

T-21408/12

भारतीय रिज़र्व ब्याण्ड

बीस रुपये

रु. 20

RS. 20

TWENTY
RUPEES

INDIA
भारत



उत्तर प्रदेश UTTAR PRADESH Learn - And Sub Treasury Office, Greater Noida TBAA 045587

12

These Currency Notes are Cash Receipts in favour of M/SECO GREEN BUILDTECH PVT LTD.
Plot No. 38, C-Block, 23A Market, Suraj Mal Vihar, Delhi

In Pursuance of the order of the Collector
No. 21/10/12 dated 21/10/12
Section 10-A of the Banking Act, 1946, I certify that
an amount of ₹ 245,52,500.00
(in words) ₹ 245 Crores 52 Lacs 500 Paise
has been paid in Cash as saving duty in respect
of this programme in the State Bank of India
Treasury Sub-Treasury of No. 13A
by Cheque No. 2017/12 dated 20-10-12
a Copy of which is annexed herewith.

₹ 245 Crores 52 Lacs 500 Paise
₹ 245 Crores 52 Lacs 500 Paise

31 Oct 2012

[Signature]
Officer-in-Charge
Treasury
Greater Noida
21/10/12

Plot No- GH-02B
Sector - 10

सह सेक्रेटरी नॉणल भौतिक वित्त प्रविक्ता

[Signature]
सहसेक्रेटरी (नॉणल)

Seco Green Build Tech Private Limited

[Signature]
Authorized Signatory

शास्त्रीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

18AA 045589

Stamp Duty Paid in Cash Certificate in favour of M/s ECO GREEN BUILDTECH PVT. LTD
38, C-13 block, DDA market, Saraymal Vihar, Delhi
 in presence of two witnesses of the following
 Mr. _____ Dated: _____
 section 10-A of the Stamp Act, 1899 certifies that
 an amount of Rs. 18500/- has been paid in cash as stamp duty in respect
 of this instrument in the State Bank of India
 Treasury/Stamp Treasury of Noida
 by Officer Noida on 02-11-17
 a Copy of which is annexed herewith.

one cross eight, five lacs only

18AA 045589

[Signature]
 Officer-in-Charge
 Treasury
 Gauhati Stamp Paper
 05/NOV/2017

उत्तर प्रदेश शासन, न्यायिक विभाग, लखनऊ

अधीक्षक (न्यायिक)

Ecogreen Build Tech Private Limited

[Signature]
 Director/Authorised Signatory

LEASE DEED

This Lease Deed made on 5th day of NOVEMBER, 2012 between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s. ECOGREEN BUILDTECH PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092 through its Authorised Signatory/Director Mr. Anil Mithas S/o. Mr. S.K. Mithas R/o 8-3, J.P. Green, Greater Noida, U.P. duly authorized by its Board of Directors vide Resolution dated 25.10.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

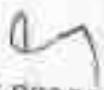
WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

1. M/s. Manisha Projects Pvt. Ltd. - Lead Member
2. M/s. Kasana Builders Pvt. Ltd. - Relevant Member
3. M/s. Keen & Core Developers - Relevant Member
4. M/s. SKG Ecotech Pvt. Ltd. - Relevant Member
5. M/s. Jagat Singh & Company - Relevant Member
6. M/s. Agarwal Developers - Relevant Member
7. M/s. Nandi Developers - Relevant Member

the Plot NO. GH-02, SECTOR-10, GREATER NOIDA, area 96687.42 sq.m. after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No. PROP/BRS-04/2011/288, dated 14-1-2011 and Allotment Letter No. PROP/BRS-04/2011/427, dated 22.03.2011 for the development and marketing of Group Housing Pockets/ Flats/ Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Schema Code BRS-04/2010). The registered consortium consists of following :-


LESSOR

Ecogreen Buildtech Private Limited


LESSEE

Director

S.No.	Name of member	Shareholding	Status
1.	M/s. Manisha Projects Pvt. Ltd.	25%	LEAD MEMBER
2.	M/s. Kasana Builders Pvt. Ltd.	12%	RELEVANT MEMBER
3.	M/s. Keen & Core Developers	18%	RELEVANT MEMBER
4.	M/s. SKG Ecotech Pvt. Ltd.	12%	RELEVANT MEMBER
5.	M/s. Jagat Singh & Company	11%	RELEVANT MEMBER
6.	M/s. Agarwal Developers	10.5%	RELEVANT MEMBER
7.	M/s. Nandi Developers	10.5%	RELEVANT MEMBER

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s. Manisha Projects Private Limited has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-

Sl. No.	Plot No.	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-02A, Sector-10	34821.98	M/s. Shridhara Infratech Pvt. Ltd. (SPC of M/s. Manisha Projects Pvt. Ltd. - Lead Member & M/s. Kasana Builders Pvt. Ltd., Keen & Core Developers, SKG Ecotech Pvt. Ltd. & Jagat Singh & Company- Relevant Member)	SPC
2.	GH-02B, Sector-10	41565.44	M/s. Ecogreen Buildtech Pvt. Ltd. (SPC of M/s. Manisha Projects Pvt. Ltd. - Lead Member & M/s. Kasana Builders Pvt. Ltd., Keen & Core Developers, SKG Ecotech Pvt. Ltd. & Jagat Singh & Company- Relevant Member)	SPC
3.	GH-02C, Sector-10	26300.00	M/s. Nandi Infratech Pvt. Ltd. (SPC of M/s. Agarwal Developers & M/s. Nandi Developers- Relevant Member)	SPC

Whereas the said registered consortium has given an undertaking dated 31.10.2012 (Copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division vide letter No. Prop/BRS-4-2010/2012/598, dated 22.10.2012 and name and status of M/s. **ECOGREEN BUILDTECH PRIVATE LIMITED (SPC)** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme. Accordingly lessee has to develop and market the project on demarcated/sub-divided Plot No. **GH-02B, SECTOR-10, Greater Noida** measuring **41565.44** square metre (out of which presently 38265.44 sq.m. land area is being leased through this lease deed and accordingly consideration is determined) vide letter No. Builders / BRS04-2010/2012/598, dated 22.10.2012. Rest encroached/affected area i.e.

LESSOR

Ecogreen Build Tech Private Limited
LESSEE

3300 sq.m. shall be offered for possession after execution of supplementary lease deed to the lessee as and when it becomes clear. For staking claim on this affected area, lessee shall pay the installments as per letter dated 22.10.2012.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. ECOGREEN BUILDTECH PRIVATE LIMITED (Lessee)** having its registered office at 38, C- Block, DDA Market, Surajmal Vihar, Delhi-110092 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-02B, SECTOR-10, Greater Noida. Shareholding conditions on the lessee company/ companies shall be applicable on lessee as per clause C-8 & C-10 of the brochure of BRS-04/2010 scheme.

A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This In consideration of the total proportionate premium of the 38265.44 sq.m. is **Rs. 44,23,86,752.00** (Rs. Forty Four Crore Twenty Three Lac Eighty Six Thousand Seven Hundred Fifty Two Only) out of which 10% **Rs. 4,42,38,675.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period, the balance 90% premium i.e. **Rs. 39,81,48,077.00** of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

Due date	Head	Premium	Interest	Total amount of Instalment	Balance Premium
		Balance 90% premium			
22.09.2011	Instalment No.1	0.00	23888885.00	23888885.00	398148077.00
22.03.2012	Instalment No.2	0.00	23888885.00	23888885.00	398148077.00
22.09.2012	Instalment No.3	0.00	23888885.00	23888885.00	398148077.00
22.03.2013	Instalment No.4	0.00	23888885.00	23888885.00	398148077.00
22.09.2013	Instalment No.5	24884255.00	23888885.00	48773140.00	373263822.00
22.03.2014	Instalment No.6	24884255.00	22395829.00	47280084.00	348379567.00
22.09.2014	Instalment No.7	24884255.00	20902774.00	45787029.00	323495312.00
22.03.2015	Instalment No.8	24884255.00	19409719.00	44293874.00	298611057.00
22.09.2015	Instalment No.9	24884255.00	17916663.00	4280918.00	273726802.00
22.03.2016	Instalment No.10	24884255.00	16423608.00	41307963.00	248842547.00
22.09.2016	Instalment No.11	24884255.00	14930553.00	39814808.00	223958292.00
22.03.2017	Instalment No.12	24884255.00	13437498.00	38321753.00	199074037.00

एक एक वरुण नोडरिग रिड थरिडर

 एकरर (रररर) LESSOR

Ecogreen Build Tech Private Limited

 LESSOR
 Director / Authorized Signatory

22.09.2017	Instalment No.13	24884255.00	11944442.00	38828897.00	174189782.00
22.03.2018	Instalment No.14	24884255.00	10451387.00	35355642.00	148305527.00
22.09.2018	Instalment No.15	24884255.00	8958332.00	33842587.00	124421272.00
22.03.2019	Instalment No.16	24884255.00	7465276.00	32349591.00	99537017.00
22.09.2019	Instalment No.17	24884255.00	6972221.00	30856476.00	74652782.00
22.03.2020	Instalment No.18	24884255.00	4479166.00	29363421.00	49785507.00
22.09.2020	Instalment No.19	24884255.00	2986110.00	27870365.00	24884252.00
22.03.2021	Instalment No.20	24884255.00	1493055.00	26377310.00	0.00

In case of default in depositing the Installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GREATER NOIDA/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, instalment, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.

संश्लेषण के लिए प्रमाणित किया जाता है -

LESSOR
(संश्लेषण)

LESSEE

3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Group Housing Plot No. GH-02B, SECTOR-10, GREATER NOIDA Distt. Gautam Budh Nagar (U.P.) contained by measurement 38265.44 sq. mtrs. be the same a little more or less and bounded:

On the North by	:]	As per Lease Plan attached
On the South by		
On the East by		
On the West by		

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years commencing from 5th DAY OF NOVEMBER 2012 except and always reserving to the Lessor.

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

व्यक्ति को अधिकार प्रदान करने के लिए

LESSOR

Ecogreen E-Inf Tech Private Limited

As per
LESSEE

Director / Authorized Signatory

PLOT NO:- GH-02/B



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AREA OF PLOT = 41565.44 - 3300 = 38265.44 sqm

Alam

SIGN POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDLED OVER			
	LEASE PLAN FOR PLOT NO. GH-02/B FOR SEC. 10 GREATER NOIDA	PROJ. DEPTT. 	MANAGER 	SEN. MANAGER
	LAND DEPTT. LEKH PAL 	MANAGER NARAYAN KUMAR DAS 	SEN. MANAGER TANUJ DAS 	
	LAW DEPTT. ASST. MANAGER 	MANAGER 		
	PLNG. DEPTT. SR. DRAFTSMAN 		SR. EXECUTIVE 	

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

C. THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
- (i) Lessee has paid Rs. 4423868.00 as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The Lessee has to pay lease rent equivalent to 11 years @1% p.a. (total 11%) of the premium of the plot as "One Time Lease Rent" phasewise before getting permission to execute Tripartite Sub-Lease Deed in favour of their prospective buyers unless the Lessor decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the Lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.
- b) The Lessee shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part or its members/sub Lessee to pay proportional charges for the allotted areas.
- c) The Lessee shall use the allotted plot for construction of Group Housing/flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.
- i) Such allottee/sub Lessee should be citizen of India and competent to contract.

एक हस्त लेखन बंधनवशत निम्न शर्तिका

LESSOR

लेखक (सहस्र)

Ecogreen Build Tech Private Limited

Arjun

LESSEE

Director / Authorized Signatory

ii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phase wise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

एक हक मालक मालिकाना 1000 शक्तिशाली
LESSOR

Edgewise Build Tech Private Limited

[Signature]

LESSEE SIGNATORY
Contract / Authority

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- ii) Except otherwise without obtaining the completion certificate, the Lessee shall have option upto 31.03.2011 to divide the allotted plot and to sub-lease the same with the prior approval of Lessor on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub divided plots should not be less than 10,000 sq. mtrs.
- iii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

D. NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	As per Building regulation 2010 Greater Noida.
Maximum permissible FAR	2.75
Set backs	As per Building regulation 2010 Greater Noida.
Maximum Height	No Limit

E. CONSTRUCTION

1. The Lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly

एक हटा वीरुवा वीरुवा वीरुवा वीरुवा वीरुवा


LESSOR
विकास (विकास)

8

EcoGreen Build Tech Private Lim
LESSEE


Director / Authorised Signatory

issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within the period of 5 years from the date of execution of lease deed.

2. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
3. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 6% of the total premium.
 - For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

4. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
5. There shall be total liberty at the part of allottee /Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/Institutional use would be admissible but the allottee /Lessee may utilize the same for residential use as per their convenience.
6. The allottee /Lessee may implement the project in maximum **five phases** and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

F. MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial

श्री १०० अक्षांश १०' ३०" उत्तर ७६° ३०' ३०" पूर्व

LESSOR

9
Eco Green Build Tech Private Limited
LESSEE

Authorized Signatory

institution(s)/Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued 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/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

G. TRANSFER OF PLOT

1. Without obtaining the completion certificate the Lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties upto 31.03.2011 with the prior approval of LESSOR on payment of transfer charges @ 2% of allotment rate. However, the area of each of such sub-divided plots should not be less than 10,000 sq.mtrs. However, individual flat/plot will be transferable with prior approval of the LESSOR as per the following conditions :-

- (i) The dues of LESSOR towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (iv) The sub-Lessee undertakes to put to use the premises for the residential use only.
- (v) The Lessee has obtained building occupancy certificate from Building Cell/Planning Department, Greater NOIDA Industrial Development Authority.
- (vi) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the LESSOR in writing.

1111 1111 1111 1111 1111 1111 1111 1111 1111 1111


LESSOR
(Name)

10

Geogreen Build Tech Private Limited


LESSEE
Director / Authorized Signatory

- (vii) No transfer charges will be payable in case of first sale, including the built-up premises on the sub-divided plot(s) as described above. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the LESSOR.
- (viii) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

H. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Lessor (Authority).

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

I. LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

J. OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot 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 plot(s)/flats or for the structure time being standing thereon provided

110 221 नएरु वीवोनक वरुव वरुववव

LESSOR

कमरु (कमरु)

11

110 221 नएरु वीवोनक वरुव वरुववव

LESSEE

कमरु (कमरु)

always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

K. MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. That the Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a. In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - b. And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
3. That the Lessee / sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Lessor framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.
5. The Lessee/sub Lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer of the Lessor will have power to get the maintenance done through the Lessor 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. The rules/regulation of UP flat ownership act 1975 shall be applicable on the Lessee/sub Lessee. No objection on the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, of the Lessor in this regard shall be final.

L. CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease in the case of:-

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.

LESSOR

Econraan Build Tech Private Limited

ALGO LESSEE

2. Any violation of directions issued or rules and regulation framed by Lessor or by any other statutory body.
3. Default on the part of the Lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Lessor and no separate notice shall be given in this regard.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

M. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessor's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period falling which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District . . . Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad

LESSOR

EcoGreen Auto Tech Private Limited

13

Director / Authorised
LESSEE



BF 373939

Undertaking

This Undertaking is signed and executed at Greater Noida on the 31st day of October 2012 by:-

1. M/s Shridhara Infratech Pvt. Ltd., (SPC) of M/s Manisha Projects Pvt. Ltd.-26 %, M/s Kasana Builders Pvt. Ltd.-12%, Keen & Core Developers-18 %, SKG Ecotech Pvt. Ltd.-12%, & Jagat Singh & Company-11%), a company formed and existing under the provision of Companies Act, 1956, having its registered office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092 (hereinafter referred to as SPC) through Mr. Sudhir Kumar Gupta S/o Late Sh. B.P. Gupta R/o R-9/124, Rajnagar, Ghaziabad, U.P., Director of Lead Member.
2. M/s Ecogreen Buildtech Pvt. Ltd., (SPC) of M/s Manisha Projects Pvt. Ltd.-26 %, M/s Kasana Builders Pvt. Ltd.-12%, Keen & Core Developers-18 %, SKG Ecotech Pvt. Ltd.-12%, & Jagat Singh & Company-11%), a company formed and existing under the provision of Companies Act, 1956, having its registered office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092 (hereinafter referred to as SPC) through Mr. Sudhir Kumar Gupta S/o Late Sh. B.P. Gupta R/o R-9/124, Rajnagar, Ghaziabad, U.P., Director of Lead Member.

M/s Shridhara Infratech Pvt. Ltd.

M/s Ecogreen Buildtech Pvt. Ltd.

M/s Nandi Infratech Pvt. Ltd.


(SPC)


(SPC)


Director / Authorised Signatory


Lower (under)

M/s Nandi Infratech Pvt. Ltd., (SPC) of M/s Agarwal Developers-10.5% & M/s Nandi Developers-10.5%, a company formed and existing under the provision of Companies Act, 1956 having its registered office at R.K. Rai & Co., D-248/10, Off. No.-107, Abhishek Business Centre, Laxmi Nagar, Delhi-110092 (hereinafter referred to as SPC) through Mr. Kushal Pal Singh S/o : R.P. Singh R/o C-23, Sector-40, Noida, Distt. G.B.Nagar, U.P., Authorised Signatory of Relevant Member.

WHEREAS in response to the invitation for bid in the BRS04/2010 scheme of the Build Residential/Large Group Housing Plot floated by the Greater Noida Industrial Development Authority (hereinafter referred to as GNIDA), the Lead Member of Consortium M/s Manisha Project Pvt. Ltd. submitted their bid for allotment of Plot No.-GH-02, Sector-10, Greater Noida, area 96687.42 Sq.meters and agreed to abide by all the terms and conditions set out in the brochure of the scheme.

AND WHEREAS the GNIDA vide their allotment letter bearing No.-Prop./BRS-04/2011/427, dated-26-3-2011 allotted Plot No.-GH-02, Sector-10, Greater Noida having an area of 96687.42 Sq.meters in favour of Consortium.

AND WHEREAS upon being called to have lease deed of the allotted plot executed in the name of the Consortium, the Lead Member and the Relevant Members agreed amongst themselves that as permissible under clause C-8(E) of the brochure of the scheme the Lease Deed on an area 34821.98 Sqm. be executed in favour of M/s Shridhara Infratech Pvt. Ltd., SPC of M/s Manisha Projects Pvt. Ltd., M/s Kasana Builders Pvt. Ltd., Keen & Core Developers, SKG Ecotech Pvt. Ltd. & Jagat Singh & Company, separate lease deed of an area of 41565.44 Sqm. be executed in favour of SPC i.e. M/s Ecogreen Buildtech Pvt. Ltd. SPC of M/s Manisha Projects Pvt. Ltd., M/s Kasana Builders Pvt. Ltd., Keen & Core Developers & Jagat Singh & Company and a separate lease deed of an area 20300 Sqm. executed in favour M/s Nandi Infratech Pvt. Ltd., SPC of M/s Agarwal Developers & M/s Nandi Developers, and a request letter dated 04-10-2012 & 11-10-2012 was addressed to GNIDA in this regard.

AND WHEREAS on a request of the Lead Member, SPC and the Relevant Member as contained in the said letter dated-04-10-2012/11-10-2012 has been agreed to in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated-22-10-2012, including submission of an Undertaking.

Now therefore this undertaking witnesses as under:-

1. That we, the Lead Member, SPC and the Relevant Member do hereby agree that notwithstanding the execution of Lease Deed of an area of 34821.98 Sqm. in favour of the M/s Shridhara Infratech Pvt. Ltd., an area of 41565.44 Sqm. in favour of M/s Ecogreen Buildtech Pvt. Ltd. and of an area of 20300 Sqm. in favour of the M/s Nandi Infratech Pvt. Ltd., we shall be jointly and severally liable for the due compliance of all the terms and conditions of the lease deed, including but not limited to payment of consideration for the area mentioned in all the lease deeds and any breach of the aforesaid, by one of us, shall constitute breach also by the other and thereby empower the GNIDA to take action against amongst of us.

M/s Shridhara Infratech Pvt. Ltd.



SPC

श्रीधर इंफ्राटेक प्राइवेट लिमिटेड
(SPC)

M/s Ecogreen Buildtech Pvt. Ltd.



(SPC)

Ecogreen Build Tech Private Limited

Alison

M/s Nandi Infratech Pvt. Ltd.



(SPC)

2. That each of us jointly and severally agree that this undertaking shall form part of Lease Deed to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deed to be executed.
 3. That any breach of the conditions set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated-22-10-2012/withdrawn in case Lease Deed has been executed, that the breach of these present shall constitute a breach of the lease deed for which GNIDA shall be entitled to take action against us, including determination of all the lease deeds to be executed.
 4. That, in terms of clause 8(e) of the scheme, we undertake that the Lead Member the Consortium shall retain at least 26% of the shareholding as per MOA till the completion certificate of at least one phase of the project is obtained from GNIDA.
 5. That each of the signatory on behalf of Lead Member, SPC and Relevant Member have been duly authorized by their respective Board of Directors to submit the Undertaking. A copy of the Board Resolution in favour of each of the signatory being annexed as Annexure 'A', Annexure 'B' and Annexure 'C' to this Undertaking and the same shall be deemed to be part of this Undertaking.
 6. That this Undertaking has been given by us voluntarily and without any coercion or duress of any kind whatsoever.
- IN WITNESSES WHEREOF each of the two executants have appended the signatures in the presence of each others on the date first mentioned above.

Witnesses

[Signature]

1. Mr ANK MITHAS
S/o Mr S.K. MITHAS
V-3, J.P GREEN I
G.A. NOIDA

[Signature]

2. Hardeep S/o Mural Chandel
H-168/4 Green 2
G.A. NOIDA

M/s Shridhara Infratech Pvt. Ltd.,

[Signature]
SPC

M/s Ecogreen Buildtech Pvt. Ltd.,

[Signature]
SPC

M/s Nandi Infratech Pvt. Ltd.

[Signature]
SPC

नाम के बिना गीत के प्रतिलिपि किताब प्रतिलिपि
[Signature]
संख्या (कमपि)

Ecogreen Build Tech Private Limited

[Signature]
Director / Authorized Signatory

M/s Shridhara Infratech Pvt. Ltd

38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092

Annexure A

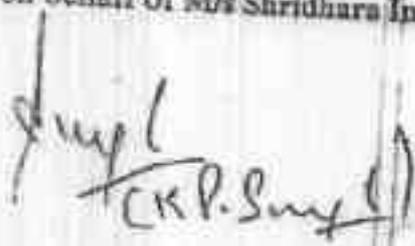
Date: 26-10-2012

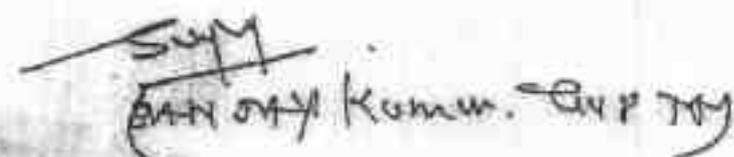
RESOLUTION

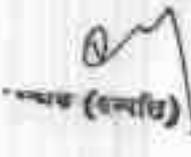
Extracts of the meeting of Board of Directors held on 26-10-2012 in the Company's Office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092

It is hereby resolved that Mr. Sudhir Kumar Gupta S/o Late Sh. B.P. Gupta R/o R-9/124, Rajnagar, Ghaziabad, U.P. (Director) is hereby authorized to sign on any Deeds/related papers in respect of PLOT NO-GH-02, SECTOR-10, GREATER NOIDA, DULY ALLOTTED BY GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

For & on behalf of M/s Shridhara Infratech Pvt. Ltd


CKP. Singh


Sudhir Kumar. Dir P. M.

एक निदेशक के रूप में

निदेशक (व्यक्ति)

Ecogreen Build Tech Private Limited

Director / Authorized Signatory

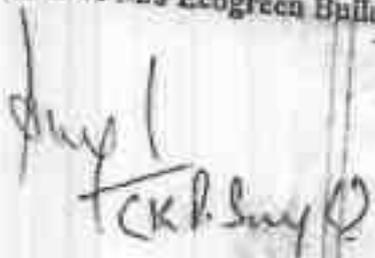
Date: 26-10-2012

RESOLUTION

Extracts of the meeting of Board of Directors held on 26-10-2012 in the Company's Office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092

It is hereby resolved that Mr. Sudhir Kumar Gupta S/o Late Sh. B.P. Gupta R/o R-9/124, Rajnagar, Ghaziabad, U.P. (Director) is hereby authorized to sign on any Deeds/related papers in respect of PLOT NO.-GH-02, SECTOR-10, GREATER NOIDA, DULY ALLOTTED BY GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

For & on behalf of M/s Ecogreen Buildtech Pvt. Ltd


Sudhir Kumar Gupta


(SUDHIR KUMAR GUPTA)

एक प्रति सदस्य की संख्या के अनुसार जारी किया गया है

संस्थापक (व्यक्ति)

Ecogreen Build Tech Private Limited

Director / Authorised Signatory

NANDI INFRA TECH PRIVATE LIMITED

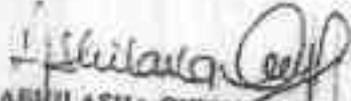
Certified True Copy of Resolution Passed in the Meeting of Board of Directors of Nandi Infotech Private Limited held on 13.10.2017 at 11.00 A.M. at the registered office.

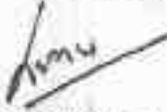
RESOLVED That Sh. Kushal Pal Singh, Director, is hereby authorized on behalf of the Company to Sign/Apply and get lease Deed executed for the Builders Residential Group Housing Plot No.G H - 02 sector - 10 , Greater Noida . To Sign agreements/affidavits, and do such all deed on behalf of the Company and to negotiate with the Authority for completion / Execution of Lease Deed on behalf of the Company and further authorized to sign the necessary documents / forms etc as applicable to get the allotment ,lease deed and registry with the Authority and do all such acts, deeds relating to the above said for and on behalf of the company.

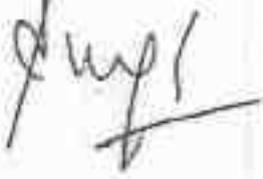
For and on Behalf of Board of Directors

(CHAIR PERSON)

CERTIFIED TRUE COPY

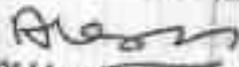

(ABHILASHA GUPTA)
DIRECTOR


(SUDHIR AGARWAL)
DIRECTOR


(KUSHAL PAL SINGH)
DIRECTOR


1100 27 1100 1100 1100 1100

1100 (1100)

Ecogreen Build Tech Private Limited

Director / Authorised Signatory

ATTESTED
Sanjeev Kishor Sharma
Notary
Reg. No. 5725
Distt. Gautam Budh Nagar (U.P.)

1408

भाग १) कम मूल्य 94
(प्रस्तुतकर्ता अवस्था प्रार्थी द्वारा रखा जाने वाला)

यह प्रार्थना-पत्र प्रस्तुत करने का दिनांक 02 NOV 2012

जुन कर्तव्य या प्रार्थी का नाम डी. जे. लाल

यसका प्रकार जील ४६०९-६०९

१. प्रतिदीकरण शुल्क ५१०००/-

२. प्रतिनिधिकरण शुल्क ५००/-

३. निरीक्षण या तलाश के लिए शुल्क

४. मुहताबनामा के अधिप्रमाणिकरण के लिए शुल्क

५. कपीकरण शुल्क

६. विधि ५५१००५०

७. मुद्रिक मूल्य

८. इतर कागजात

यह प्रस्तुत करने का दिनांक 05 NOV 2012

किस प्रकार होना प्रमाणिकरण प्रमाण

प्रमाण करने के लिए देया होगा

अनुमोदन आदेशों के अनुसार

सदर-निर्देश
(दिए गए हैं)
५/११/२०१२

SUB LEASE DEED

MARKET VALUE Rs. 53,20,00,000/-
AREA OF PLOT 19000.00 sq mtr.
TOTAL COST OF PLOT - Rs. 21,96,59,000/-
(As per alloted rate)
PLOT NO.: GH-02B-1, Sector-10, Greater Noida
Distt. Gautambudh Nagar, U.P.
STAMP DUTY Rs. 2,66,00,000/-

THIS SUB LEASE DEED is made at Greater Noida on this 1st day of JULY, 2014.

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 successors and assigns of the FIRST PART

AND

M/S. ECO GREEN BUILDTech PRIVATE LIMITED a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 38, C-Block, DDA Market, Surajmal Vihar, Delhi-110092 through its Authorised signatory Sh. Arvind Kumar Jain S/o. Sh. N.K. Jain R/o.A-304, Khushboo Apartment, Sector-Pi, Greater Noida, U.P. duly authorised by its Board of Directors vide Resolution dated 18.06.2014 (hereafter referred to as the Developers/Lessee) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the SECOND PART

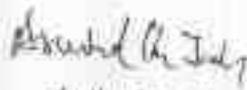
AND

M/S. BULLAND REALTORS PRIVATE LIMITED a company incorporated under the Companies Act 1956 and having its registered office at A-20, Bada Mohalla, Khanpur Extn., New Delhi-110062 through its Director Mr. Rajneesh Nagar S/o Mr. Surabhan Nagar R/o A-20 Bada Mohalla, Khanpur Extn., New Delhi-110062 duly authorised by its Board of Directors vide Resolution dated 12.06.2014 (hereinafter referred to as the SUB-LESSEE) which expression shall unless it be repugnant to the context of meaning thereof, mean and include its successors and assigns of the THIRD PART.

WHEREAS

- a) The Authority invited bids under its Scheme Code BRS-04/2010 for allotment of various plots, including Plot No GH-02 (Sub-Divided Plot No. GH-02B) Sector-10, Greater Noida District Gautam Budh Nagar (Uttar Pradesh) for development of Large Group Housing Builders Plot.

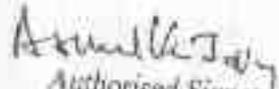

Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd


Director

- b) The Lessee herein was the successful bidder for Plot No. GH-02 (Sub-Divided Plot No. GH-02B, Area 41555.44 Sq.mtr.), Sector-10, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
- c) The allotment letter / bid document / brochure provides that the Developers shall get the Lease Deed of the said plot executed in its own name for a period of 90 (Ninety) years from the date of its execution.
- d) The Authority as a Lessor vide Lease Deed executed on dated 05-11-2012 duly registered with the Sub Registrar, Gautam Budh Nagar, Greater Noida, Uttar Pradesh registered in Bahi No.1 Jild No. 11928 Page No.367 to 416 Sr. No. 21408 dt. 05.11.2012 demised the said plot for a period of 90 years from the date of its execution in favour of the Lessee (hereinafter referred to as the Lease Deed) as the Lessee on certain terms and conditions, inter-alia, to develop and / or construct and thereafter transfer the developed plots / flats / units in the following manners –
- After the approval of the lay-out plan from the authority, the Lessee is transferring lease hold rights to Sub-Lessee through this sub lease deed as internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street-lighting, etc. in that area is in progress.
 - The Lessee is executing sub lease deed in favour of Sub-lessee.
 - On execution of this sub-lease deed, the sub-lessee will be bound to comply with the provisions of payment of proportionate share of lease premium, lease rent and all other charges payable to the Authority in the proportionate share of the land area so sublet.
 - The sub-lessee shall have to follow and fully implement the group housing project on this allotted/sub-leased Plot no. GH-02B-1 of GH-02B, Sector-10, Greater Noida admeasuring 19000 sq. mtr., all the terms and conditions of allotment and lease deed executed by the lessor in favour of Lessee. Any default on the part of such sub-Lessee to fully implement the terms and conditions of the lease deed or scheme shall not be automatically considered as default of the Lessee. The Authority/Lessor shall be entitled to take any action against the Sub-Lessee as has been mentioned in the scheme brochure and lease deed including cancellation of the sub-lease and forfeiture of the premium etc. as per the terms and conditions of the Brochure/ bid document/lease deed.
 - The layout plan of Developers / Lessee has been approved. The Lessee has started internal development work such as internal roads, sewerage, drainage, culverts, water-supply, electricity distribution/ transmission lines, street lighting etc.
 - As per approved Layout Plan / Master Plan the Builders Residential/ Group Housing plot, Lessee has further allotted Group Housing Plot No. GH-02B-1 of GH-02B Sector- 10, Area 19000.00 square metres in the project being


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Builders Pvt. Ltd.

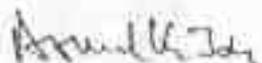

Director

developed by the Lessee to M/S. BULLAND REALTORS PRIVATE LIMITED (Sub-Lessee) a company incorporated under the companies act 1956 having its registered office at A-20, Bada Mohalia, Khanpur Extn, New Delhi-110062 sub-lease which is being executed through this Sub-Lease Deed.

A. MODE OF PAYMENT AND PAYMENT PLAN

1. All payment should be made through demand drafts/ pay orders drawn in favour of "GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida/ Greater Noida. The Sub-lessee should clearly indicate his name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.
2. The Sub-Lessee have paid Rs. 2,19,65,900/- premium and Annual lease rent (till 31-03-2015) directly to the Lessee/Lessor. The sub-lessee shall have to pay balance 90% premium @ Rs.11561/- per square metre within 10 years from the date of allotment to Lessor along with interest 12% p.a. There shall be a moratorium of 24 months from the date of allotment/ reservation and only the interest @ 12% per annum compounded half yearly, accrued during the moratorium period, shall be payable in half yearly instalments. After expiry of the moratorium period, the balance 90% premium of the plot along with interest will be paid in 16 half yearly instalments along with interest of Proportionate premium and Lease rent.
3. In case of default in depositing the instalments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.
4. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-lessee should ensure remittance on the previous working day.
5. In case of default, this sub lease deed be considered as cancelled without any further notice and the amount paid to the Lessor by the sub-lessee shall be forfeited. No interest will be paid on such amounts.
6. The payment made by the sub-lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.
7. The Lease Rent prevalent at the time of execution of lease deed shall be payable.
8. The total cost of plot as per allotment rate is Rs. 21,96,59,000.00 (Rupees Twenty One Crore Ninety Six Lac, Fifty Nine Thousand only) i.e. @ Rs.11561/- per square metre.


Manoj Builders


Authorized Signatory


Director
Bulland Realtors Pvt. Ltd.

- ii. The sub-lessee shall have to pay balance 90% premium i.e. Rs. 19,76,93,100.00 per square metre of the plot/ sub-leased directly to the Lessor/Authority in the following manner-

REVISED PAYMENT PLAN

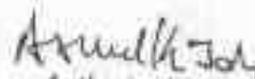
Instalment	Due date	Payable Premium	Payable Interest	Total payable Instalment	Balance premium
Instalment No. 1	22.09.2014	19151519.00	16219500.00	35371019.00	24899748.00
Instalment No. 2	22.03.2015	19151519.00	14815405.00	33966924.00	229818229.00
Instalment No. 3	22.09.2015	19151519.00	13602429.00	33053948.00	210666710.00
Instalment No. 4	22.03.2016	19151519.00	12570932.00	31722451.00	191515191.00
Instalment No. 5	22.09.2016	19151519.00	11553703.00	30705222.00	172963672.00
Instalment No. 6	22.03.2017	19151519.00	10256819.00	29408338.00	153212153.00
Instalment No. 7	22.09.2017	19151519.00	9268285.00	28419805.00	134060634.00
Instalment No. 8	22.03.2018	19151519.00	7977526.00	27129045.00	114900115.00
Instalment No. 9	22.09.2018	19151519.00	6951214.00	26102733.00	95757596.00
Instalment No. 10	22.03.2019	19151519.00	5898233.00	24840762.00	76906077.00
Instalment No. 11	22.09.2019	19151519.00	4634143.00	23785662.00	57454558.00
Instalment No. 12	22.03.2020	19151519.00	3428435.00	22579955.00	38303339.00
Instalment No. 13	22.09.2020	19151519.00	2310741.00	21462260.00	19151520.00
Instalment No. 14	22.03.2021	19151520.00	1139647.00	20291167.00	0.00

The premium & Lease rent of the Lessee shall be automatically reduced from the payable instalment(s) and lease rent from the amount to be paid by the Sub-Lessee as proportionate premium and lease rent.

B. EXTENSION OF TIME

1. In exceptional circumstances, the time for the payment of balance due amount may be extended by the LESSOR.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, normally, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.
5. The lease hold rights of the plot sub-leased to the sub-lessee by the Lessee, for the balance period of 90 years calculated from the date of execution of lease deed i.e 05.11.2012.


Manager (Builders)
Greater Noida Authority
LESSOR


Arundh Jay
Authorised Signatory
Eco Green Buildtech Pvt. Ltd.


Director
Buland Shah

C. LEASE RENT

In addition to the premium of plot, the sub-lessee shall have to pay yearly lease rent in the manner given below

- (i) The Lessee has paid Annual lease rent @ 1% of total premium directly to the Lessor upto 31.03.2015. The lease rent will be payable by the Sub-lessee to the Lessor @ 1% of premium i.e. Rs. 21,96,590.00 of the plot for the first 10 years of lease period.
- (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) Delay in payment of the advance lease rent will be subject to interest @15% per annum compounded half yearly on the defaulted amount for the defaulted period.
- (v) The sub-lessee shall have to pay lease rent equivalent to 11 years, of the rate of lease rent prevailing at that time, as "One Time Lease Rent" before start of execution of further sub lease deeds in favour of final purchasers of the flats on this allotted group housing plot.

However, in case the lease rent is revised by LESSOR, the lease rent prevalent on the date of execution of lease deed shall be payable

D. POSSESSION

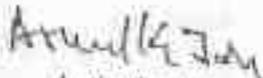
Possession of sub-leased plot will be handed over to the Sub-lessee by the Lessee. After execution of sub-lease deed, the sub-lessee shall be treated as allottee of lessor for the purpose of balance proportionate payments, implementation of the project and compliance of terms and conditions of scheme brochure/ lease deed

E. EXECUTION OF SUB LEASE DEED

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub- lease deed which shall be executed in a form and format as prescribed by the Lessor on the fulfilment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessee has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phasewise on payment of full premium (with interest upto the date of deposit) of the plot of that phase
- b) Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the property is handed over.


Manager (Builders)
Greater Noida Authority


Authorised Signatory
Eco Green Residential


Director

- f) The Sub-Lessee has obtained building occupancy certificate from Planning Department Greater Noida (Lessor)
- g) The Sub-Lessee shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.
- e) The Sub-Lessee shall have to execute tripartite sub lease in favour of the final purchaser/s for the developed flats/plots in the form and format as prescribed by the LESSOR
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Sub-Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute tripartite sub lease deed between Lessor, Sub-Lessee and final purchaser of developed flats/plots. The Lessee/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st sub-Lessee shall be allowed without any transfer charges but tripartite sub lease deed will be executed between the Lessor & Sub-Lessee and the final purchaser/s of developed flats/plots. However, a processing fee of Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of tripartite sub-lease deed.

- h) Every transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

F. INDEMNITY

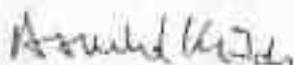
The sub-lessee shall execute an indemnity bond, indemnifying the lessor against all disputes arising out of.

1. Non-completion of the Project.
2. Quality of construction
3. Any other legal dispute arising out of allotment, lease, sub-lease etc.

The sub-lessee shall be wholly and solely responsible for implementation of the Project and except the land which it has subleased to any individual or entity shall also wholly & solely be responsible for ensuring quality development and subsequent maintenance of the buildings and services till such time, an appropriate alternate agency for such work/ responsibility is identified legally by the sub-lessee. Thereafter the agency appointed by the Sub-lessee will be responsible to the Authority for maintenance and service of the constructed flats/ buildings.

G. CONSTRUCTION


Manager (Builders)
Greater Noida Auth.


Authorized Person



1. The sub-lessee is required to submit building plan for approval within 6 months from the date of execution of this sub lease deed and shall start construction within 12 months.
2. Date of execution of lease deed shall be treated as the date of possession. The sub-lessee shall be required to complete the construction of group housing pockets on sub-leased plot as per approved layout plan and get the occupancy certificate issued from Building Cell/Planning Department of the LESSOR in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The Lessee/sub lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get occupancy/completion certificate of the first phase accordingly issued from the building cell of the LESSOR within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-Lessee of plot shall have to obtain completion certificate from the LESSOR within a period of 5 years from the date of execution of lease deed.

The process of allowing 1% of total permissible FAR for convenient shopping on a Group Housing plot (instead of present 0.75% of the total plot area) is in progress. This increase shall be allowed on the plots to be allotted under this scheme but the maps for the same shall be approved by the GNIDA only after approval of State Government to this amendment.

3. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the sub-lessee.
4. Without prejudice to the Lessor's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 4% of the total premium.
 - For second year the penalty shall be 6% of the total premium.
 - For third year the penalty shall be 8% of the total premium.

Extension for more than three years, normally will not be permitted.

5. In case the sub-lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed/sub-lease deed as the case may be, shall be liable to be cancelled. Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.
6. There shall be total liberty at the part of Lessee/Sub- Lessee to decide the size of the flats / plots (in case of plotted development) or to decide the ratio of the area for flatted/ plotted development. The F.A.R. earmarked for commercial/


Manager (Builders)
Greater Noida Authority


Authorized Signatory



institutional use would be admissible but the Lessee/Sub-Lessee may utilize the same for residential use as per their convenience.

7. The Lessee/Sub-Lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued by the LESSOR phase wise accordingly enabling them to do phase-wise marketing.

H. MORTGAGE

The Sub-Lessee may, with prior permission of the Lessor, mortgage the land to any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by sub-lessee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/ Bank(s). As regards the case of mortgaging the land to any Financial Institution(s)/ Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued 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/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

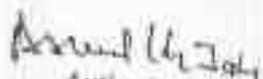
I. MISUSE, ADDITIONS, ALTERATIONS ETC.

In case of violation of any of the conditions, allotment shall be liable to be cancelled and possession of the premises along with the structure(s) thereon, if any, shall be resumed by the LESSOR.

The sub-lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Sub-lessee(s) fails to correct such deviation(s) within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Sub-lessee who hereby agree to reimburse by paying to the lessor such amounts as may be fixed in that behalf.


Manager (Builders)
Punjab Noida Pvt. Ltd.


Authorized Officer



J LIABILITY TO PAY TAXES

The sub-lessee or allottee(s)/final purchasers of sub-lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

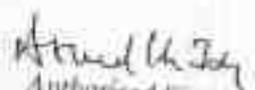
K OVERRIDING POWER OVER THE DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot 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 flats or 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 LESSOR on the amount of such compensation shall be final and binding on the Sub-lessee.

L MAINTENANCE

1. The sub-lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The sub-lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept
 - a) in a state of good condition to the satisfaction of the Lessor at all times
 - b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place. And ensure that all garbage/waste of the sector shall be disposed off at the earmarked place/land fills sites as per the policy of LESSOR for similar sectors.
3. The sub-lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the LESSOR framed/ issued under section 8,9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
4. In case of non-compliance of terms and directions of LESSOR, the LESSOR shall have the right to impose such penalty as the LESSOR may consider just and expedient.
5. The sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the LESSOR will have the power to get the maintenance done through any other Authority and recover the amount so spent from the sub-lessee. The sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975


Manager (Builders)
Greater Noida Authority
LESSOR


Authorised Signatory
Eco Green Buildtech Pvt. Ltd.


Director

shall be applicable on the sub-lessee. No objection to the amount spent for maintenance of the building by the Lessee/LESSOR shall be entertained and decision of the LESSOR in this regard shall be final.

M. CANCELLATION OF SUB-LEASE DEED

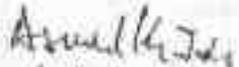
In addition to the other specific clauses relating to cancellation, the LESSOR, as the case may be, will be free to exercise its right of cancellation of sub-Lease in the case of:

1. Sub-lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the Sub-lessee for breach/ violation of terms and conditions of and/ or non-deposit of due amounts.
4. If at the time of cancellation, the plot is occupied by the sub-lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the LESSOR with structure thereon, if any, and the sub-lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.
5. If the Sub-lease deed is cancelled on the ground mentioned in para M1 above, the entire amount deposited by the sub-lessee, till the date of cancellation shall be forfeited by the LESSOR and no claim whatsoever shall be entertained in this regard.

N. OTHER CLAUSES

1. The Lessor reserves the right to make such additions / alternations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Lessee control, the Lessee is unable to make allotment or facilitate the sub-lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
4. If the Sub-Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/sub-lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Sub- Lessee's cost and


 Manager (Builders)
 Greater Noida Authority
 LESSOR


 Authorised Signatory
 Eco Green Buildtech Pvt. Ltd.


 Director

Change damages from the Sub-Lessee during the period of submission of

- 5. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
- 6. The Sub Lease Deed will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.
- 7. The Lessor will monitor the implementation of the project.
- 8. The Lessee/sub-Lessee of the Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/charges.
- 9. In case of default of condition in brochure/tender documents and bye-laws of the lessor, render the sub-lease liable for cancellation and the sub-Lessee will not be paid any compensation thereof.
- 10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
- 11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
- 12. The Sub-Lessee shall not be allowed to assign or change his role, otherwise the sub-lease deed shall be cancelled and entire money deposited shall be forfeited.
- 13. The Lessor in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
- 14. In case the Lessee is not able to give possession of the land in any circumstances, deposited money will be refunded to the sub-lessee with simple interest.
- 15. All terms and conditions of brochure and its corrigendum, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

[Signature]
 Manager (Buildings)
 Greater Noida A.E.D.

[Signature]
 Authority

[Signature]

Schedule of Plot

Undivided Group Housing Plot No.GH-02B-1, Sector-10, Greater Noida measuring 19000.00 sq.m. in the Distt. Gautam Budh Nagar (U.P) alongwith undivided, impartibly, unidentified lease hold rights in the portion of the said plot as per the enclosed plan and bounded as follows:-

East:
West: As per Plan Attached
South:
North:

IN WITNESS WHEREOF the parties have see their hands on the day and in the year herein first above written.

In presence of
Witnesses

Signed for and on behalf of LESSOR

For Eco Green Builders Pvt Ltd

Director - Authorized Signatory

Signed for and on behalf of LESSEE

For Bulland Realtors Pvt. Ltd.

Director

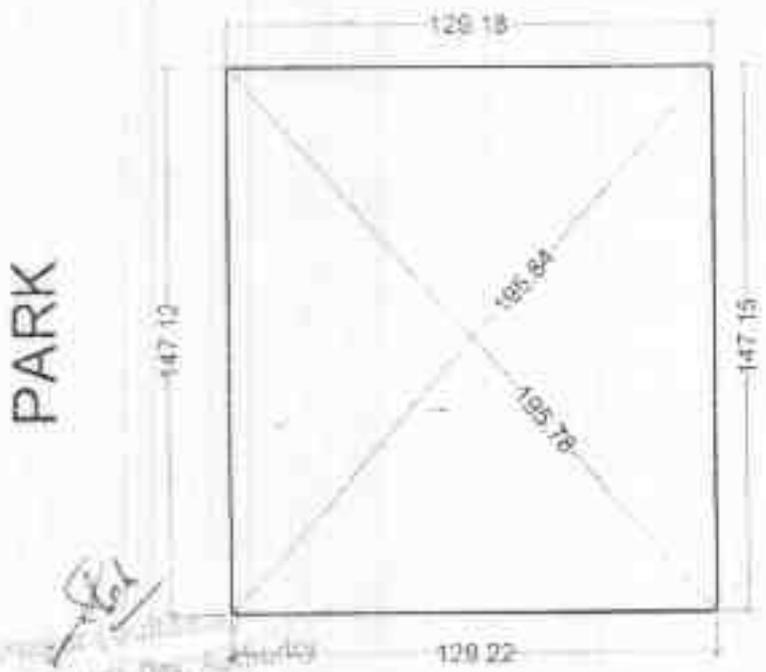
Signed for and on behalf of SUB-LESSEE

Manager (Builders)
Greater Noida Authority

Arvind K. Jain
Authorized Signatory

PLOT NO:-GH-02B1

24.0 M WIDE ROAD



PLOT NO-GH-2B

For Bulland Realtors Pvt. Ltd.

[Signature]
Director

PLOT NO-GH-2C PLOT NO-GH-2A

For Eco Green Buldtech Pvt. Ltd.

TOTAL AREA = 19000.00 SQM. *[Signature]*

TENTATIVE SUPERIMPOSED

SIGN-	Director / Authorised Signatory			
	SIGN-			
POSSESSION TAKEN OVER	POSSESSION HANDED OVER			
LEASE PLAN FOR PLOT NO-GH-02B1 OF SECTOR-10 GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	LAND DEPTT.	<i>[Signature]</i> EXHPAL	<i>[Signature]</i> N. TEHSILDAR	<i>[Signature]</i> TEHSILDAR
	LAW DEPTT.	<i>[Signature]</i> A.L.O.	<i>[Signature]</i> MANAGER	<i>[Signature]</i>
	PLNG. DEPTT.	<i>[Signature]</i> SR. DRAFTSMAN	<i>[Signature]</i> SR. EXECUTIVE	<i>[Signature]</i>



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

मुख्यालय संख्या 01 सीक्टर-नौएडा पार्क-2, ग्रेटर नौएडा सिटी,

जिला- गौतम बुद्ध नगर, उत्तर प्रदेश

website : www.greaternoidaauthority.in

पत्रांक- ईसी/विडडल/2017/2874 दिनांक 01/06/2017

सेवा में,

M/s Ecogreen Buildtech pvt ltd
Sikha House, C-60
Preet Vihar, Vikash Marg
New Delhi -110092

संदर्भ :- M/s Ecogreen Buildtech pvt ltd, Plot No GH-2B, Sector-10, क्षेत्रफल 22565.44 वर्गमीटर के पत्र दिनांक 06.04.2017 के सम्बन्ध में।

विषय:- पी.एस.पी. के अन्तर्गत अतिरिक्त धनराशि के रिशिड्यूमेंट किये जाने के सम्बन्ध में भौग पत्र

महोदय,

कृपया अपने पत्र दिनांक 06.04.2017 का संदर्भ ग्रहण करने का कष्ट करें। उक्त के क्रम में अवगत बताया है कि शासन द्वारा दिनांक 16 दिसम्बर 2016 को अनुमोदित एवं प्राधिकरण में अंगीकृत पी.एस.पी (प्रोजेक्ट सेटलमेंट नॉसिटी) एवं प्राधिकरण द्वारा जारी कार्यालय अवदेश दिनांक 12.01.2017 द्वारा निर्धारित रि-शिड्यूमेंट नीति के अनुरार रि-शिड्यूमेंट पर विचार किये जाने हेतु डिवायडेड धनराशि रु. 31,98,84,855/- ब्याज सहित गणना दिनांक 31.05.2017 तक की जाने से 25 प्रतिशत धनराशि दिनांक 31.05.2017 तक जमा करने पर रु. 7,98,71,214/- (सदोपचास 12 प्रतिशत ब्याज लगाते हुये पत्र निर्गत की विधि से अग्रिकरण 30 दिन में जमा कराना सुनिश्चित करना होगा।

उक्त 25 प्रतिशत की अतिरिक्त राकामा 75 प्रतिशत एवं भविष्य की किरातों का एकल पेमेंट प्लान तैयार किया गया है जिस पर समय पर चुकतान करने का लक्ष्यो पत्र सप्थ पत्र के रूप में आपको जमा कराना होगा साथ ही Escrow Account खोलने व उसके प्रतिगत निर्धारण हेतु D.P./Cash Flow उपलब्ध कराना जाना है।

Total Amount Due on 31.05.2017 Rs. 405,604,151.00					
RE-SCHEDULEMENT OF DEFAULTED AMOUNT AS ON 31.05.2017					
PARTICULARS	DUE DATE	PRINCIPLE	INTEREST @12%	INSTALLMENT	BALANCE
INTST-01	30.11.2017	57,943,450.00	24,336,249.00	82,279,699.00	347,660,701.00
INTST-02	31.05.2018	57,943,450.00	20,859,643.00	78,803,092.00	289,717,251.00
INTST-03	30.11.2018	57,943,450.00	17,383,035.00	75,326,485.00	231,773,801.00
INTST-04	31.05.2019	57,943,450.00	13,906,428.00	71,849,878.00	175,830,351.00
INTST-05	30.11.2019	57,943,450.00	10,429,821.00	68,373,271.00	115,886,901.00
INTST-06	31.05.2020	57,943,450.00	6,953,214.00	64,896,664.00	57,943,451.00
INTST-07	30.11.2020	57,943,451.00	3,476,607.00	65,420,058.00	-
	Total	405,604,151.00	97,344,996.00	502,949,147.00	

आवेदक/बिल्डर के पक्ष में पुनर्निर्धारित भुगतान तालिका में यदि आवेदक /बिल्डर पुनः डिफाल्ट करता है तो ऐसी दशा में सम्बंधित आवेदक/बिल्डर द्वारा रि-शिड्यूजमेंट कराये जाने की तिथि से डिफाल्ट घनवशि पर योजना में निर्धारित दम्पडालक ब्याज दर पर 03 प्रतिशत अतिरिक्त ब्याज दर से दम्पडालक ब्याज का भुगतान किया जायेगा।

आत उपरोक्तानुसार किशोरी की देयता हेतु रापथ पत्र के रूप में अपनी सहमति एवं Escrow Account के प्रतिशत विधायन हेतु D.P.R/Cash Flow उपलब्ध कराये गइयत जाना सुनिश्चित करे।

(जनादेन)
अपर मुख्य कार्यपालक अधिकारी

24/05/2017

The Chief Executive Officer,
Greater Noida Industrial Development Authority,
Greater Noida,
Gautam Budh Nagar

SUB: Ecogreen Buildtech Pvt. Ltd., Plot No. GH-02B, Sector-10, Noida

Dear Sir,

This is in response to your letter Grano/Builders/2017/1507 dated 25/04/2017, we hereby enclose various challans (Copies enclosed) as details given below showing payments made to GNIDA in respect of the above said Plot:

1. Bank of Baroda Challan No. Nil dated 23/05/2017 for Rs.6,00,00,000/-
2. Bank of Baroda Challan No. Nil dated 24/05/2017 for Rs. 1,94,31,000/-

Since we have made the payment, You are therefore requested to issue "No Dues Certificate" and also "Rescheduled Payment Plan for the Balance Payment" in respect of the above said plot.

Your early action in this matter is highly appreciable.

Thanking you

For Eco Green Buildtech Pvt. Ltd.



Authorised Signatory


24-5-17
असिस्टेंट मॅनेजिंग ऑफिसर
103, सिक्का हाउस, विकास मार्ग-10
ग्रेटर नोएडा 201 301, UP

Eco Green Buildtech Private Limited

"Sikka House" C-60, Preet Vihar, Vikas Marg, Delhi-110092 (India)

Tel.: +91-11-40500000, info@sikka.in, www.sikka.in

CIN : (04E294DL2011FTC22861)

O/c



01/06/2017

The Building Manager,
Greater Noida Industrial Development Authority,
Greater Noida
Gautam Budh Nagar,
U.P.

SUB: Plot No.GH 02B, Sector 10, Greater Noida Extension

Dear Sir,

This is in reference to your letter Grano/Builders/2017/1507 dated 25/04/2017, we hereby enclose challan for Rs.5,41,000/- as interest for the period 13/05/2017 to 31/05/2017 for the above said Plot.

Since we have made the payment, you are therefore requested to issue "No Dues Certificate" and also "Rescheduled Payment Plan for the Balance Payment in respect of the above said Plot.

Your early action in this matter is highly appreciable.

Thanking you,

For Eco-Greens Buildtech Pvt. Ltd.


Authorized Signatory
M 965008233


01-6-17
Eco Green Buildtech Pvt. Ltd.
111, Sector 10, Greater Noida
201 002, U.P.

Eco Green Buildtech Private Limited

Sikka House D-01, Freez Vihar, Vikas Marg, Gurgaon-122002 (India)

Tel: +91-11-40500000, info@ejuice.in, www.ejuice.in

CIN: U42902DL2011PTC025514

