



# Yamuna Express way Industrial Development Authority

First Floor commercial complex Sector omega,(P2) Builders Area

PH No: 0120 - 2395154, Fax No: 0120 - 2395150,  
GREATER NOIDA CITY (U.P.)

L. No. : Property/TS/ 2013/30

Dated : 26.09.2013

To,

M/s Supertech Ltd.  
B-28-29,Sec-58,  
NOIDA

**Sub- Permission to Mortgage of Supertech Residential Township Plot No TS-01,  
Sector 17A, Yamuna Expressway.**

Sir,

In continuation of your application dated 18.09.2013 on the above noted subject after the approval of competent officer. I am say that YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY (YEIDA) is pleased to permit you to mortgage the aforementioned Plot as per provisions of lease deed for the purpose of term loan on this plot in favour of:-

1. Bank of Maharashtra, Sector-62 Branch, Noida.(Lead Bank)
2. Punjab & Sind bank, IFB, Connaught Place, New Delhi
3. Oriental Bank of Commerce, B-31, Sector-62, Institutional Area, Noida-201301 Branch, Noida
4. Syndicate Bank, First Floor, Sarojini House, 6, Bhahwan Das Road, New Delhi-110001

Subject to the following conditions :-

1. The first charge of the plot at cited above will be with Yamuna Expressway Industrial Development Authority (Lesser) in respect of recovery of all dues of YEIDA on the plot your bank /financial institutions shall have second charge .
2. In the event of the transfer or foreclosure of the mortgaged or charged property, the lesser (YEIDA) shall be entitled to claim and recover the lease rent and also such percentage of the unearned increased in the value of the Residential Township plot as the Authority may decide from time to time and amount of lessor share of the said unearned increase shall also be the first charge having priority over the said mortgage of charge. The decision of the lessor in respect of the market value of the said Township plot shall be final and binding on all parties concerned provided that the lessor shall have the prospective right to purchase mortgage or charge after deduction the lessor share in unearned increase aforesaid. This Permission to Mortgage is issue for the land, which is without litigation.
3. Please note that the mortgage permission must be utilized within one year from the date of issue of this letter. In the event of your failure to utilize the mortgage permission herein given will be treated as having lapsed.

Yours faithfully,

Manager- II (Property)

Copy to: Bank of Maharashtra, Sector-62 Branch, Noida.(Lead Bank)

Manager- II (Property)





## YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY

A-1, First floor, commercial complex, Beta-2, Gr.Noida, G.B.Nagar  
Ph.No. 0120-4291361 Fax no. 0120-4291360

Letter No./Prop./237/2011

Date: 04/04/11

To,


M/s. Supertech Ltd.  
B-28/29,  
Sector-58,  
Noida- 201301 (U.P.)

Sub.: No Objection Certificate to mortgage developed plots / flats by the sub-lessees of Plot No. TS-1, Sector-17A, Yamuna Expressway Authority.

Sir,

With reference to your letter dated 25.08.2010, on the above subject, this is to inform you that Yamuna Expressway Industrial Development Authority shall have no objection for mortgaging the developed plots/flats by the sub-lessees of plot No. TS-1, Sector-17A, for availing the loan facility for purchase of developed plots/flats on the above Residential Township plot, subject to the following terms & conditions:-

1. That the financial institution in whose favour mortgage NOC is required should be recognized by the Reserve Bank of India/National Housing Bank.
2. The Lessor shall have the first charge towards the pending payments in respect of Plot No. TS-1, Sector-17A, its lease rent, taxes or any other charges as informed or levied by the authority on this plot and that Banks/financial institutions/Central/State Government of Public/Semi-Public Sector/ employer shall have the second charge only on the developed plots/flats thus being financed.
3. That this mortgage NOC shall be effective on making full payment of premium & one time lease rent of Residential Township plot and after execution of sub-lease deed in favour of allottee of the developed plots/flats and the allottee/sub-lessee shall be governed by the terms & conditions of allotment/lease deed of the plot to be executed & sub-lease deed to be executed in favour of the allottee/ sub-lessee. In the event of sale/transfer of developed plot/flat, transfer charges at the rate prevailing at the time of transfer, shall be payable to Lessor.
4. 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.

  
\_\_\_\_\_