

M/s K. G. Constructions, a partnership firm duly registered under the provisions of Indian Partnership Act, having its registered office at 122/8, Goel House, Faizabad Road, Lucknow through its authorized signatory Mr. Kunal Goel (Partner) S/o Shri Ashok Kumar Agarwal, hereinafter referred to as the SECOND PARTY/ K. G. Constructions of the Other Part.

Now this MoU cum Term Sheet is understood and witnesseth as follows:

Name of the Party: M/s. K. G. Constructions

Proposed Product: Celebrity Greens – Block L & M

Total F.S.I Area = 1,55,948.18 sq. ft.

Basic Rate = As in the table below:

Sl. No. (A)	Blocks (B)	FSI Area (In sq. ft.) (C)	Basic Cost @ Rs. 285/- per sq. ft. (D)	Cost on Site Services Development @ Rs. 95/- per sq.ft (Optional) (E)	Total Value (D+E) (In Rs.)
1	Block- L	77974.09	2,22,22,615.65	74,07,538.55	2,96,30,154.20
2	Block- M	77974.09	2,22,22,615.65	74,07,538.55	2,96,30,154.20
	Total	155948.18	4,44,45,231.30	1,48,15,077.10	5,92,60,308.40

Explanation- The FSI area shall depend on the actual maximum FSI approval from LDA and the execution of the project and may marginally vary. In such case these rates will be applicable as per actuals.


NB: The development of the site shall be completed by the second party within 22 months of this Term Sheet to the satisfaction of the Company. In case of his failure, the work will be completed by the Company, Ansal API, and cost at the rates as above will be recovered from the second party.

Payment Schedule:

- Token Amount of Rs. 21,00,000/- payable on 28th May 2010.
- First Deposit: 10% of the Basic Cost i.e. Rs. 44,44,523.13 (Inclusive of the Token Amount of Rs. 21,00,000/-) and 10% of the Cost on Site Services Development (optional) i.e. Rs. 14,81,507.71 to be deposited on or before 10th June 2010.
- Balance Amount of Basic cost i.e. Rs. 4,00,00,708.17 to be deposited in 11 equal bi-monthly installments in total 22 months from the date of First Deposit, commencing on or before 10th August 2010 in terms of this Term Sheet.

For Ansal Properties & Infrastructure Ltd.

 AUTHORIZED SIGNATORY

M/S K. G. Constructions

 Partner