

Annexure C

Details of Title and Ownership of the Company

Whereas land for the aforesaid Township measuring 16224 sq. meters (hereinafter called as 'plot') has been purchased by the Company i.e. M/s Gaursons Hi-Tech Infrastructure Private Limited from the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U.P. Industrial Development Area Act, 1974 on lease hold basis under the Scheme Code ITS-01/2010 (I) for development of Township at Plot No. G01-01, Sector 4, Greater Noida vide Lease Deed, which was duly registered vide Document No. 8854 at Book No. 1 Volume No. 618 at Page No. 271-486 on 25.05.2010 in the office of Sub Registrar, Greater Noida (U.P.).

Whereas the Company has taken over the physical possession of aforesaid Plot from the GNIDA on 05.05.2010. And whereas the Company has offered to sell residential apartments of different sizes and dimensions in the proposed Group Housing Project under the name and style of 'GAUR CITY HALL' situated at Township, Gaur City, G01-01, Sector 4, Greater Noida.

The Company is authorized to execute sub-lease of the apartments for the super built-up area in favor of its allottee(s) on the terms & conditions of booking application, allotment letter & Lease Deed executed in favor of Company by the GNIDA.

Whereas in per the terms of GNIDA, the land will be used for commercial, residential, open spaces, parks, plot grounds, roads, public parking purposes etc. and the whole Township will be developed in phases and will be utilized for apartments/villas, commercial/commercial/industrial/warehouse/ commercial construction etc. The said entire plot has been divided in various sectors by the company and some sectors has separately allotted to other developers, however those sectors are also the part of above Township but the individual proprietorship share in present form in the land of the aforesaid has confined over the land of a particular sector on which the duly constructed Group Housing Project exists therefore there will be a separate R.W.A. for the separate Group Housing Project situated at separate sector.

Whereas all terms and conditions of the lease deed of the above Township Plot executed in favor of the company shall also be applicable to the allotting allottee(s).

I/We have fully read and understood the terms and conditions of the scheme brochure code ITS-01/2010 (I) and the lease deed executed in favor of the company by the GNIDA, all shall be abide and binding over me/us.

Company

Signature of the Allottee(s)

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ANNEXURE 'A' SPECIFICATIONS

FLOORING:

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and the Balconies

WALLS AND CEILING FINISH

- POP finish walls & ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit drinking water

TOILETS:

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirrors in all toilets

DOORS & WINDOWS:

- Outer doors and windows aluminum powder coated/UPVC
- Internal Door-frames made of Maranti or equivalent wood
- Internal doors made of painted flush shutter
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutters
- Good quality hardware fittings

ELECTRICAL:

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling

NOTES:

1. The Colour and design of tiles and motifs can be changed without any prior notice.
2. Variation in colour and size of vitrified tiles/granite may occur.
3. Variation in colour in mica may occur.
4. Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost. However, in case the variation is beyond $\pm 3\%$, pro rata charges are applicable.
5. The request for any change in construction/specification of any type in the apartment will not be entertained

Company

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Signature of the Allottee(s)

Details of Title and Ownership of the Company

Whereas land for the aforesaid Township measuring 50/216 sq. meters (hereinafter called as 'plot') has been purchased by the Company i.e. M/s Gautam Hi-Tech Infrastructure Private Limited from the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U. P. Industrial Development Area Act, 1974 on lease hold basis under the Scheme Code RTS-01/2010 (I) for development of Township at Plot No. GH-01, Sector 4, Greater Noida vide Lease Deed, which was duly registered vide Document No. 8016 in Book No. 1 Volume No. 6110 at Page Nos. 371-400 on 05.05.2010 in the office of Sub Registrar, Gautam Budh Nagar (U. P.).

Whereas the Company has taken over the physical possession of aforesaid Plot from the 'GNIDA' on 05.05.2010 And whereas the Company has offered to sell residential apartments of different sizes and dimensions in the proposed Group Housing Project under the name and style of '7th Avenue' situated at Township Gaur City, GH-01, Sec-4, Greater Noida.

The Company is authorized to execute sub-lease of the apartments for the super built-up area in favor of its allottee(s) on the terms & conditions of booking application, allotment letter & Lease Deed executed in favour of Company by the GNIDA.

Whereas as per the norms of GNIDA, the land will be used for commercial, residential, open spaces, parks, play grounds, roads, public parking purposes etc. and the whole Township will be developed in phases and will be utilized for apartments/studio apartments/communities/clubs/storage/ commercial constructions etc. The said entire plot has been divided in various sectors by the company and some sectors has separately allotted to other developers, however those sectors are also the part of entire Township but the undivided proportionate share on pro-rata bases in the land of the allottee has confined over the land of a particular sector on which the duly nomenclature Group Housing Project exists therefore there will be a separate R.W.A for the separate Group Housing Project situated at separate sector.

Whereas all terms and conditions of the lease deed of the above Township Plot executed in favor of the company shall also be applicable to the intending allottee(s).

I/we have fully read and under stood the terms and conditions of the scheme brochure code RTS-01/2010 (I) and the lease deed executed in favor of the company by the GNIDA, all shall be abide and binding over me/us.

Company

Signature of the Allottee(s)