

① ③

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

No. Builders / BRS-04/2011/ 7-2  
Dated: 06 July, 2011

To:

M/s Anusha Engineering Consultants & Const. Pvt.Ltd.  
7042, Ghas Mandi, Phari Dhiraj,  
Delhi-110006

Sub: Execution of Lease Deed for Large Group Housing/Builders Residential Sub Divided Plot No.GH-01F, Sector-16, Greater Noida.

Sir,

Please refer to your lead member's (M/s Panchsheel Buldtech Pvt.Ltd.) letter dated 26.3.2011 requesting for approval of sub-division of allotted plot No.GH-01, Sector 16, Greater Noida measuring 202319.46 sq.m. in favour of following Consortium Members/SPC:-

Proposed Plot No. for sub division	%age as per MOA	Allowed sub divided area as per MOA	Actual area as per lease plan	Consortium members / SPC. in which lease deed is proposed to be executed
GH-01A, Sec-16	59.44	120258.69	121231.43	M/s Panchsheel Buldtech Pvt.Ltd. (SPC consisting of M/s Panchsheel Buldtech Pvt.Ltd. and M/s Supertech Limited)
GH-01B, Sec-16	5	10115.97	10000.00	M/s Dream Land Promoter & Consultants Pvt.Ltd.
GH-01C, Sec-16	8.47	17136.46	17288.00	M/s Cosmos infraestate Pvt.Ltd.
GH-01D, Sec-16	8.29	16772.28	16863.00	M/s Ratan Buldtech Pvt.Ltd.
GH-01E, Sec-16	10.02	20272.41	20265.08	M/s Vaibhav Construction Pvt.Ltd. & M/s Siemens Construction Corporation
GH-01F, Sec-16	8.78	17763.65	17775.09	M/s Anusha Engineering Consultants & Construction Pvt.Ltd.

As per clause C-8(e) of the bid document / brochure, the aforesaid sub division is approved. You are required to pay the proportionate payment plan as per Annexure-1. You are also requested to complete the formalities mentioned below within 60 days from the date of issue of this letter:-

- Sub divided area (permissible as per MOA) 17763.65 sq.m.
- Actual area of the plot (as per lease plan) 17775.09 sq.m.
- Total premium as per lease plan 205675566.00 -
- Lease Rent if paid one time (11%) 22624312.00
- Lease Rent if paid annually @ 1% p.a. of total premium (till start of sub-lease deed phasewise) 2056756.00 - Lease Rent
- Stamp duty payable 5% of total premium+ one time Lease Rent 11415000.00 - Stamp Duty  
(stamp duty should be purchased from Treasury, Gautam Budh Nagar and before purchasing stamp duty please confirm exact amount from concerned Sub-Registrar)
- 05 Attested photographs of the authorized signatory of the allottee company/SPC attested by Gazetted Officer or nationalized Bank.

6.7.2011

8. Two attested signature of the authorized signatory of the allottee company duly attested by a Gazetted Officer or nationalized Bank.
9. Resolution of the Company/SPC authorizing the person to sign the lease deed on behalf of the company and take possession of the allotted plot.
10. Official seal/stamp.
11. Sub Registrar Fees Rs 10200/-  
(To be paid to Sub Registrar in cash)
12. Documentation Charges Rs.500/-
13. Two witnesses required at the time of execution and registration of lease deed.
14. You are also required to submit undertaking (copy attached) as well as registered consortium agreement.

You are requested to get the lease deed executed within two months, after completion of above formalities, from the date of issuance of this letter.

Encl : A/a.

Yours faithfully,  
  
Manager (Builders)