



उत्तर प्रदेश UTTAR PRADESH

BH 903010

29 JAN 2013

Memorandum of Understanding cum Term Sheet

THIS Memorandum of Understanding (MOU) cum Term sheet is made on 18th day of FEBRUARY, 2013 at Lucknow by and between

M/s Ansal Properties and Infrastructure Limited a company registered under the Companies Act, 1956 having its office at 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi-110001 through its authorized signatory Ms. Neelima Saxena D/o Late Shri. S. B. Saxena and Mr. Neeraj Tewari S/o Shri P.C. Tewari, R/o Ansal API, 1st Floor, YMCA Campus, 13 Rana Pratap Marg, Lucknow, authorized vide Board Resolution dated 30.07.2008 and hereinafter referred to as the **FIRST PARTY/Ansal API** of the One Part

AND

For Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Authorized Signatory

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M/s. Proplarity Infrastructure Pvt. Ltd., a company registered under the Companies Act, 1956 having its office at C-56A / 13, Sector-62, Noida: 201301 through its Director / Authorised Signatory **Mr. Satyendra Singh Tomar** authorized vide Board Resolution dated _____, hereinafter referred to as the SECOND PARTY/ Proplarity Infrastructure of the Other Part.

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

Name of the Party: **M/s. Proplarity Infrastructure Pvt. Ltd.**

Ref:- Mr. Adrian Micheal (M/s Adventures Enterprises Pvt. Ltd.)

Proposed Product: **Commercial at Sector - J**

F.S.I Area = **17,031 Sq.mt.**
1,83,321.68 sq.ft.

Floor Plate Area **2,433 Sq.mt.**

Basic Rate = **As in the table below:**

Sl. No. (A)	Property Type (B)	FSI Area (In sq. ft.) (C)	Basic Cost @ Rs. 635.00 per sq. ft. (D)	Cost on Site Services Development @ Rs. 210.00 per sq.ft (Optional) (E)	Total Value (D+E) @ Rs. 845.00 per sq.ft. (In Rs.)
1	Commercial at Sector – J	1,83,321.68	11,64,09,266.80	3,84,97,552.80	15,49,06,819.60
Total		1,83,321.68	11,64,09,266.80	3,84,97,552.80	15,49,06,819.60

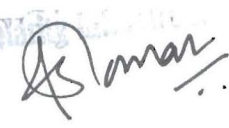
Explanation- The FSI area shall depend on the actual maximum FSI as permitted by LDA and the execution of the project and may marginally vary. In such case the rates will be applicable as per actual maximum FSI achievable.

NB: The development of the site shall be completed by the second party within **30 months** of this Term Sheet to the satisfaction of the First Party. In case of his failure, the work will be completed by the Company, Ansal API, and cost at the rates as above will be recovered from the second party. However, Second Party shall pay the charges towards site services development as and when demanded by the First Party.

For Ansal Properties & Infrastructure Ltd.

 Authorised Signatory


 Authorised Signatory


 Mr. Satyendra Singh Tomar
 Director / Authorised Signatory

Payment Schedule:

- a. Initial Deposit of Rs. 50,00,000/- payable on or before 25th January 2013.
- b. Booking Amount: 10% of the Basic Cost i.e. Rs. 66,40,926.68 (Less Initial Deposit of Rs. 50,00,000/-) to be deposited on or before 10th February 2013.
- c. Balance 90% Amount of Basic Cost i.e. Rs. 10,47,68,340.12 to be deposited in 15 equal bi-monthly installments (each of 6%) of Rs. 69,84,556.00 each with first installment commencing on or before 10th April 2013.

PAYMENT SCHEDULE:

Sl. No.	Remarks	Due Date (on or Before)	Basic Cost Due (in Rs)
1	Initial Deposit	25th January 2013	50,00,000.00
2	Booking Amount (10% of the Basic Cost less Initial Deposit)	10 th February 2013	66,40,926.68
3	Within 2 months from the date of Sl. No. 2	10 th April 2013	69,84,556.00
4	Within 2 months from the date of Sl. No. 3	10 th June 2013	69,84,556.00
5	Within 2 months from the date of Sl. No. 4	10 th August 2013	69,84,556.00
6	Within 2 months from the date of Sl. No. 5	10 th October 2013	69,84,556.00
7	Within 2 months from the date of Sl. No. 6	10 th December 2013	69,84,556.00
8	Within 2 months from the date of Sl. No. 7	10 th February 2014	69,84,556.00
9	Within 2 months from the date of Sl. No. 8	10 th April 2014	69,84,556.00
10	Within 2 months from the date of Sl. No. 9	10 th June 2014	69,84,556.00
11	Within 2 months from the date of Sl. No. 10	10 th August 2014	69,84,556.00
12	Within 2 months from the date of Sl. No. 11	10 th October 2014	69,84,556.00
13	Within 2 months from the date of Sl. No. 12	10 th December 2014	69,84,556.00
14	Within 2 months from the date of Sl. No. 13	10 th February 2015	69,84,556.00
15	Within 2 months from the date of Sl. No. 14	10 th April 2015	69,84,556.00