

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

RS

TWENTY  
RUPEES



INDIAN NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

Lease Deed

18AA 045581

Stamp Duty Paid in Cash Certificate in favour of M/S NIVAS PROMOTERS PVT. LTD.  
 is for amount of Rs. 137,62,100 = 00 (in words Rs. one crore thirty seven lacs -  
eighty two thousand one hundred only)  
 is in accordance of the order of the Collector  
 Memo No. 18/10/12 Dated 18-10-12 passed under  
 section 10-A of the Stamp Act. It is certified that  
 an amount of Rs. 137,62,100 = 00  
 has been Paid in Cash as stamp Duty in respect  
 of this instrument in the State Bank of India  
 Treasury/Sub Treasury of Noida  
 by Challan No. 18/10/12 Dated 18-10-12  
 a Copy of which is annexed herewith.

19-Oct-2012  
Date

[Signature]

Officer in Charge

Treasury

Santosh Singh Nagar

19/10/12

प्रतिष्ठा (विशेष)  
मेटर नो. 18/10/12

For Nivas Promoters Private Limited

[Signature]  
Authorized Signatory/Director

M/s Nivas Promoters K

Delhi.

नं. 105	रु. 200
विषय नगर	✓
18 OCT 2012	
रोजदिया	
* कोयामगर गौतम बुद्ध नगर *	



## LEASE DEED

This Lease Deed made on 19<sup>th</sup> day of **October 2012** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chitvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.)** 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. NIVAS PROMOTERS PRIVATE LIMITED**, a company (SPC) within the meaning of Companies Act, 1956, having its corporate office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its **Authorized Signatory Sh. Purushottam Lal Gupta S/o. Sh. Kedar Nath Gupta R/o. 143A, Pocket-F, Mayur Vihar Phase-2, Delhi-110091** duly authorized by its Board of Directors vide Resolution dated 13.10.2012 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **One 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 / allotted to the CONSORTIUM CONSISTING OF -

1. MASTIFF INDUSTRIES PRIVATE LIMITED-LEAD MEMBER
2. SURPRISE SUPPLIERS PRIVATE LIMITED-RELEVANT MEMBER

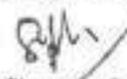
the plot NO. GH-01, SECTOR-10, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-05/2010-11/442 dated 25.03.2011 and Allotment Letter No.PROP./BRS-05/2010-11/455 dated 30<sup>TH</sup> MARCH 2011 and 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 (Scheme Code BRS-05/2010-11). The registered consortium consists of following :-

S.No.	Name of member	Shareholding	Status
1.	MASTIFF INDUSTRIES PRIVATE LIMITED	95%	Lead Member
2.	SURPRISE SUPPLIERS PRIVATE LIMITED	05%	Relevant Member

For Nivas Promoters Private Limited

प्रबंधक (विलेटर)  
ग्रेटर नोएडा प्राधिकरण

LESSOR

  
Authorized Signatory/Director

LESSEE 1

272,061,225.00

पट्टा विलेख

10,000.00

(90 वर्ष )

50 10,050.00

2,500

प्रतिफल

मालियत

आगत चार्जिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शुद्ध लगभग

श्री 10 निवास प्रमोटर्स प्रा0लि0द्वारा पुरुषोत्तम लाल गुप्ता

केदार नाथ गुप्ता

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थान

10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-92

अन्वयार्थ पत्नी

10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-92

ने यह लेखपत्र दृष्ट कार्यालय में

दिनांक

19/10/2012

समय

4:15PM

यदि निष्कर्ष हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह भादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

19/10/2012

निष्पादन लेखपत्र बाद मुम्मे व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दृष्ट

पट्टा गृहीता

श्री संजीव कुमार शर्मा

प्रतिनिधि शेरनी0ओ0वि0प्रा0द्वारा विवेक गोयल

(प्र0स0)

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



श्री 10 निवास प्रमोटर्स प्रा0लि0द्वारा पुरुषोत्तम लाल गुप्ता

पुत्र श्री केदार नाथ गुप्ता

पेशा व्यापार

निवासी 10 न्यू राजधानी एन्क्लेव विकास मार्ग

दिल्ली-92



ने निष्पादन स्वीकार किया।

विन्की बहवान श्री आकाश

पुत्र श्री अब्दुल रसीद

पेशा

निवासी ई-403ए गामा-1 रोटर नोएडा

व श्री

दिलीप कुमार

पुत्र श्री

तारक प्रसाद

पेशा

निवासी एच-153 गामा-2 रोटर नोएडा

ने की।

प्रत्यक्षतः यह साक्षियों के विश्वास अंगुठे निष्पादित नियो गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह भादव)

उपनिबन्धक सदर

गौतमबुद्धनगर

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. Mastiff Industries Pvt. Ltd.** 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:-

Plot No./ Sector	As per allotment sub divided area (in sq.m.)	Area as per lease plan (in sq.m.)	Name of member	Status
GH-01A, Sector-10	24480	24536.74	<b>M/s. Hebe Infrastructure Pvt. Ltd.</b> (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd. - Relevant Member)	<b>SPC</b>
GH-01B, Sector-10	12240	12250.70	<b>M/s. Dhanya Promoters Pvt. Ltd.</b> (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd. - Relevant Member)	<b>SPC</b>
GH-01C, Sector-10	12240	12250.70	<b>M/s. Jatasya Promoters Pvt. Ltd.</b> (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd. - Relevant Member)	<b>SPC</b>
GH-01D, Sector-10	12240	12250.70	<b>M/s. Nivas Promoters Pvt. Ltd.</b> (SPC of M/s. Mastiff Industries Pvt. Ltd. - Lead Member & M/s. Surprise Suppliers Pvt. Ltd. - Relevant Member)	<b>SPC</b>

Whereas the said registered consortium has given an undertaking dated 17.10.2012 (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. Builders/BRS-05-2010-11/556, dated 12.10.2012 and name and status of **M/s. NIVAS PROMOTERS PRIVATE LIMITED** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No.GH-01D, Sector- 10, Greater Noida measuring 12240.00 Sq.mtr (as per lease plan actual 12250.70 square metre) is being leased through this lease deed.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s. NIVAS PROMOTERS PRIVATE LIMITED (Lessee)** having its corporate office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-01D, Sector-10, Greater Noida.

The lessee will be allowed to transfer up to 100% of its shareholding, subject to the condition that the Lead member shall continue to hold at least 26% of the shareholding in the SPC till the completion certificate of the project is obtained from lessor. In compliance with the Govt. Order No.5007/11-5-2010-

For Nivas Promoters Private Limited

प्रबंधक (हिल्डर्स)  
ग्रेटर नोएडा प्राधिकरण  
LESSOR

Authorized Signatory/Director  
LESSEE 2

पट्टा दाता

Registration No.: 20154

Year : 2012

Book No. : 1

0101 संजीव कुमार शर्मा प्रतिनिधि प्रे0नी0ओ0वि0प्र0द्वारा विवेक गा

प्रेटर नम्बर

नोकरा



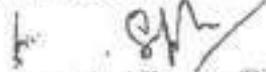
500(50)/10 dated 11<sup>th</sup> October 2010, issued by the Department of Tax & Registration, Government of Uttar Pradesh, the change in the name of shareholders does not amount to transfer of the property of the company. The change in Constitution Deed regarding change in the shareholders as a result of transfer of shares in the companies is not mandatory to be registered u/s 17 of the Registration Act, 1908. In addition to this no stamp duty is leviable on this CIC deed under Clause 23 of Schedule 1b of the Stamp Act, 1899. No transfer charges shall be leviable on the transfer of shares in the Companies and no prior approval of lessor shall be required for transferring the shares.

**A. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. This in consideration of the total proportionate premium of the 12250.70 sq.m. is **Rs. 14,19,36,610.00** (Rupees Forteen Crore Ninteen Lac Thirty Six Thousand Six Hundred Ten only) out of which approx 10% **Rs. 1,43,05,234.00** which have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance approx 90% premium i.e. **Rs. 12,76,31,376.00** of the plot along with interest @ 12% p.a. will be paid. 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 installments. After expiry of moratorium period, the balance approx. 90% premium of the plot along with interest will be paid in 16 half yearly installments in the following manner :-

Head	Due date	Payable Premium	Payable Interest	Total payable Instalment	Balance premium
Instalment No.1	30.09.2011	0.00	7657883.00	7657883.00	127631376.00
Instalment No.2	30.03.2012	0.00	7657883.00	7657883.00	127631376.00
Instalment No.3	30.09.2012	0.00	7657883.00	7657883.00	127631376.00
Instalment No.4	30.03.2013	0.00	7657883.00	7657883.00	127631376.00
Instalment No.5	30.09.2013	7976961.00	7657883.00	15634844.00	119654415.00
Instalment No.6	30.03.2014	7976961.00	7179265.00	15156226.00	111677454.00
Instalment No.7	30.09.2014	7976961.00	6700647.00	14677608.00	103700493.00
Instalment No.8	30.03.2015	7976961.00	6222030.00	14198991.00	95723532.00
Instalment No.9	30.09.2015	7976961.00	5743412.00	13720373.00	87746571.00
Instalment No.10	30.03.2016	7976961.00	5264794.00	13241755.00	79769610.00
Instalment No.11	30.09.2016	7976961.00	4786177.00	12763138.00	71792649.00
Instalment No.12	30.03.2017	7976961.00	4307559.00	12284520.00	63815688.00
Instalment No.13	30.09.2017	7976961.00	3828941.00	11805902.00	55838727.00
Instalment No.14	30.03.2018	7976961.00	3350324.00	11327285.00	47861768.00
Instalment No.15	30.09.2018	7976961.00	2871706.00	10848667.00	39884805.00
Instalment No.16	30.03.2019	7976961.00	2393088.00	10370049.00	31907844.00
Instalment No.17	30.09.2019	7976961.00	1914471.00	9891432.00	23930883.00
Instalment No.18	30.03.2020	7976961.00	1435853.00	9412814.00	15953922.00

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

  
LESSOR

LESSEE 3

पद्य गृहीता

Registration No. : 20154

Year : 2012

Book No. : 1

0201 श्री निवास प्रमोटर्स प्रा०लि०द्वारा पुरुषोत्तम लाल गुप्ता  
केदार नाथ गुप्ता  
10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-92  
आगरा



Instalment No.19	30.09.2020	7976961.00	957235.00	8934196.00	7976961.00
Instalment No.20	30.03.2021	7976961.00	478618.00	8455579.00	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.

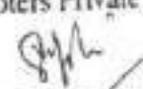
#### A. EXTENSION OF TIME

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.
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.

  
 प्रबंधक (विल्डर्स)  
 ग्रेटर नोएडा प्राधिकरण

LESSOR

For Nivas Promoters Private Limited

  
 Authorized Signatory/Director

LESSEE

4

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 Builders Residential / Large Group Housing (Sub Divided) Plot No. **GH-01D, SECTOR-10, GREATER NOIDA** Distt. Gautam Budh Nagar (U.P.) contained by measurement **12250.70 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 **19<sup>th</sup> day of October 2012** except and always reserving to the Lessor.

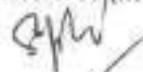
- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot 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.

**(ii) AND 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.1419366.00** 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.

  
 प्रबंधक (दिल्ली)   
 ग्रेटर नोएडा प्राधिकरण

For Nivas Promoters Private Limited

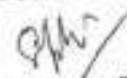
  
 Authorized signatory/Director

- (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 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 of 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.
- ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii) 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

  
प्रबंधक (विल्डर्स)  
ग्रेटर नौरा प्राधिकरण

LESSOR

For Nivas Promoters Private Limited

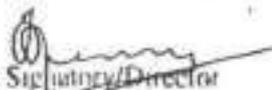
  
Authorized Signatory/Director  
LESSEE

6

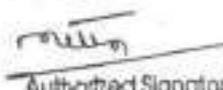
2. M/s. Dhanya Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "DHANYA" represented through its Authorized Signatory, Mr. Nitin Jaiswal S/o Mr. Mahendra Jaiswal R/o B-89, Preet Vihar, Delhi-110092, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012,
3. M/s. Jatasya Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "JATASYA" represented through its Authorized Signatory, Mr. Mayank Chawla S/o Mr. Rakesh Chawla R/o 385, Kohat Enclave, Pitam Pura, Delhi-110088, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012 and
4. M/s. Nivas Promoters Private Limited (Special Purpose Company of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member (having 95% Shareholding in Consortium) and M/s. Surprise Suppliers Private Limited, Relevant Member (having 5% Shareholding in Consortium), a company formed and existing under the provisions of Companies Act, 1956, having its office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (hereinafter referred to as the "NIVAS" represented through its Authorized Signatory, Mr. Purushottam Lal Gupta S/o Mr. Kedar Nath Gupta R/o 143A, Pocket-F, Mayur Vihar Phase-2, Delhi-110091, authorized vide board resolution passed by the Board of Directors of the company dated 13-10-2012.

And HEBE, DHANYA, JATASYA & NIVAS are here-in-after collectively called, "EXECUTANTS".

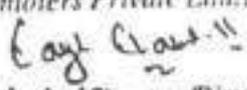
For Hebe Infrastructure Private Limited

  
Authorized Signatory/Director

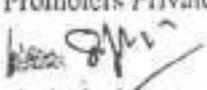
For Dhanya Promoters Private Limited

  
Authorized Signatory/Director

For Jatasya Promoters Private Limited

  
Authorized Signatory/Director

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

  
प्रकाश (हिलर्ट)  
चेटर नौएडा प्राधिकरण

WHEREAS in response to the invitation for bid in the BRS-05/2010-11 (Scheme Code) scheme of the Builders Residential/ Large Group Housing Plots floated by the Greater Noida Industrial Development Authority (hereinafter referred to as the GNIDA), the consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member and M/s. Surprise Suppliers Private Limited, Relevant Member (name of Company/consortium) submitted their bid for allotment of plot no. GH-01, Sector-10, Greater Noida admeasuring 61,200 Sq. Mtr. and agreed to abide by all the terms and conditions set out in the brochure of the scheme.

AND WHEREAS the GNIDA vide letter bearing No. PROP/BRS-05/2010-11/455 dated 30-03-2011 allotted plot no. GH-01, Sector-10, Greater Noida having an area of 61,200 square meter in favor of the Consortium.

AND WHEREAS upon being called to have lease deed of the allotted plot executed in the name of Consortium, the Lead member and the Relevant Member agreed amongst themselves that as permissible under clause C-8 of the brochure of the scheme, the above said plot may be sub divided and the Lease Deed of the sub divided plots be executed in favor of following Special Purpose companies of Consortium and a request letter dated 24-09-2012 was addressed to GNIDA in this regard.

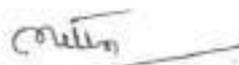
AND WHEREAS the request of the consortium member as contained in the said letter dated 24-09-2012 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA 's letter dated 12-10-2012, including submission of an undertaking and approved to execute lease deed in the following manner :

- a) Plot No. GH-01A, Sector - 10, Greater Noida admeasuring 23,657.31 Sq. Mtr. in favor of M/s. Hebe Infrastructure Private Limited,
- b) Plot No. GH-01B, Sector - 10, Greater Noida admeasuring 12,250.70 Sq. Mtr. in favor of M/s. Dhanya Promoters Private Limited,
- c) Plot No. GH-01C, Sector - 10, Greater Noida admeasuring 12,091.61 Sq. Mtr. in favor of M/s. Jatasya Promoters Private Limited and
- d) Plot No. GH-01D, Sector - 10, Greater Noida admeasuring 12,250.70 Sq. Mtr. in favor of M/s. Nivas Promoters Private Limited.

For Hebe Infrastructure Private Limited

  
Authorized Signatory/Director

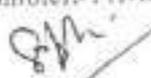
For Dhanya Promoters Private Limited

  
Authorized Signatory/Director

For Jatasya Promoters Private Limited

  
Authorized Signatory/Director

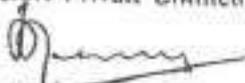
For Nivas Promoters Private Limited

  
Authorized Signatory/Director  
For Nivas Promoters Private Limited

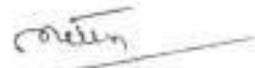
**NOW THEREFORE THIS UNDERTAKING WITNESSES AS UNDER:-**

1. That, we the Executants (Special Purpose Companies of Consortium consisting of M/s. Mastiff Industries Private Limited, Lead Member and M/s. Surprise Suppliers Private Limited, Relevant Member) do hereby agree that, the execution of Lease Deed of an area of 23,657.31 Sq. Mtr. in favor of Hebe, 12,250.70 Sq. Mtr. in favor of Dhanya, 12,091.61 Sq. Mtr. in favor of Jatasya and 12250.70 Sq. Mtr. in favor of Nivas, shall make respective executant liable for the due compliance of all the terms and conditions of the respective Lease Deed, including but not limited to payment of consideration for the area mentioned in the respective lease deed and any breach of the above aforesaid, by one of us, shall constitute breach also by the respective executant and thereby empower the GNIDA to take action against the respective executant.
2. That each of us jointly and severally agree that this undertaking shall form part of Lease Deeds to be executed and necessary clause(s) to this effect shall be stipulated in the Lease Deeds 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-12-10-2012 withdrawn in case Lease Deed has been executed, then 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 the respective Lease Deed to be executed.
4. That, in terms of clause 8(a) of the scheme, we undertake that the Lead Member of the Consortium shall retain at least 26% of the shareholding as per consortium 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 all SPCs have been duly authorized by their respective Board of Directors to submit this Undertaking. A copy of Board Resolution in favor of each of the signatory is being annexed as Annexure 'A', Annexure 'B', Annexure 'C' and Annexure 'D' 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 threat, coercion or duress of any kind whatsoever.

For Hebe Infrastructure Private Limited

  
Authorized Signatory/Director

For Dhanya Promoters Private Limited

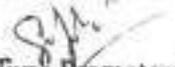
  
Authorized Signatory/Director

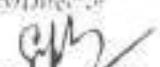
For Jatasya Promoters Private Limited

  
Authorized Signatory/Director

प्रबंधक (वित्त/स)  
ग्रेटर नौरडा प्राधिकरण

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

  
Authorized Signatory/Director

# HEBE INFRASTRUCTURE PRIVATE LIMITED

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. HEBE INFRASTRUCTURE PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13<sup>TH</sup> DAY OF OCTOBER, 2012**

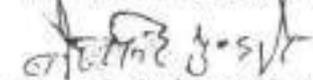
"RESOLVED THAT Mr. Subhash Chander Ahuja, S/o Late Shri Krishan Lal Ahuja, R/o 1/16A Daksh Road, Vishwas Nagar, Shahdara, Delhi-110032, Director of the company be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub-registrar, take possession in respect of plot no. GH-01/A, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

Certified True Copy

For Hebe Infrastructure Private Limited

For Hebe Infrastructure Private Limited

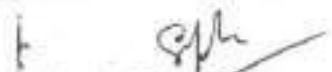


(Bir Singh) (Signature) Member of Directors

Director

अधिकारी (बिल्डर)  
ग्रेटर नोएडा प्रविकरण

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

Annexure-B

**DHANYA PROMOTERS PRIVATE LIMITED**

Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. DHANYA PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13<sup>TH</sup> DAY OF OCTOBER, 2012**

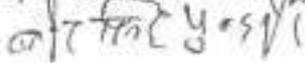
"RESOLVED THAT Mr. Nitin Jaiswal S/o Shri Mahendra Jaiswal R/o B-89, Preet Vihar, Delhi-110092, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/B, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

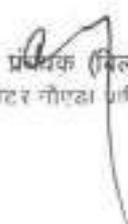
Certified True Copy

For Dhanya Promoters Private Limited

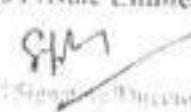
For Dhanya Promoters Private Limited



(Bir Singh ~~Rathore~~) Signatory/Director  
Director

  
प्रमोटर (प्राइवेट लिमिटेड)  
ग्रेटर नोएडा, उत्तर प्रदेश

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

Annexure-C5

## **JATASYA PROMOTERS PRIVATE LIMITED**

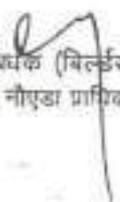
**Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092**

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. JATASYA PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13<sup>TH</sup> DAY OF OCTOBER, 2012**

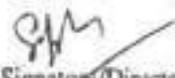
"RESOLVED THAT Mr. Mayank chawla S/o Shri Rakesh chawla R/o-385, Kohat Enclave, Pitam Pura, Delhi-110088, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/C, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy  
For Jatasya Promoters Private Limited  
For Jatasya Promoters Private Limited

(Subhash Chandra Ahuja)  Director  
Director

  
प्रबंधक (वित्त/अकाउंट्स)  
ग्रेटर नोएडा प्राधिकरण

For Nivas Promoters Private Limited

  
Authorized Signatory/Director

Annexure-D

## **NIVAS PROMOTERS PRIVATE LIMITED**

**Correspondence Address : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092**

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. NIVAS PROMOTERS PRIVATE LIMITED HELD AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092 ON 13<sup>TH</sup> DAY OF OCTOBER, 2012**

"RESOLVED THAT Mr. Purushottam Lal Gupta S/o Shri Kedar Nath Gupta, R/o-143A, Pocket-F, Mayur Vihar Phase-2, Delhi-110091, be and is hereby authorized to sign all the documents for and on behalf of the company for execution of lease deed and undertaking, getting the documents registered with the sub registrar, take possession in respect of plot no. GH-01/D, Sector-10, Greater Noida and to complete all the procedural & legal formalities related thereto."

Certified True Copy

Certified True Copy

For Nivas Promoters Private Limited

For Nivas Promoters Private Limited



(Subhash Chander Ahuja) Director  
Director

प्रबंधक (विल्डींग)  
चेटर नौएडा प्राचीकरण

For Nivas Promoters Private Limited

Authorized Signatory (Director)



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

*(Signature)*  
प्रबंधक (किल्डिंग)  
सेक्टर-10, ग्रेटर नोडा

For Nivas Promoters Private Limited

*(Signature)*  
Authorized Signatory/Director

AREA OF PLOT = 12250.70 sqm.

SIGN POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDLED OVER				
	PROJ. DEPTT.	<i>(Signature)</i> 11-10-12	<i>(Signature)</i>		<i>(Signature)</i> SR. MANAGER
	LAND DEPTT.	<i>(Signature)</i> 11-10-12	<i>(Signature)</i>		<i>(Signature)</i> TAHSEEL DGR
	LAW DEPTT.	<i>(Signature)</i> ASST. MANAGER	<i>(Signature)</i>		<i>(Signature)</i> MANAGER
LEASE PLAN FOR PLOT NO. GH-01/D FOR SEC. 10 GREATER NOIDA	PLNG. DEPTT.	<i>(Signature)</i> SR. DRAFTSMAN	<i>(Signature)</i>	<i>(Signature)</i> SR. EXECUTIVE	



**GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY**

IN WITNESSES WHEREOF all of the executants have affixed their signatures in the presence of each others on the date first mentioned above.

Witnesses:

1. Sandeep Kumar  
SANDEEP KUMAR  
10, New Rajdhani Enclave  
Vikas Margy Sakhi - 92

2. Kamal Khatun  
Kamal Khatun  
10, New Rajdhani-  
enclave, Vikas Margy  
Sakhi - 92

प्रमाणित

[Signature]  
प्रबंधक (मिर्बा) /  
पेटर भीपडा प्राधिकरण

For Hebe Infrastructure Private Limited  
For Hebe Infrastructure Private Limited

[Signature]  
Authorized Signatory

For Dhanya Promoters Private Limited  
For Dhanya Promoters Private Limited

[Signature]  
Authorized Signatory

For Jatasya Promoters Private Limited  
For Jatasya Promoters Private Limited

[Signature]  
Authorized Signatory

For Nivas Promoters Private Limited  
For Nivas Promoters Private Limited

[Signature]  
Authorized Signatory

For Nivas Promoters Private Limited

[Signature]  
Authorized Signatory

आज दिनांक 19/10/2012 को  
वही सं. 1 जिल्द सं. 11806  
पृष्ठ सं. 153 से 202 पर क्रमांक 20154  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
(तेज सिंह यादव)

उपनिबन्धक सदर

शीतमबुद्धनगर

19/10/2012

42



1



### APPLICATION FORM FOR TECHNICAL QUALIFICATION

(To be kept in sealed Envelope No. 1)

Tender Form No. 027

Date: 16/3/2011

To: The Chief Executive Officer,  
Greater Noida Industrial Development Authority,  
169, Chitvan Estate,  
Sector Gamma-II,  
GREATER NOIDA-201308  
Distt. Gautam Budh Nagar  
Uttar Pradesh



Executive Engineer  
Managing Director  
Paschimanchal Vidyut Nigam Ltd., Meerut

*Handwritten signatures and dates:*  
18/3/11  
18/3/11  
18/3/11

Sub: Qualification details for the Builders Residential/ Large GROUP Housing Plot No. G.H-01 of size 61200 Sq.Mtrs. In Sector 10 in Greater Noida under Scheme Code BRS-05/2010-11 Plot Area Above 50,000 Sq. mtrs.

Sir: *Handwritten signature and date:*  
18/03/11

*Handwritten signature and date:*  
18/03/11

With reference to the above subject, I/(We) Mr./Mrs. Lalit Vishnoi being the Authorized Signatory director/partner/proprietor of M/s Mastiff Industries Private Limited Address 16/6 Indira Vikas Colony, Delhi - 01 hereby state that I/(We) are submitting herewith the required pre-qualification details and documents for development and marketing under the terms of the scheme for Plot No. \_\_\_\_\_ Area \_\_\_\_\_ Square Metres in size, in Sector \_\_\_\_\_ of Greater Noida.

Registered Office address 16/6 Indira Vikas Colony Delhi - 110009

Phone/Mobile No: 9810123284

Fax No: 0124-4084109

E-Mail: mastiffindustries@gmail.com

Correspondence Address M-32 Old DLF Colony, Sector 14 Gurgaon - 122001

Phone No: 0124-2922109

Fax No: 0124-4084109

E-Mail: mastiffindustries@gmail.com

000001

For Mastiff Industries Pvt. Ltd.

*Handwritten signature*  
Authorized Signatory



I/We declare that I/we have gone through the terms, condition and guidelines as mentioned in the brochure and understood the same. I/we further unconditionally declare that the said terms, condition and guidelines are accepted and are binding on me/us

Enclosures:

1. Details of registration money:

DD/Pay Order No. 004380 dated 16/3/2011 for Rs 5,00,00,000/-  
Issued by Axys Bank, Varshali, Ghaziabad U.P.

2. Details of processing fee:

DD/Pay Order No. 004381 dated 16/3/2011 for Rs 500000/- issued  
by Axys Bank, Varshali, Ghaziabad U.P.

3. All other supporting documents as mentioned in the tender document.

For Mastiff Industries Pvt. Ltd.

as Yours faithfully

**Authorized Signatory**  
Lalit Vishnoi

Name: Mastiff Industries Pvt. Ltd.  
Address: 16/6 Indira Vihar  
Deer 11009  
Mobile No. 9810122284  
Fax No. 01244084109

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



सत्यमेव जयते

₹. 100

ONE HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

दिल्ली DELHI

N 498342

**Joint Bidding Agreement**

THIS JOINT BIDDING AGREEMENT is entered into on this the 15<sup>th</sup> day of March, 2011

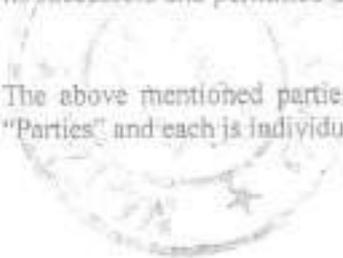
**AMONGST**

Mastiff Industries Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 16/6 Indira Vikas Colony, New Delhi 110009 (hereinafter referred to as the "First Part" which expression shall, unless repugnant to the context include its successors and permitted assigns)

**AND**

2. Surprise Suppliers Pvt. Ltd., a Company incorporated under the Companies Act, 1956 having its registered office at 1114, Hemkunt Chambers, 89, Nehru Place, New Delhi (hereinafter referred to as the "Second Part" which expression shall, unless repugnant to the context include its successors and permitted assigns)

The above mentioned parties of the FIRST and SECOND are collectively referred to as the "Parties" and each is individually referred to as a "Party"



Contd.....

For Mastiff Industries Pvt. Ltd.

\_\_\_\_\_  
Authorised Signatory

For Surprise Suppliers Pvt. Ltd.

\_\_\_\_\_  
Auth. Signatory

000002

**WHEREAS,**

- b. The Greater Noida Industrial Development Authority (hereinafter referred to as the "Authority" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited Technical and Financial Bid through applications (the Applications") for Scheme for Allotment of Group Housing/Builders Residential Plots under Scheme Code BRS-05/2011 .

B. The Parties are interested in jointly bidding for the Group Housing Plot No. GH-01, Sector 10 as members of a Consortium and in accordance with the terms and conditions of the application document and other bid documents in respect of the Group Housing Plot Schemes, and

C. It is a necessary condition under the application document that the members of the Consortium shall enter into a Joint Bidding Agreement and furnish a copy thereof with the Application.

**NOW IT IS HEREBY AGREED as follows:**

**b. Definitions and Interpretations**

In this Agreement, the capitalised terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the application.

**2. Consortium**

2.1 The Parties do hereby irrevocably constitute a consortium (the "Consortium") for the purposes of jointly participating in the Bidding Process for the Project.

2.2 The Parties hereby undertake to participate in the Bidding Process for any specific plot only through this Consortium and cannot individually and/ or through any other consortium constituted for this Project, either directly or indirectly or through any of their Associates for such plot.

**3. Covenants**

The Parties hereby undertake that in the event the Consortium is declared the selected Bidder and awarded a Plot, it shall incorporate a special purpose company (the "SPC") under the Indian Companies Act, 1956 for entering into Lease Deed with the Authority.

**4. Role of the Parties**

The Parties hereby undertake to perform the roles and responsibilities as described below:

- b. Party of the First Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Bidding Process. The First part will be responsible for arranging the funds for the development of the Plot in the mix of Debt and Equity

b. The responsibilities/ obligations of the Parties of the SECOND Part will provide Technical Support and Marketing of Project. The Second Part will also provide proportionate contribution in mutually agreed proportion for the development of the project

Contd.....

For Mastiff Industries Pvt. Ltd.

  
Authorised Signatory

For Supreme Suppliers Pvt. Ltd.

  
Auth. Signatory

000003

## 6. Shareholding in the SPV

6.1 The Parties agree that the proportion of shareholding among the Parties in the SPV shall be as follows:

First Party	:	95%
Second Party	:	05%

6.2 The Parties undertake that the shareholding of the SPC as mentioned in this document shall be maintained as per the requirements of the application and terms and condition for allotment of group housing plot.

## 7. Representation of the Parties

Each Party represents to the other Parties as of the date of this Agreement that:

- a. Such Party is duly organised, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;
- b. The execution, delivery and performance by such Party of this Agreement has been authorised by all necessary and appropriate corporate or governmental action and a copy of the extract of the charter documents and board resolutions/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:
  - i. require any consent or approval not already obtained;
  - ii. violate any Applicable Law presently in effect and having applicability to it;
  - iii. violate the memorandum and articles of association, by-laws or other applicable organisational documents thereof;
  - iv. violate any clearance, permit, concession, grant, license or other governmental authorisation, approval, judgement, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or
  - v. create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;
- c. this Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it, and there is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfilment of its obligations under this Agreement.

Contd.....

For Mastiff Industries Pvt. Ltd.

  
Authorized Signatory

000004

**8. Termination**

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the Financial Close of the Project is achieved under and in accordance with the terms and conditions of the Allotment of Plot from the Authority.

However, in case the Consortium is does not get selected for allotment of Plot, the Agreement will stand terminated in case the Applicant is not pre-qualified or upon return of the Bid Security by the Authority to the Bidder, as the case may be.

**9. Miscellaneous**

9.1 This Joint Bidding Agreement shall be governed by laws of India.

9.2 The Parties acknowledge and accept that this Agreement shall not be amended by the

Parties without the prior written consent of the Authority.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED SIGNED, SEALED AND DELIVERED

For and on behalf of

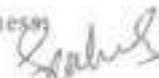
For Mastiff Industries Private Limited  
For Mastiff Industries Pvt. Ltd.

  
Authorized Signatory

For Surprise Suppliers Pvt. Ltd.  
For Surprise Suppliers Pvt. Ltd.

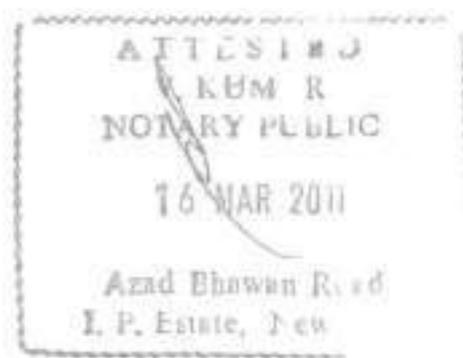
  
Auth. Signatory  
Authorized Signatory

Witness

1.   
Sahdev Lalit  
2/6, B Sukhdev Vihar  
Delhi - 110025
2.   
M. No. 77004

3.

4.





Annexure - I (b)

**Scheme Code - BRS-05 / 2010-11**  
**"FINANCIAL CAPABILITY STATEMENT OF THE APPLICANT"**  
**(To be kept in sealed Envelope No. 1)**



Tender Form No. : 27

Date : 16/3/2011

Name(s) of Applicant / Consortium Lead Member & relevant members Mastiff Industries Private Limited

Particulars	2007-08	2008-09	2009-10*	TOTAL
	Total Turnover From Real estate activities only	Total Turnover From Real estate activities only	Total Turnover From Real estate activities only	
Turnover of the Applicant/ Consortium Lead Member & relevant members as per audited annual accounts				

(Rs. Crore)

*members attached*

\* In case unaudited for the year 2009-10, CA's certified annual report should be submitted

Real estate development and construction activities include land development/housing/colonizing jobs of bonafide allotted land/commercial/IT/ITES Projects development (excluding merely trading in real estate).

*As per detail of Return*

For Mastiff Industries Pvt. Ltd.

*[Signature]*  
Applicant's Signature  
Authorised Signatory

Certificate of the Chartered Accountant/ Statutory Auditor

Based on Audited Accounts and other relevant documents, we M/s Mastiff Industries Private Limited

Chartered Accountants/Statutory Auditors, certify that the above information is correct.

Signature and Seal of Chartered Accountants/Statutory Auditors





Annexure - I (a)

**Scheme Code - BRS-05/ 2010-11**  
**GENERAL INFORMATION OF THE TENDERER**  
**(To be kept in sealed Envelope No. 1)**

Tender Form No. : 027.....Date : 16/3/2011

1. (a) Name of Proprietorship/Firm/Company/Consortium: Mastiff Industries Private Limited  
 (b) Date & Place of Incorporation: 23<sup>rd</sup> October 1997  
 (c) Address of the Registered Office/ Corporate office and its Branch office (s), if any  
16/6 Indira Vikas Colony Delhi 110009
2. Details of the person of the Proprietor/Firm/Company/Consortium who will serve as the point of contact/ communication for the GNIDA.  
 Name: Lalit Vishnoi  
 Designation: Head Administration  
 Proprietorship/Firm/Company/Consortium Address: 16/6 Indira Vikas Colony Delhi 110009  
 Telephone / Mobile Number: 9810123284  
 Fax Number: \_\_\_\_\_  
 E-mail address: \_\_\_\_\_

**In case of a consortium:**

The information on the above point 1 & 2 should be provided for all the "relevant members" of the consortium including the information regarding the role assigned to each of the "relevant member" regarding the execution of the project.

Sl. No.	Name of the "relevant member"	Percentage of Equity owned in the consortium	Role assigned
1	<u>Mastiff Industries Pvt Limited</u>	<u>95%</u>	<u>Lead Member.</u>
2	<u>Surprise Suppliers Private Limited</u>	<u>5%</u>	<u>Relevant Member</u>
3			

For Mastiff Industries Pvt. Ltd.

\_\_\_\_\_  
 Authorized Signatory

Lalit Vishnoi  
Mastiff Industries Pvt Ltd.  
Head Administration.  
Delhi - 16/3/2011

Signature  
 (Name of the Authorized Signatory)  
 For and on behalf of (Name of the Tenderer)  
 Designation  
 Place/Date: 000003



Annexure - I (c)  
Date: 16/3/2011

**Scheme Code BRS-05/2010-11**

SUMMARY OF TECHNICAL EXPERIENCE (Details OF MINIMUM TWO PROJECTS RELATED TO REAL ESTATE development & construction activities like land development/housing/colonizing jobs of bonafide allotted land/commercial/IT/ITES Projects development executed by the firm/ company/Consortium and its members)

**LAST 5 YEARS TILL THE DATE OF SUBMISSION OF TENDER**

(To be kept in sealed Envelope No. 1)

Tender Form No. : 27

Date: 16/3/2011

Name of the Tenderer/Lead Member of the Consortium :

Sl. No.	Description of the completed project	Floor area (sq.ft.)	Cost of Project (Rs. Cr.)	Month & Year of completion of the project	Promoted & executed by Self/Subsidiary Company/ Holding Company
1	2	3	4	5	6
1	Detail of Relevant Member attached Separately				
2					
3					
Total floor area completed from all completed projects:					

**Notes:**

- In case of a consortium, the above information shall be furnished in respect of the "lead member" and the "relevant members" only.
- Attach compounding certificates/completion certificates, separately for each of the residential / commercial / IT / ITES building completed, issued by the competent statutory authority adding to a minimum of 7.00 lac sq. ft for plots upto 1 lac sq. mtrs and 15 lac sq. ft. for plots above 1 lac sq. mtrs in aggregate of construction by the Tenderer/Consortium Lead Member, its Relevant Members and their subsidiaries and holding company.
- The experience of the subsidiary company/holding company shall be added only in those cases where the holding company has at least 51% equity share holding in the subsidiary company and the floor area added on this account to the experience of the tenderer would be only equivalent to that percentage of the floor area developed by the subsidiary company and/or the holding company as is the percentage of the equity share holding of the holding company.
- In the absence of requisite details/certificates, the information would be considered inadequate and may lead to the exclusion of the relevant commercial/residential/ IT/ ITES building(s), while deciding the technical eligibility of the tenderer.

Stamp & Signature(s) of the Statutory Auditor Chartered Accountant



Place/Date :

For Mastiff Industries Pvt. Ltd.

Authorized Signatory

Signatures of the tenderer  
(Name & Designation of the Authorized Signatory for and on behalf of the tenderer)

000007

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण  
प्लॉट नं० 01, सेक्टर नॉलेज पार्क-4  
ग्रेटर नोएडा

पत्रांक ट्रेनो/बिल्डर्स/2024/1270

दिनांक 27 अगस्त 2024

सेवा में

M/s Nivas Promoters (P) Ltd.,  
B-51/3, First floor,  
Correntum, Sector 62,  
NOIDA - 201 301

गहोदय,

कृपया अपने पत्र दिनांक 12.08.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा आपने निदेशक शैलेन्द्र शर्मा बिल्डर्स भूखण्ड संख्या जीएच-01डी, सेक्टर 10 के सापेक्ष आपने अतिदेय धनराशि को लिगेसी स्टॉलड रिजल्ट एस्टेट प्रोजेक्ट की नीति/पैकेज के अंतर्गत जारी होने वाले शिड्यूलमेंट पत्र के सम्बन्ध में जानकारी चाही है।

उपरोक्त सम्बन्ध में अवगत कराना है कि ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के क्षेत्र ने लम्बे समय से रुकी श्रुप हाउसिंग परियोजनाओं को तत्काल पूरा करने तथा फ्लैट बाधर को यथाशीघ्र मकान उपलब्ध कराने एवं फ्लैट की रजिस्ट्री करने के उद्देश्य से उत्तर प्रदेश शासन द्वारा शासनादेश संख्या 7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के माध्यम से नीति/पैकेज निर्धारित किया गया है।

उपरोक्त सदरभित नीति/पैकेज में वर्णित प्राविधानों के अनुरूप गणना करने पर आपके बिल्डर्स भूखण्ड संख्या- जीएच-08डी सेक्टर 01 के सापेक्ष दिनांक 31.03.2024 तक अनुमानित अतिदेय धनराशि तथा 25 प्रतिशत धनराशि निम्नानुसार आगणित होती थी-

S.No.	Items	Net Dues After Covid Benefit (Rs.)	25% Amount (Rs.)
1.	प्रीमियम	31,16,80,301.00	7,79,20,075.00
2.	वार्षिक लीजरेट	21,86,545.00	5,46,637.00
3.	अतिरिक्त प्रतिकर	3,12,434.00	78,108.00
	<b>कुल योग</b>	<b>31,41,79,280.00</b>	<b>7,85,44,820</b>

उपरोक्त नीति के अंतर्गत तदनुसार प्रीमियम, अतिरिक्त प्रतिकर एवं वार्षिक लीजरेट के नेट ड्यूज की 25 प्रतिशत धनराशि 7,85,44,820/- जमा कराने हेतु आपको प्राधिकरण के पत्र दिनांक 15.03.2024 के

माध्यम से मांग पत्र प्रेषित किया गया था, जिसके क्रम में आपके द्वारा वांछित धनराशि जमा करा दी गई है। 75 प्रतिशत की निम्नानुसार किश्तें निर्धारित की जाती हैं।

किश्त संख्या	किश्त की तिथि	ब्याज सहित किश्त की धनराशि
01	30.11.2024	₹ 128600146.00
02	30.05.2025	₹ 122708108.00
	कुल	₹ 251308254.00

भवदीया,

*Shuk*  
27/8/24  
प्रबंधक (विल्डर्स)



**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**

Plot No. 01, Section Knowledge Park-IV, Greater Noida City,  
 Greater Noida, District Gautam Buddha Nagar, U.P.  
 Website: www.gnida.org.in | Email: authority@gnida.in

**BUILDER RESIDENTIAL PAYMENT INTIMATION (RE-SCHEDULED)**

To,  
**M/S NIVAS PROMOTERS PVT. LTD.**  
 B-313, FIREY FLOOR, LOWER-B  
 THE CORINTHIUM SECTOR -42

Ref: GNA 24-08-011  
 As Per Date: 27-Aug-2024 02:49 PM  
 Allotment No.: BR2023M014  
 Allotment Date: 23-Mar-2011  
 Pay Plan: BR203 UNEQUAL PAY PLAN  
 Size (in Sq.ft): 172117  
 Plot No.: G-1-010  
 Block: N/A  
 Block Name: NIL  
 Sector Name: SECTOR - 10  
 Location: N/A  
 Default Interest (%): 15  
 Registration Amt: 10,000,000.00  
 Lease Date: 1-Jul-2012  
 Mortgage Status: NO  
 Allotment Nature: ALLIED

CSE No.: N/A

Payment Type (In Rs)	Pay Amount	Due Date	Outstanding (In Rs)	Payment Type (In Rs)	Amount Paid	Deposit Paid	Outstanding (In Rs) (In Rs)
UNEQUAL PAY PLAN	173,670,100.00	30.11.2024	126,009,146.70				
UNEQUAL PAY PLAN	122,709,019.00	30.03.2025	122,709,019.00				
<b>Grand Total</b>	<b>296,379,119.00</b>				<b>131,149,716.00</b>		
						<b>0.00</b>	

Outstanding Balance as on (as Per) Date:

Date:

Interest on Outstanding Balance:

0.00

Kindly Deposit:

(As interest towards allotment runs/installment positively by 27/08/2024 failing which you have to pay 15% interest as rate 15% p.a. (Compoundable quarterly/half yearly) on the defaulted amount for the defaulted period.)

Registration Amount:	₹	10,000,000.00
Amount Deposited after Allotment:	₹	120,389,716.00
<b>Total Regulated Amount:</b>	<b>₹</b>	<b>130,389,716.00</b>

\* Stands for Waive of Penalty Interest/Rebate Interest/Rescheduled Outstanding (for Deft tax) have not added to the sum of Amount Paid

# Stands for Defaulted Installment, if # Stands for Adjusted Installment Calculated at per Zero period i.e. from 24-OCT-2011 to 21-AUG-2012.

- Date (date has been) Entered by Order UN/BUILDERS/2013/100 Dated: 07-JUN-2012 FOR Zero Period Allowed.

E&OE: In case of any discrepancy please contact scheme incharge immediately.

\*\*Sizish pash meish adjasishish in other papers/leads as is

Payment made through online (G.I.) portal is subject to verification and verification

Your's Sincerely

Manager (BUILDER RESIDENTIAL)