIDENCY AT, PLOT NO GH-02, SECTOR 120, NOIDA (UP)

DATE	PROJECT INCH.	CHECKED BY
28/08/2019	Badri Vishal	Badri Vishal
SCALE	DEALT BY	APPROVED BY
1 : 525	Prem Saini	Anand Havela

DRAWING TITLE

LAYOUT PLAN
EXTERNAL DRAINAGE SYSTEM

services consultant

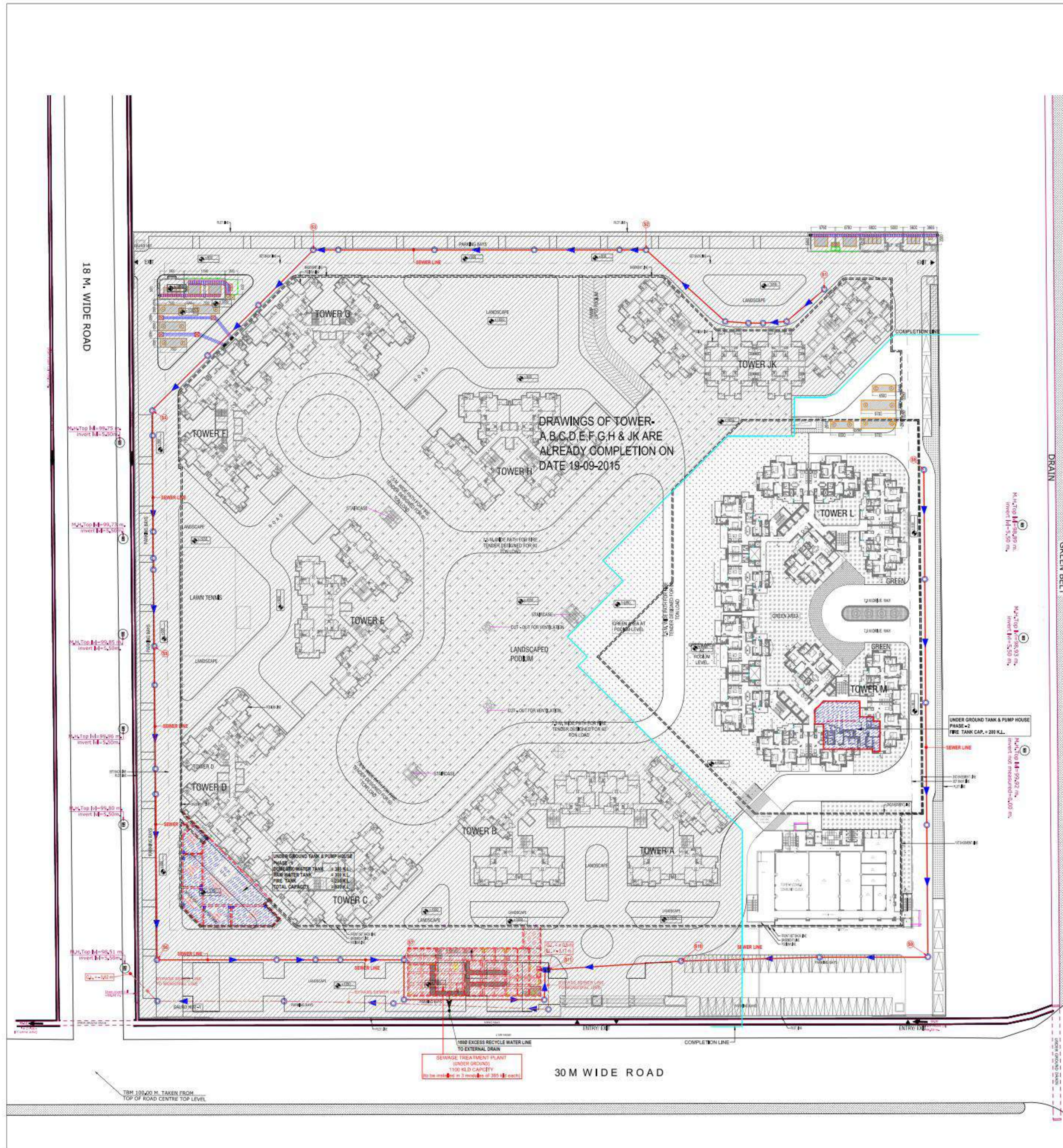
Consummate Engineering Services (P) Ltd.

Noida Office : B - 87, Sector - 87, Noida - 201 301
Lko. Office : R 006, Rohtas Plumeria, Gomti Nagar, Lucknow
Tel : (9120) 2303590 (30 Lines)
e mail : mail@cespln, website : www.cespln

ARCHITECTS

Confluence

301, NPG, P-101, 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280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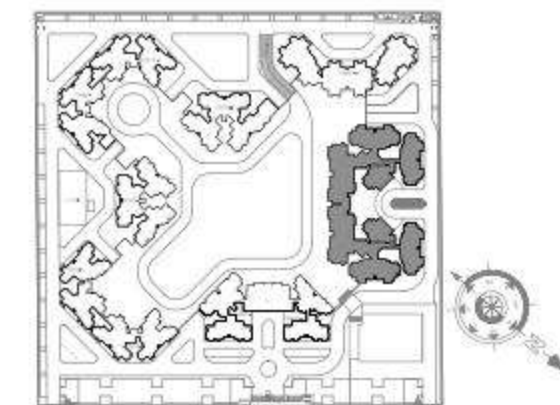


DETAILS OF SEWER LINES										
Manhole No.	Length	Dia.	Slope	Upper End			Lower End			Depth
				MH Top Level	Invert Level	Depth	MH Top Level	Invert Level	Depth	
From	To	(m)	(mm)	1 in	(m)	(m)	(m)	(m)	(m)	(m)
S1	S2	54	250	200	0.90	-1.20	2.10	0.90	-1.47	2.37
S2	S3	107	250	250	0.90	-1.47	2.37	0.90	-1.90	2.50
S3	S4	55	250	250	0.90	-1.90	2.50	0.90	-2.12	3.02
S4	S5	67	250	250	0.90	-2.12	3.02	0.90	-2.39	3.29
S5	S6	89	300	300	0.90	-2.44	3.34	0.90	-2.73	3.63
S6	S7	70	300	300	0.90	-2.73	3.63	0.90	-2.97	3.87
S7	S11	60	300	300	0.90	-2.97	3.87	0.90	-3.17	4.07
S8	S9	138	250	200	0.90	-1.20	2.10	0.90	-1.90	2.50
S9	S10	70	250	250	0.90	-1.90	2.50	0.90	-2.15	3.05
S10	S11	40	250	250	0.90	-2.15	3.05	0.90	-2.34	3.24
S11	STP	5	300	300	0.90	-3.17	4.07	0.90	-3.15	4.05
S11	OUT	135	300	300	0.90	-3.17	4.07	0.90	-3.62	4.52

LEGEND :		
S. No.	SYMBOL	DESCRIPTION
1.	=====	BASEMENT RETAINING WALL
2.	M.H.	MANHOLE
3.	-----	SEWER LINE
4.	-----	BYPASS SEWER LINE
5.	T.L.	TOP LEVEL
6.	G.L.	GROUND LEVEL
7.	I.L.	INVERT LEVEL
8.	C.L.	CONNECTION LEVEL
9.	[R.L. +000]	INTERNAL ROAD LEVEL
10.	[O.R. LEVEL]	OUT SIDE ROAD LEVEL
11.	[Hatched Area]	DRAWINGS OF TOWER-A, B, C, D, E, F, G, H & J, K ARE ALREADY COMPLETION ON DATE 19-09-2015

TOWN PLANNER SIGN

KEY PLAN



OWNER SIGN

ARCHITECT SIGN

OWNER

RG RESIDENCY (P) LTD.

SUBMISSION DRAWING

PROJECT

PROPOSED GROUP HOUSING FOR
RG RESIDENCY AT, PLOT NO GH-02, SECTOR
120, NOIDA (UP)

DATE	PROJECT INCH.	CHECKED BY
28/08/2019	Badri Vishal	Badri Vishal
SCALE	DEALT BY	APPROVED BY
1 : 525	Prem Saini	Anand Havelia

DRAWING TITLE

LAYOUT PLAN
EXTERNAL SEWER SYSTEM

services consultant
Consummate Engineering Services (P) Ltd.

Noida Office : B - 87, Sector - 87, Noida - 201 301
Lko. Office : R 006, Rohitas Plumeria, Gomti Nagar, Lucknow
Tel : (9120) 2303590 (30 Lines)
e mail : mail@cespl.in, website : www.cespl.in

ARCHITECTS

Confluence
B-021, NDC, P-014, 20216006, ccs@confluence.com, Member of IBCB
Noida, India. P-014, 20216006, www.confluence.com, ISO 9001:2000
architecture urban design hospitality interiors

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DRAWING NO.	REVISION
RG / 10838 / ES - 02	

To

M/s RG Residency Pvt. Ltd.
Plot no. GH-02, Sector 120, Noida,
Gautam Buddha Nagar, Uttar Pradesh

Sub: **Booking of Apartment in the Project "RG Mirage Tower L" at Plot No. GH-02, Sector 120, Noida, U.P.**

Dear Sir(s),

Please find enclosed herewith the following documents duly signed by me/us towards the booking of apartment(s) in the above said Project: -

1. Application for Provisional Allotment of Apartment No. _____ in Tower _____
2. Booking amount Cheque bearing No. _____ Dated _____ of Rs. _____/-
(Rupees _____)
Drawn on _____
3. A. Copy of ID (with address) Proof ☐
B. Copy of PAN Card ☐
C. My/Our photographs ☐
D. For Companies: Memorandum and Articles of Association and Certified copy of Board Resolution.
E. For Partnership firms: Photocopy of Firm Registration and Partnership Deed.
F. For Foreign Nationals of Indian Origins: Passport Photocopy/Funds from NRE/FCNR A/C
G. For NRI: Copy of Passport and payment thru NRE/NRO A/C
H. For Hindu Undivided Family (HUF) : Authority Letter from all Co-Parcenors of HUF authorizing the Karta to act on behalf of HUF
I. For Limited Liability Partnership Firms: Certificate of Incorporation and LLP Agreement.

(Note the documents enlisted in para 4 above shall be furnished by each applicant, if there are multiple applicants)

Thanking You,

Yours Truly

.....

Signature of the Receiving Officer _____
Name of the Receiving Officer _____
Date _____
Time _____

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

Instructions for Customer(s)

The Company is pleased to acknowledge your keen interest in our project and evincing your cherished desire to own an apartment in "**RG Mirage Tower L**", a group housing complex, proposed to be developed by the Company at Plot No. GH-02, Sector 120, Noida, Distt- Gautam Buddha Nagar (U.P.)

Without any prejudice to our commitment to develop and construct the aforesaid group housing complex and handover the possession of the apartments to the esteemed customers, we consider it prudent to advise our esteemed customer(s) that the development of residential project coupled with final delivery of apartments are dependent on several factors, contingencies, terms and conditions governing the allotment etc. to which the intending customers must be aware of.

In our bid to ensure transparency and fair deal with our esteemed customer(s), we with all humility suggest our esteemed customer to carefully go through the terms and conditions of this form and such other documents as are felt necessary. Ideally the customer may consult his/their counsel before submitting the duly filled application form.

The customers are advised that in case any commitment is made by any salesperson over and above the terms and conditions mentioned in this application form, the disclosure thereof shall be made/listed at para 14 of the application form Titled as "OTHER CONDITIONS (IF ANY)". Since lot of channel partners prepare their own website and get material printed about project, in the shape of price list or brochure on which the Company does not have any control so customer is advised to go through this application form carefully and if anything mentioned in the price list or brochure, relying on which the customer has decided to book an apartment, is not mentioned in this application form, should get it mentioned in this application form.

The Company further deems it prudent to advice the applicant that while he/she might read the contents carefully however to arrive at the finer nuances of legal terms and implications thereof, the applicant must seek the guidance of their legal counsel. To facilitate the same, the Company shall reimburse the legal advisory charges of the counsel of the applicant subject to maximum of Rs. 5,000/- (Five Thousand Only). The above amount shall be payable to the counsel of the applicant after 10% of the sale price of the apartment is paid and all documents related to the booking/allotment of the apartment are executed by the applicant and the original fees bill of the advocate is submitted by the applicant to the Company.

The customers are further advised that no payment shall be made otherwise than through account payee Cheque/Bank Draft and in case the applicant(s) is/are making any payment in cash to the company through any employee/agent of the company, the company will not accept the same and company shall not be responsible for such loss/theft/misuse of such cash payment. In case any customer is transferring the payment through RTGS/NEFT or any other means except by cheque or bank draft without the consent of the company, he/she will have no right on any unit against which the money has been deposited.

Confirmation

I/we have read the above instructions carefully and understood the same.

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

APPLICATION FORM FOR RESIDENTIAL APARTMENT IN "RG MIRAGE TOWER L"

AT PLOT NO. GH-02, SECTOR-120, NOIDA, U.P.

To
M/s RG Residency Pvt. Ltd.
(Hereinafter referred to as the Promoter)
Plot no. GH-02, Sector 120, Noida,
Gautam Buddha Nagar, Uttar Pradesh

WHEREAS the project is being executed on Leasehold Land situated at Plot No. – GH – 02, Sector – 120, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN - 201301 admeasuring 51,067 Sq. Mtrs. Allotted by New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar to the Promoter on Leasehold basis, for 90 years.

WHEREAS RG Residency Private Limited thereafter executed and entered into a registered Lease Deed dated 29.03.2010 with the New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar with respect to the Said Land, duly registered in the office of Sub Registrar-II, NOIDA, Gautam Buddha Nagar, Uttar Pradesh as document no. - 2152, Book No. - 1, Volume No. – 2721, Pages No. - 753 to 788 Dated 29.03.2010.

WHEREAS the said project is being developed in phased manner and 3rd Phase of the Project is being developed on Land area admeasuring 5,034 Sq. Mtrs as **RG Mirage Tower L**.

WHEREAS the Project comprises of Residential Apartments / Units with various facilities.

WHEREAS the Promoter is authorized to develop and market the said project, the terms & conditions of the above said Lease Deed executed between the Promoter and New Okhla Industrial Development Authority (NOIDA) shall be mutatis – mutandis applicable on the allottee(s).

WHEREAS the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title, and interest of the Promoter regarding the said land on which project is to be constructed have been completed.

Dear Sir(s),

I/We (hereinafter referred to as "the Applicant") understand that M/S RG Residency Pvt Ltd. (hereinafter referred to as "the Company") is developing a Group Housing Project under the name and style of "**RG Mirage Tower L**" at Plot No. GH-02, Sector 120, Noida, Distt- Gautam Buddha Nagar (U.P.) comprising of multi-storeyed residential buildings (hereinafter referred to as "the said Complex / Project").

I/We agree to sign and execute, as and when required, the "**AGREEMENT FOR SALE**" containing the terms and conditions of Allotment of the Apartment / Unit and other related documents as prescribed, on the format provided by the Promoter.

I/We understand that the expression "**Allotment**" wherever used in the general terms and conditions for registration of allotment, as, mentioned herein, shall always means provisional allotment of the Apartment / Unit and the allotment shall remain provisional till such time as the "**Agreement for Sale**" is unconditionally executed by me / us and returned to the Promoter.

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

Before applying for the allotment of an Apartment under this Application, the applicant has also compared the rates of Apartments in the vicinity and only after optimum satisfaction, this application is being made by the applicant.

The Applicant requests that a Residential Apartment in the said Complex may provisionally be allotted to him/them, under the Payment Plan mentioned in this application form:

The Applicant has read and understood the terms and conditions of this application, stated herein after and "the Applicant" agrees to the same.

The Applicant do remit herewith a sum of Rs _____

(Rupees _____ Only) by Bank

Draft/Cheque No. _____ dated _____ drawn on _____, payable at Delhi/NCR

In case of return/dishonour of first booking cheque with details as mentioned above, the application shall be deemed rejected and no written intimation or notice to the applicant will be given and no right of any kind whatsoever will accrue to such applicant by virtue of this Application.

The Applicant clearly understands that this application does not constitute an agreement to sale and the Applicant does not become entitled to the provisional and/or final allotment of Residential Apartment notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application.

In the event, the Company agrees to provisionally allot an apartment, the Applicant agrees to pay further instalments of the Total sale price (hereinafter defined "TSP") and all other dues as stipulated in this application and as may be intimated by the Company from time to time and in the manner set out in the payment plan opted by the Applicant which shall form part of the Provisional Allotment letter (hereinafter referred to as "the Provisional Allotment Letter") that shall be executed by the Applicant and the Company on the company's standard format.

The Provisional Allotment Letter shall be issued/dispatched for execution only after the receipt of 10% of the Total sale price of the said Apartment. The applicant further understands that the allotment shall become final and binding upon the company only after the Applicant signs and confirm the terms and conditions of the Provisional Allotment Letter.

If, however, the Applicant fails to sign/execute and return the Provisional Allotment Letter within thirty (30) days from its dispatch by the company then the company may at its discretion treat the application as cancelled and the earnest money paid by the Applicant shall be refunded without any interest/compensation and deduction.

The company shall have the option at its sole discretion to either accept or reject the signed Provisional Allotment Letter within 30 days after receiving the signed Provisional Allotment Letter from the Applicant. If the company decides not to issue the Provisional Allotment Letter, then the Company shall refund the money without any interest/compensation and deduction.

The Applicant specifically states that he has seen and read the contents of the draft Provisional Allotment Letter and the draft Agreement to Sale/Sub-lease deed and given his specific consent for the same and he hereby agree to the terms and conditions as mentioned in the draft Provisional Allotment Letter and the draft Agreement to Sale/Sub-lease deed.

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

The Applicant acknowledges that the Company has provided all the information and clarifications as required by the Applicant and that the Applicant is fully satisfied in this regard. The Applicant has relied on his own judgment and investigation in deciding to apply for purchase of the said Apartment. The applicant has already disclosed all the other commitments made to him by the sales person/agent which were made to him pertaining to the unit applied herein, in para 13 of the application form titled as "other conditions (IF ANY)". The Applicant further understands that no other oral or written representations or statements shall be considered to be the part of this application and that this application is self-contained and complete in all respects.

The Applicant agrees to abide by the terms and conditions of this application including those relating to the payment of net sale price and other charges, rates, taxes (herein defined), cesses, levies etc. and forfeiture of earnest money as laid down herein and/or in the Provisional Allotment Letter.

The particulars of the Applicant(s) are given below for the reference and record:

1. SOLE OR FIRST APPLICANT:

S/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.:

Ward/Circle/Special range and place where assessed to income tax: _____

Mailing Address:

Mobile. No.:

Office Name and Address: NA

E-mail ID:

2. JOINT/SECOND APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

3. JOINT/THIRD APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

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First Applicant

Second Applicant

Third Applicant

4. **DETAILS OF THE APARTMENT& PRICING (in Sticker Format)****FLAT NO-**

Type of Apartment

Carpet Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Built up Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Super Built up Area: _____sq. mtrs. (Approx)_____ sq. fts (approx.)

Type of parking: Car Two Wheeler No. of Parking Space(s) : One(1) / Two(2)

Parking Space(s) No: ONE

Type of Parking Space(s): (i)COVERD

5. **DETAILS OF PRICING (in Sticker Format)**

Sale Price	
Cost of Additional Lawn Area (Sqft.)	
Net sale price	
Earnest Money (10% of Net Sale Price)	
*Taxes like VAT, Service Tax, GST or any tax levied in future on sale of apartments shall be charged as per the prevailing rates and guidelines of the Government.	

6. **PAYMENT PLAN**

Percentage	PARTICULARS	AMOUNT

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

7. **INTEREST FREE MAINTENANCE SECURITY (IFMS)**

(the interest free maintenance security shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 1 year of maintenance charges)

8. **ELECTRIC METER CHARGES**

(a) Dual meter charges Rs. 25000/- + GST as applicable

9. **MAINTENANCE ADVANCE**

(The Maintenance advance shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 2 years of maintenance charges)

10. **CLUB MEMBERSHIP FEE**

(The Social Club Membership Fee along with subscription charges for the first one year and GST as applicable thereon shall be payable by the Applicant at the time of possessions of the said Apartment).

(a) Membership Fee : NIL

(b) 1st Year Subscription Charges : To be conveyed at the time of possession

Note: The charges are for the family of four persons only. If there are more than four members then charges shall be applicable on pro rata basis

11. **OTHER CHARGES:**

A. Water & Sewer Connection Charges: As per the prevailing rates at the time of possession

B. Security Deposit for electricity: As per the prevailing rates at the time of possession

C. FTTH (fibre to home) charges: As per the prevailing rates at the time of possession

D. Security Deposit for PNG Connection from IGL: As per the prevailing rates at the time of possession

12. **BOOKING: DIRECT/THROUGH SALES ORGANISER (BROKER/REFERENCE).**

Broker's Name, Address & Seal with signature:

13. **OTHER CONDITIONS (IF ANY):**

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

MODE OF PAYMENT

All or any payment shall be paid to the company through account payee Cheque/Bank Draft only, payable at Delhi/New Delhi/NCR and outstation cheque shall not be accepted.

Note:

The applicants are further advised that no payment shall be made otherwise than through account payee Cheque/Bank Draft and in case the applicant(s) is/are making any payment in cash to the company through any employee/agent of the company, the company will not accept the same and company shall not be responsible for such loss/theft/misuse of such cash payment. In case any customer is transferring the payment through RTGS/NEFT or any other means except by cheque or bank draft without the consent of the company, he/she will have no right on any unit against which the money has been deposited.

Declaration

I/we do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. I/we shall be liable and responsible for cancellation of booked Unit by the Company, if the enclosed document/ information found to be forged or fake. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Provisional Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/we undertake to inform the Company of any change in my/our address or in any other particular/ information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/ us. I/we have applied for the allotment of the aforesaid Apartment through my/our aforesaid dealer/broker and I/we shall be liable and responsible for any action/inaction of aforesaid dealer in respect of aforesaid Apartment, and shall not hold the Company responsible for the same. My/Our application for booking may be considered on specific undertaking that, whenever I/we surrender/transfer/assign the booking or allotment right of the aforesaid Apartment then I/we shall provide NOC from my/our aforesaid dealer.

.....
First Applicant

.....
Second Applicant

.....
Third Applicant

PROVISIONAL ALLOTMENT LETTER FOR APARTMENT

Dated:

MR.XYZ
ADDRESS:-

Sub: Provisional Allotment Letter for apartment no. _____ in 'RG MIRAGE TOWER L' located at GH-02, Sec-120, Noida (U.P.)

Dear Sir /Madam

This has reference to your application dated. for allotment of an apartment in '**RG MIRAGE TOWER L**' in the Residential Project RG Residency being developed on land situated at **GH-02, Sec-120, Noida (U.P.)**

The company is pleased to allot you an Apartment no. _____ in Tower L and Parking No. _____, subject to the following clarifications, assertions and adherence to the terms and conditions as set out in the application form submitted by you, which also form part of this Provisional Allotment Letter and the both shall be read and construed in conjunction with each other.

1. The company is developing and constructing a Group Housing Project as "RG Residency" (hereinafter referred to as 'the Said Project/Complex') comprising of various residential buildings/towers, basements, podium, other buildings, club houses, swimming pool, school, convenient shopping centres/ commercial spaces, parking spaces and other utilities, landscaping etc. on the Said Land as described in the annexures annexed hereto. The development of the Said Project will be undertaken in accordance with Plans and Approvals sanctioned by the Noida Authority/concerned authorities.
2. The construction work of **RG Mirage Tower L** shall be completed as per the relevant RERA Timelines, The RERA certificate number of the tower is _____
3. This Provisional Allotment Letter is confined and limited in its scope only to the allotment/sale of the apartment/flat (as defined herein) in the Said Project/Complex. Further the Company has not intended to convey to the Allottee(s) any right or interest in any of the land falling outside the Said Land and no impression of any kind has been given by the Company with regard to the constructions that may take place on the land falling outside the Said Land.
4. The Allottee(s) had wilfully and voluntarily applied for provisional allotment of the said Apartment.
5. Allottee(s) is/are fully aware of all the limitations and obligations of the Company in relation to and in connection with the development/construction of the said Apartment/said Building/said Complex and has/have also satisfied himself about the arrangements/ title/interest/rights of the Company on the land on which the said Apartment/said Building/said Complex is being developed/constructed and has understood all limitations or obligations of the Company in

respect thereof. Allottee(s) confirm that no further investigation in this regard is required by him/them.

6. Allottee(s) agree to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by said Authority and/or other Concerned Authorities in this regard to the Company.
7. The Allottee(s) is/are accepting this Provisional Allotment Letter with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Said Land in general and the Said Project/Complex in particular and the terms and conditions contained in this Provisional Allotment Letter.
8. The Allottee(s) has/have clearly understood his rights, duties, responsibilities, obligations, etc. under each and every clause of this Provisional Allotment Letter.
9. Now, the Company relying on the confirmations, representations and assurances made by the Allottee(s) to faithfully abide by all the terms, conditions and stipulations contained in the Application form duly accepted by the Allottee(s), which also ipso facto apply to this Provisional Allotment Letter.
10. This provisional allotment letter is being made in two sets. One set shall be retained by the Allottee(s) and the other set shall be accepted by the Allottee(s) by signing and returning the same to the company within thirty (30) days from its date of dispatch for accepting and signing by the company for enforceability of this provisional allotment letter.
11. It is to be noted that, only after the receipt of the said Advance / Booking amount You shall be required to sign and execute an **"Agreement for Sale"** for the said allotted Unit, whereby agreeing to abide by the terms and conditions contained in the said **"Agreement for Sale"**.
12. It is also to be noted that, forwarding the **"Agreement for Sale"** to you, the Allottee(s) by the Promoter shall not create a binding obligation on part of the Promoter or the Allottee(s) until firstly Allottee(s) signs and delivers this agreement with all schedules along with the payments due as stipulated in the payment plan therein within 30 (Thirty) days from the receipt of the same by you the Allottee(s) and secondly the Allottee(s) appears for the registration of the same before the Sub – Registrar for the execution of said **"Agreement for Sale"** thereafter, the said **"Agreement for Sale"** shall become final and binding up on the Allottee(s) and the Company. If the Allottee(s) fails to execute and deliver the said **"Agreement for Sale"** within 30 days from the date of its receipt by the Allottee(s) and / or fails to appear before the Sub – Registrar for the registration of the same, the "Allotment Letter" so issued shall be treated as cancelled.
13. The execution and registration expenses shall have to be borne by you, the Allottee(s)
14. It is hereby clarified that, any delay in the registration of the above **"Agreement for Sale"** shall be at your risk and responsibility and in no case the subsequent payments as per the payment plan shall be delayed by you the Allottee(s). Delay if any, shall attract the interest chargeable on the delay payment.

Enclosure forming integral part of this Provisional Allotment Letter:

1. Details of the Apartment along with pricing details.
2. Details of Sale Price.
3. Payment Plan details

The particulars of the Applicant(s) are given below for the reference and record:

1. SOLE OR FIRST APPLICANT:

S/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.:

Ward/Circle/Special range and place where assessed to income tax: _____

Mailing Address:

Mobile. No.:

Office Name and Address: NA

E-mail ID:

2. JOINT/SECOND APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

3. JOINT/THIRD APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

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4. **DETAILS OF THE APARTMENT& PRICING (in Sticker Format)**

FLAT NO-

Type of Apartment

Carpet Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Built up Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Super Built up Area: _____sq. mtrs. (Approx)_____ sq. fts (approx.)

Type of parking: Car ☐ Two Wheeler ☐

No. of Parking Space(s) : One(1) ☐ / Two(2) ☐

Parking Space(s) No: ONE

Type of Parking Space(s): (i) COVERD

5. **DETAILS OF PRICING (in Sticker Format)**

Sale Price	
Cost of Additional Lawn Area (Sqft.)	
Net sale price	
Earnest Money (10% of Net Sale Price)	
*Taxes like VAT, Service Tax, GST or any tax levied in future on sale of apartments shall be charged as per the prevailing rates and guidelines of the Government.	

6. **PAYMENT PLAN**

Percentage	PARTICULARS	AMOUNT

7. INTEREST FREE MAINTENANCE SECURITY (IFMS)

(the interest free maintenance security shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 1 year of maintenance charges)

8. ELECTRIC METER CHARGES

(a) Dual meter charges Rs. 25000/- + GST as applicable

9. MAINTENANCE ADVANCE

(The Maintenance advance shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 2 years of maintenance charges)

10. CLUB MEMBERSHIP FEE

(The Social Club Membership Fee along with subscription charges for the first one year and GST as applicable thereon shall be payable by the Applicant at the time of possessions of the said Apartment).

(a) Membership Fee : NIL

(b) 1st Year Subscription Charges : To be conveyed at the time of possession

Note: The charges are for the family of four persons only. If there are more than four members then charges shall be applicable on pro rata basis

11. OTHER CHARGES:

- A. Water & Sewer Connection Charges: As per the prevailing rates at the time of possession
- B. Security Deposit for electricity: As per the prevailing rates at the time of possession
- C. FTTH (fibre to home) charges : As per the prevailing rates at the time of possession
- D. Security Deposit for PNG Connection from IGL : As per the prevailing rates at the time of possession

12. BOOKING: DIRECT/THROUGH SALES ORGANISER (BROKER/REFERENCE).

Broker's Name, Address & Seal with signature:

13. OTHER CONDITIONS (IF ANY):

SUB LEASE DEED
**SALE DEED OF SUPER STRUCTURE AND SUB-LEASE DEED OF UNDIVIDED
PORTION OF LAND IN RESPECT OF AN APARTMENT**

**Dwelling Unit/ Residential Apartment No. – _____, Tower-L, on Floor No.____-,
in the complex known as ‘RG Mirage Tower L’, built on Group Housing Plot No.
GH-02, Sector 120, Noida, District- Gautam Buddha Nagar (U.P.)**

Present market value	: Rs. _____
Total Sale Consideration	: Rs. _____
Super area/Total Area	: _____ Sq. Mtrs.
Built-up Area	: _____ Sq. Mtrs.
Stamp Duty	: Rs. _____
Parking	: _____
Floor	: _____
Total Floor	: _____
Circle rate (flat)	: _____
Power Back Up	: _____
Lift	: _____
Security guard	: _____
Club/Community Centre	: _____
Gym	: _____
Swimming pool	: _____

This indenture is made and executed at NOIDA on this ____day of _____ 2021

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

By AND BETWEEN

New Okhla Industrial Development Authority, District Gautam Budh Nagar, Uttar Pradesh, a Body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as The "**LESSOR**", which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

Through MR. _____ (Employee Code No. _____), S/O _____ (JUNIOR ASSISTANT) of Noida Authority, Sector 6 Noida, Distt. G.B Nagar UP., do hereby appoint and constitute **MR.** _____ (Employee Code No.), S/o _____ of Noida Authority, Sector 6, Noida, Distt. G.B. Nagar.

AND

M/s RG Residency Pvt. Ltd, a Company registered under the Companies Act 1956 and having its registered office at G-05, Ground Floor, Plot No.SU, LSC B- Block, RG City Center, Lawrence Road, Delhi-110035, through its authorized signatory _____, aged about ____ years, Son of _____, resident of ____ (Aadhar No.), duly authorized vide Company's Board Resolution dated _____, (hereinafter referred to as the "**LESSEE**", which expression shall unless Contrary or repugnant to the context thereof include its successors and permitted assigns) of the Second Part (**PAN of Company- AAECR5932M**).

AND

MR. _____ (**PAN No.** _____) **S/O MR.** _____ **R/O** _____ **NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH-201301**, (Hereinafter referred to as the "**SUB-LESSEE**", which expression shall unless contrary or repugnant to the context or meaning thereof shall include his/her heirs, executors, administrators and legal representatives) of the Third Part;

WHEREAS, New Okhla industrial Development Authority, a body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the "**Lessor**" / "**First Party**") allotted the land bearing Plot No. – G.H.-02, situated at, Sector – 120, Noida, Gautam Budha Nagar, Uttar Pradesh in favour of **M/s Rajesh Projects (India) (Consortium Lead Member)** by virtue of Reservation / Acceptance Letter No.- NOIDA/GHP/2009-(VI)/2009/4584 dated 09 Dec' 2009 and Allotment Letter No.- NOIDA/GHP/2009-(VI)/2009/4604 dated 10 Dec' 2009 and also executed Lease Deed on 29.03.2010 Registered as Registration No.- 2152, Book No.-1, Volume No.-
For NOIDA For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

2721, on page No.-753-788 and Lease Deed dated on 29.03.2010 in the Office of Sub-Registrar II Noida in favour of **M/s RG Residency Pvt. Ltd. (Special Purposes Company)**.

AND WHEREAS, the Lessee has acquired a piece of land bearing Plot No. –G.H.-02, situated at Sector –120, Noida, Gautam Budha Nagar, Uttar Pradesh vide **lease deed executed on 29.03.2010 and duly registered in the office of Sub-registrar II, Noida vide registration No.- 2152 dated 29.03.2010** area admeasuring 51,067.00 sq. meters for 90 years lease commencing from **29.03.2010** on the terms and conditions contained in the said Lease from New Okhla Industrial Development Authority for developing group housing project. The abovesaid land has been demised for the purposes of constructing and developing group housing complex thereupon and for allotment of dwelling Units to the prospective buyers/sub-lessee.

AND WHEREAS, the Lessee has constructed dwelling units on the said plot as per the sanctioned lay out/building plans, which have been sanctioned and approved by the Competent Authority. The said Group Housing Complex is known as “**RG MIRAGE TOWER L**”(hereinafter referred as to the “Project”). The project is developed in phases and the lessee has been granted completion certificate in respect of above said Project.

AND WHEREAS, the Lessee has right to allot to its applicants/allottees, the dwelling units in the above said housing complex, including undivided proportionate share underneath the building/ tower in project land, common areas and facilities, appurtenant to the dwelling units on such terms, as decided by the Lessee.

AND WHEREAS, the Sub-Lessee had applied for allotment of a dwelling unit and on the faith of the statements and representations made by Sub-lessee at various stages, the Lessee has allotted the Unit described herein to the Sub-lessee and received consideration mentioned herein and shall deliver possession of the dwelling unit bearing **Flat No. _____** on **Floor No.** in **Tower-L** as described hereinafter schedule of Dwelling Unit of the aforesaid housing complex/project to the Sub-Lessee. The Sub-lessee will also observe covenants, terms and conditions, as

laid down in the previously mentioned Lease Deed executed between the Lessor and the Lessee and also the terms and conditions specified in the **Booking Application with Allotment Letter dated _____Apartment Buyer Agreement dated _____** executed between the Lessee and Sub-Lessee.

AND WHEREAS, the Sub-Lessee has carried out independent inspection of the Building plans and building of the said dwelling unit and has also satisfied himself/herself as to the soundness of structure and construction thereof as well as conditions and descriptions of all fixtures and fittings, installed and/or provided therein. The Sub Lessee has also inspected the common areas, amenities and passages, appurtenant to the said dwelling unit and also the nature, scope and extent

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

of the undivided interest in the common areas and facilities, within the said housing complex and agreed to take over the possession of his/her apartment and enter into the present Sub Lease deed.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In consideration of the amount of Rs. _____ - (Rupees _____), which includes the cost of superstructure and the undivided proportionate interest in the land underneath the building/Tower, paid by the Sub-Lessee to the Lessee, the receipt of which the Lessee hereby acknowledges, the Lessee do hereby sells, transfers and conveys to the Sub-Lessee the abovesaid dwelling unit Bearing No. _____ having Total Area _____ sq. fts. (_____ sq. mtrs.) and Built-up area ----- Sq. fts. (----- sq. mtrs.) on ----Floor in **Tower-L** with sanitary, electrical and other fittings & fixtures, in the project/Group Housing Complex i.e. '**RG Mirage Tower L**' developed by the Lessee on the project land i.e. **Plot No G.H.-02, Sector -120, Noida, Gautam Budh Nagar-201301 (U.P.)** and more particularly described in Schedule of Dwelling Unit and plan annexed hereto together with the proportionate right in the land underneath the building/tower concerned (hereinafter referred to as the said "Dwelling Unit" or the "Apartment").

The Lessee simultaneously do hereby also sub-leases unto the Sub-Lessee for the un-expired period of 90 years lease granted by Lessor, which commenced on 29.03.2010, the undivided, unidentified title to the Land proportionate to the area allotted to the Sub-Lessee in relation to the total area of the land on the following terms and conditions:

1. The vacant and peaceful possession of the above described dwelling unit has been handed over to the Sub- Lessee. The Lessor has received one time Lease Rent of the Plot from the Lessee and the Sub Lessee is not required to pay any Lease Rent to the Lessor during the Lease Period. In case of any Government demand in that regard, the same shall be dealt with and paid by Sub Lessee Only.
2. That the Sub-Lessee without any rebate or deduction whatsoever shall pay to the Authority any and all other taxes, charges, levies and impositions, payable for the time being by the Lessee in relation to the proportionate share of the Sub-Lessee in the project land underneath the Tower, in terms of the Lease Deed or otherwise.
3. That the Sub-Lessee shall pay annual rents, prevailing taxes, charges, levies and impositions payable for the time being by the Lessee as occupier of the said dwelling unit, as and when, the same becomes due or payable. In addition, thereto, the Sub-lessee shall pay all other liabilities, charges for repairs, maintenance and replacement etc., as per Maintenance Agreement executed between the Sub-Lessee and Lessee or nominee of Sub-Lessee, as the case may be.

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

4. The Sub-Lessee(s) agrees and accepts that he/she shall be responsible to pay requisite charges relating to the maintenance or all other society charges, which includes power back-up, club, taxes and society charges etc. All the works relating to the maintenance may be assigned to any company/agency by the Lessee.
5. That the usable rights of one dependent car / scooter parking space as per terms of allotment anywhere in the parking bay for the Sub-Lessee is made available inside the Complex/Project and the Sub-Lessee agrees that car parking shall always be treated as integral part of the abovesaid Unit/Apartment and the same shall not have any independent legal entity detached from the said allotted unit. The Sub-Lessee has been explained that the said dependent car parking shall be used by the Sub-Lessee as per terms and conditions of the Maintenance Agreement executed between the parties separately.
6. That for the computation purpose, the apartment area means and includes the built up covered area of the dwelling unit – comprising of Carpet Area of dwelling unit, area under walls, half area under partition walls, full areas of balconies(s), cupboard(s), spaces, projections, service shaft(s), service shaft(s), terrace(s), garden(s), if any, attached to the dwelling unit -- plus proportionate share of all the common areas such as
 - foundations, columns, girders, beams, supports, main walls, roof, halls, corridors, lobbies, stairways, fire-escapes and entrances and exits of the building;
 - basements, cellars, wards, parks, gardens, community centres and parking areas of common use except covered parking,
 - The premises for the lodging of janitors or persons employed for the management of the property;
 - Installations of central services, such as, power, light, gas, hot and cold water heating, refrigeration air conditioning, incinerating and sewerage; the elevators, tanks, pumps, motors, fans, cable pipe little (TV, gas electricity etc.) run water harvesting system, compressors, ducts and in general all apparatus and installations existing for common use;
 - such other community and commercial facilities except shops as may be specified in the bye-laws, and
 - all other parts of the property necessary or convenient to its existences, maintenance and safety, or normally in common use;

The Sub-Lessee shall get exclusive possession of the built-up covered area of dwelling unit and is being transferred the title of the same along with undivided, impartible, unidentified title to the portion of the Land in the Housing Complex in proportion to the dwelling unit area of the Said Flat/Dwelling Unit to the total constructed FAR area in the Housing Complex through this Sub Lease Deed.

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

The Sub-Lessee/Third Party shall have all the right, interest, or title jointly in the remaining part of the complex comprising of all common areas and facilities such as specified above including the right of ingress and egress in common areas, which shall remain the joint property of all the Sub Lessee/ Third Party in the proportionate ratio of dwelling unit area owned out of total F.A.R. The right of usage of the common facilities is subject to the covenants herein and up to date payments of all dues.

7. That the Lessee and the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions, which are contained in the said Lease Deed executed between the Lessor and the Lessee and observe the same as applicable and relating to the land and the unit being Leased under these present.
8. That any transfer, sale, assignment or otherwise parting with the possession of the said dwelling unit by the Sub-Lessee, will attract payment of then prevailing transfer charges, and No Objection Certificate (NOC) from the Lessee, in addition to whatsoever other amount as payable to the Lessor. The decision of the Lessor/Lessee in respect of the transfer charges and permission for transfer will be final and binding upon the Sub-Lessee.
9. That the sub-Lessee shall not mortgage the said dwelling unit for securing any loan at any stage except with the prior written permission of the Lessor, which shall be obtained, or given by the Lessor, as per terms of this Lease and the parent Lease Deed executed between Noida & Lessee. The Sub-lessee shall also obtain appropriate 'NOC' from the lessee/lessor in that regard.

Provided that in the event of the sale or forfeiture of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account of the unearned increase in the value of the proportionate undivided land as aforesaid. The amount of Lessor's share of

the said unearned increase shall be the first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the land and the amount payable by the Sub-Lessee to the Lessor shall be final and binding upon all concerned parties.

10. In case, the Sub-Lessee has obtained loan from any Bank/Financial Institution on the abovesaid Unit/Apartment, the Sub-Lessee hereby undertakes to pay the dues of such Bank/Financial Institution in exclusion to the Lessee herein.
11. That notwithstanding the restrictions, limitations and conditions mentioned herein above, the Sub-Lessee shall be entitled to create tenancy of the whole of the dwelling unit for the purposes of the private residential dwelling only.
12. That wherever the title of the Lessee/Sub-Lessee in the Said dwelling unit is transferred in any manner whatsoever, the transferee shall be bound by all

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

covenants and conditions contained herein or contained in the parent Lease Deed executed between the Lessor and the Lessee and such transferee shall be responsible and liable answerable in all respects thereof, in so far as, the same may be applicable and relate to the said proportionate land or the dwelling unit.

13. That in the event of death of the Sub-Lessee, the person on whom the title of the deceased devolves, shall within three months of such devolution, give notice of such devolution to the Lessor and the Lessee. The stake holders/successors/legal heirs of the Sub Lessee shall be liable to execute necessary documents for transfer of the apartment on payment of fees in the records of Lessor and Lessee.
14. That the Sub-Lessee shall in terms of the lease, at all times, pay directly to the Lessor, all Government dues or any other dues of Authority, Local Bodies existing or to exist in future including but not limited to all rates, taxes charges and assessments leviable by whatever name, in respect of the Land or the dwelling unit, which are now or may at any time hereafter or during the continuance of this Deed be assessed, charged or becomes due or imposed upon the dwelling unit hereby transferred to the Sub-Lessee or its tenant/occupant in respect thereof.
15. That the Lessee/Sub-Lessee shall in all respect comply with and remain bound by law, Rules concerning building, drainage, and other by-laws of the Noida Authority or other competent Authorities for the time being in force or whenever becomes applicable in future. Along with abovesaid, all the terms & conditions of the brochures of Scheme, allotment building bylaws and amended from time to time shall be binding upon Lessee/ Sub-Lessee.
16. That the Lessee/Sub-Lessee shall not without the sanction and permission of the Lessor in writing, erect any building or make any alteration or otherwise subdivide or amalgamate the above said transferred/ Sub-Leased dwelling unit. There shall be no temporary or permanent coverage of balcony or common areas, passages, space etc. In case of breach of this covenant, the Sub Lessee shall be solely responsible and liable for penal and other legal consequences.
17. That the Sub-Lessee will use the dwelling unit exclusively for residential purpose and for no other purposes. Under no circumstances, the sub-lessee shall contravene the safety provisions while using/occupying the above said Dwelling Unit. In violation, the sub-lessee shall be solely responsible and liable for the consequences as per Law.
18. That the Sub-Lessee shall not in any manner whatsoever encroach upon the common land/ areas, and facilities and services not handed over to him/her

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

under these presents. All unauthorized constructions/encroachments made shall be removed at the cost of the Sub-Lessee and the Sub-Lessee shall be liable for legal consequences.

19. That the Sub-Lessee of Ground Floor / First Floor dwelling unit (floor above stilt level) in the Housing Complex will be entitled to the use of the seating area earmarked for such flats, for the limited purpose of keeping the same as green. No construction, either temporary or permanent is permitted other than pool and landscape features on such seating areas. The right of Sub-Lessee shall however be subject to provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 with all subsequent amendments.
20. That the Sub-Lessee of Top Floor dwelling unit shall not have any exclusive rights of use of the terrace above the dwelling unit. However, all the Sub-Lessee of the complex shall have right to use the terrace at reasonable time for maintenance/upkeep of water tanks, fixing of T.V. antennas or any other legally permitted purposes on the terrace subject to observance of safety norms. The terrace shall also be available to the occupants of the building/tower in times of emergencies, like fire, and in case of all other emergencies. No unauthorized construction, temporary or permanent, is permitted by Sub-Lessee in the project or terrace or in allotted flat or any part thereof. The right of Sub-Lessee shall however be subject to provisions of all applicable Laws, bye Laws and rules etc. Sub-Lessee has agreed that solar installations with steel structures for sustainable environment will not be objected by Sub-Lessee and the Lessee will have sole right to install solar panels on the roof top and utilize the energy as deems fit.
21. That the Lessee/Sub-Lessee shall on the expiry of the lease of the land, peacefully hand over the said land unto the Lessor after removing the superstructure, within the stipulated period. The share in the undivided proportionate land hereby sub leased, shall always remain un-divisible and unidentified. Similarly, the Sub-Lessee shall have the right of usage of common areas and will not have any independent right of possession of the same.
22. The Lessee/Sub-Lessee shall insure the premises comprehensively either singly or collectively with other allottees and keep the insurance alive/updated at all times. The Sub-Lessee further declares that except the allotted flat Sub-Leased/ transferred to Sub Lessees under these presents shall not be entitled to use any other areas, especially the unsold areas/ Flats, Land of the Lessee in the above said project or phase, as the case may be. The commercial area in the complex is the facility for convenience services to the residents as an

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

independent area of the project, as well as, for outsiders and the Sub- Lessee has no objections for the same.

23. That the Lessee/Sub-Lessee and all other persons claiming under him/her shall ensure that the premises are kept in good shape and repairs and he/ she shall ensure that no substantial material damages are caused to the premises or to the sanitary works therein.
24. That the terms and conditions of the Parent Lease deed, Builder-Flat Buyer Agreement, Maintenance Agreement, Memorandum of Understanding, Affidavits or any other relevant documents executed between Lessee and Sub-Lessee shall be binding on the Parties after the execution of this Sub-Lease deed.
25. That the Sub- Lessee has understood that the present lease deed does not create any independent right, title or interest of the Sub-Lessee in the earmarked commercial areas of the project which has been allotted or may be allotted by the Lessee to any third party for commercial purposes. The Lessee shall be entitled to sell, transfer, convey or let- out the said commercial areas to his own discretion.
26. That under no circumstances the Sub-Lessee(s) shall harm or cause to be harm any damage to the peripheral walls, front, side and rear elevations of the said Flat in any manner. The Sub-Lessee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the door and windows and shall also not carry out any change in the exterior elevation/balcony designs etc. shall not erect any fencing/hedging/grills without prior permission of the Lessee or nominated Association/Company maintaining the said Flat /complex/building.
27. That in case of any breach of the terms and conditions of this Deed by the Lessee/Sub-Lessee, the Lessor will have the right to re-enter the demised dwelling unit after determining the Sub Lease. On re-entry to the demised dwelling unit, if it is occupied by any structure built in an un-authorized manner, by the Lessee/Sub-Lessee, the Lessor will remove the same at the expenses and cost of the Sub-Lessee. At the time of re-entry of the demised dwelling unit, the Lessor may re-allot the same to any other person.
28. That if the Sub-Lessee is found to have obtained the allotment, sub lease of the demised premises by any mis-representation/mis-statement or fraud, this deed may be cancelled, and the possession of the demised premises may be taken over by the Lessor and the Lessee/Sub-Lessee, in such an event will not be entitled to claim any compensation/refund in respect thereof.

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

29. That all notices/letters, orders and other documents required under the terms of the sub-lease or under the Real Estate (Regulation & Development) Act, 2016, Uttar Pradesh Industrial Area Development Act, 1976 (U.P.) or any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modification) Act 1974 (U.P. Act No. 30 of 1974). The Provisions, Rules/Regulations of The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time), shall be applicable.
30. The Sub-Lessee undertakes and assures that he/she has received proper possession of the allotted flat to him/her and same has been constructed up to his/her full satisfaction. The Sub-Lessee has checked and inspected each & every item of the Flat and acknowledges that construction of the flat subject matter of this Sub-Lease Deed has been carried out to the satisfaction of the Sub- Lessee, as per the provisions of the Real Estate (Regulation & Development) Act, 2016 and he/she has also gone through the relevant provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed there under and hereby records his/her full satisfaction in that regard.
31. That all powers exercisable by the Lessor under this lease deed may be exercised by the Chairman/Chief Executive Officer of the Lessor. The Lessor may also authorize any of its other officers to exercise all or any of the powers exercisable by it under this Deed.

Provided that the expression Chairman/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 functions similar to those of Chairman/Chief Executive Officer.

32. That all clauses of the Parent Lease Deed dated 29.03.2010 executed by Lessor in favour of Lessee i.e. "M/s RG RESIDENCY Pvt. Ltd.", shall be applicable to this Deed also. In case of any repugnancies of any provision of the Lease Deed and this Sub Lease Deed, the provisions under former shall prevail.
33. That the Lessor shall have the right to recover the dues, if any, from the Lessee/Sub Lessee or their Successors as per rules, at the rate of interest, as per the terms and conditions laid in the Lease-Deed/Sub-Lease Deed.
34. That the Lessee/Sub-Lessee shall make such arrangement as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executive Officer or any officer authorized by the Chief Executive Officer, will have the power to get the maintenance done

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

through the authority and recover the amount so spent from the Lessee/Sub-Lessee. The Lessee/Sub-Lessee will be individually and severally liable for payment of the maintenance amount. That the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time) Real Estate (Regulation and Development) Act 2016 (RERA) as well as all Rules and Regulation made there under shall be applicable on the Lessee/Sub-Lessee. No objection on the amount spent for the maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, Noida in this regard shall be final and binding upon the parties concerned.

35. That the Lessee would be having the right to put the Hoardings etc. on the terrace on the elevation or on the boundary wall, or any other place of the Project and to sell/rent/permit for use by the intending users, for which the Sub-Lessee(s) would not be having any kind of objection of whatsoever nature.
36. That the Sub-Lessee shall not display or exhibit any picture, poster, statue or their articles which are repugnant to the morals or are indecent or immoral on the walls of allotted flat doors thereof. The Lessee shall have the exclusive right to display or exhibit any signage, hoardings, billboards, advertisement or placard in any part of the exterior wall of the building, except otherwise specified for the purpose by the Lessee in writing. The Lessee shall be entitled to recover the charges for uses of such publicity/display areas for the uses.
37. The Sub-Lessee undertakes to apply and obtain membership of the Resident Welfare Association formed under the supervision and patronage of the Lessee, which shall be constituted and managed according to the Provisions of the Societies Registration Act 1860 and the Uttar Pradesh Apartments (Promotion of Construction, Ownership and Maintenance) Act. The Sub-Lessee further undertakes that he/she will not accept or recognize nor form any other association as Resident Welfare and Association, and if he/she found contrary this would amount to breach of terms and conditions of this sub-lease.
38. That the Lessee has provided certain recreational and commercial facilities including 'The Club' to facilitate the occupants of the complex with the extended use by the relatives & guests which excludes outsiders, of sub lessees /tenants, as may be allowed by Lessee. The Sub-Lessee shall also be entitled to use the same in adherence to the Rules/Regulations framed by the Lessee for the use of such facilities on payment of charges etc. That the Lessee and Sub- Lessee have agreed that other Terms & Conditions of the, allotment letter, parent lease deed and Government Laws, building bye-laws, as amended from time to time shall be binding and shall be applicable on the Lessee/Sub Lessee.

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

39. That the Stamp duty, registration charges and all other incidental charges required for execution and registration of this Sub Lease Deed shall be exclusively borne by the Sub-Lessee.
40. That any dispute arising out of this lease deed shall be referred to the sole arbitrator to be appointed by the Managing Director of the Developer/Lessee. The venue of arbitration proceedings shall be at Delhi/New Delhi and the language of the proceedings shall be English only. The fees of the arbitrator shall be shared equally by both the parties, which shall be subject to the final award by the arbitrator. For other matters excluding the arbitration proceeding, the District Sessions Courts at Gautam Buddh Nagar shall only have the jurisdiction.
41. That after this Deed is executed, no disputes or differences relating to the registration, booking and allotment and Possession or any such matters as are instrumental to these and are likely to affect the mutual right, interest, privileges and claim of the Lessee/Sub-Lessee, would be entertained by the Lessee, except otherwise provided or agreed between the parties in writing.

कार्यालय आदेश संख्या 1917, दिनांक 01.06.2017 के सदर्थ में :-

42. "यदि उप पट्टा धारक द्वारा फ्लैट की धनराशि बिल्डर को भुगतान करने के उद्देश्य से वित्तीय संस्थान/राष्ट्रीय कृत बैंक से ऋण प्राप्त किया हुआ है तो फ्लैट क्रेता को सम्बन्धित वित्तीय संस्थान/राष्ट्रीय कृत बैंक के पक्ष में प्राधिकरण से बंधक अनुमति प्राप्त करने की आवश्यकता नहीं है।"

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee

SCHEDULE OF DWELLING UNIT

Dwelling Unit No. _____ on _____ Floor **Tower-L** in the Complex known as “**RG Mirage Tower L**” constructed at Plot No.- G.H.-02, Sector -120, Noida, Gautam Budh Nagar-201301 (U.P.) having Built up area _____ Sq. ft (_____ Sq. Mtr.) Represented as Super built-up Area of _____ sq.ft. (_____sq.mtrs.). comprising of Drawing-cum-Dining, Bedrooms **Three**, Study Room **Nil**, Kitchen **One**, Utility **One**, Toilets **Four**, Balconies **Four**, along with usage right of Covered Car **One(Back To Back)**/ Open Car **Nil** / Covered Two-Wheeler **Nil** parking space (free of cost) as applicable together with proportionate undivided impartible interest in land on sub-lease basis, as per enclosed plan, and bounded as follows:

East:	As Per Sub Lease-Plan Attached
West	
South :	
North:	

IN WITNESS WHEREOF, the parties have signed and executed this Deed on this day, month and year first written above in the presence of:

WITNESSES:

SIGNED AND DELIVERED BY

1.

(LESSOR)
(New Okhla industrial Development Authority)

2.

(LESSEE)
(M/s RG Residency Pvt Ltd)

(SUB-LESSEE(S))

For NOIDA

For RG Residency Pvt. Ltd

Lessor

Lessee

Sub Lessee



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP36212411413183T
Certificate Issued Date	: 17-Nov-2021 03:11 PM
Account Reference	: NEWIMPACC (SV)/ up14001504/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400150462141367149288T
Purchased by	: RG RESIDENCY PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: N/A
Consideration Price (Rs.)	:
First Party	: RG RESIDENCY PVT LTD
Second Party	: N A
Stamp Duty Paid By	: RG RESIDENCY 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 integral part of Affidavit for UP BERA Registration of RG Mirage Tower L Project situated at Plot No. G.H. 02, Section 120, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh, by RG Residency Pvt. Ltd.

FOR RG RESIDENCY PVT LTD.

DIRECTOR



18 NOV 2021

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 responsibility of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit

I, Rajesh Goyal S/o Sri Jai Bhagwan Goyal aged about 54 Years, Director, RG Residency Pvt. Ltd, having its registered office at G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, DelhiNorthwest, Delhi, PIN - 110035, 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, RG Residency Pvt. Ltd., having its registered office at G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, Delhi Northwest, Delhi, PIN – 110035
3. That the said Company is developing a Project on Plot No. GH-02, Sector-120, NOIDA, Gautam Buddha Nagar, Uttar Pradesh.
4. That Project on the said land is being developed by the Promoter in phased manner, accordingly, the 1ST Phase of the Project has already been developed and received Occupancy Certificate from New Okhla industrial Development Authority (NOIDA) on 09.09.2015 & 2nd Phase of the Project "RG Residency Tower-P (RG Square)", is under construction and being developed by the Promoter and registered with UP RERA against UPRERAPRJ6255.

The Application for the Registration of 3rd Phase of the Project named as "RG Mirage Tower L" is being developed on 5,034 Sq. Mtrs. area of the above said Plot 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), 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.

FOR RG RESIDENCY PVT. LTD.

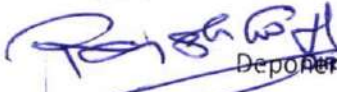
DIRECTOR
Deponent

Verification-

Verified at Delhi on this 18 day of November 2021. That the contents of this Affidavit at S.No. 1 to 6 above are true and correct to the best of my knowledge and belief and no facts have been concealed therefrom.

So, help me God.

FOR RG RESIDENCY PVT. LTD.


DIRECTOR
Deponent



18 NOV 2021

Page 1 of 1

ATTESTED


Om Prakash Singh
NOTARY GHAZIABAD

Provisional NOC

NOC

Go Back (<http://upfireservice.gov.in/upfire/officer/dd/viewfinalnoc/20191428070200>)

Application has been approved successfully !!!

Print

प्रारूप-घ (संलग्नक-3)

Provisional Certificate

यूआईडी संख्या: UPFS/2019/5073/GBN/GAUTAM BUDDH NAGAR/2047/DD
दिनांक: 28-03-2019

प्रमाणित किया जाता है कि मैसर्स RG RESIDENCY P LTD (भवन/प्रतिष्ठान का नाम) पता GH-2, SECTOR-120, NOIDA, SECTOR-120, NOIDA तहसील - DADRI जिसमें तलों की संख्या 26 एवं बेसमेन्ट की संख्या 2 है जिसकी ऊँचाई 94.100 mt. तथा प्लॉट एरिया 51067 sq.mt है। भवन का अधिभोग RG RESIDENCY P LTD (भवन स्वामी/ अधिभोगी अथवा कम्पनी का नाम) द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन0बी0सी0 एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई0एस0 मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्राविजनल अनापत्ति प्रमाण पत्र (एन0बी0सी0 की अधिभोग श्रेणी) Residential के अन्तर्गत इस शर्त के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण होने के उपरान्त तथा भवन के अधिभोग से पूर्व अग्नि एवं जीवन सुरक्षा प्रमाण पत्र (Fire & Life Safety Certificate) प्राप्त किया जायेगा।

निर्गत किये जाने का दिनांक: 06-04-2019

स्थान: GAUTAM BUDDH NAGAR

हस्ताक्षर-



AMAN SHARMA

5B1E2B5C6CEA69D9C4C6C69182A5333F95081957

06-04-2019

कार्यालय

उपनिदेशक

फायर सर्विस

मेरठ/सहारनपुर

परिक्षेत्र।

पत्रांक:2019/5073/जीबीएन/गौतमबुद्धनगर/2047/डी0डी0

दिनांक: अप्रैल 11, 2019,

सेवा में,

प्रबन्धक/स्वामी,

मैसर्स आर0जी0 रेजीडेन्सी प्रा0लि0,

प्लॉट नं0 जी0एच0-02, सेक्टर-120 नौएडा,

जनपद गौतमबुद्धनगर।

विषय: मैसर्स आर0जी0 रेजीडेन्सी प्रा0लि0, पता प्लॉट नं0 जी0एच0-02, सेक्टर-120 नौएडा जनपद गौतमबुद्धनगर में प्रस्तावित गुप हाऊसिंग आवासीय भवन के तलों में संशोधन के सम्बन्ध में।

सन्दर्भ: यूआईडी:2019/5073/जीबीएन/गौतमबुद्धनगर/2047/डी0डी0 दिनांक: 28-03-2019

महोदय,

कृपया उपरोक्त विषयक अपने प्रार्थना पत्र दिनांक:-09-04-2019 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा

यूआईडी:2019/5037/जीबीएन/गौतमबुद्धनगर/2047/डी0डी0 दिनांक:-06-04-2019 के माध्यम से भवन को ऑन लाईन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र में भवन के प्रस्तावित तलों की संख्या-26 अंकित हो गयी है, परन्तु हमारे भवन में प्रस्तावित तलों की सही संख्या-29 है। जिसमें तलों की संख्या-26 के स्थान पर 29 तल किये जाने का अनुरोध किया गया है।

उक्त के क्रम में प्रार्थना पत्र के साथ संलग्न अभिलेखों का परीक्षण करने पर पाया गया कि यूआईडी: 2019/5073/जीबीएन/गौतमबुद्धनगर/2047/डी0डी0 दिनांक:-06-04-2019 के द्वारा निर्गत ऑन लाइन प्रोवीजनल अनापत्ति प्रमाण पत्र में तलों की संख्या-29 समझी जाये।


(अमज शर्मा)
उपनिदेशक, फायर सर्विस,
मेरठ/सहारनपुर परिक्षेत्र।

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