

EC-CH

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Main Administrative Building
Sector-6, NOIDA.

No. NOIDA/GHP/GH-03-137/2014/120

Dated: (6/01), 2014

M/s SUPERTECH LIMITED,
"SUPERTECH HOUSE",
B-28-29, SECTOR-58,
NOIDA-201307.

Subject: No Objection Certificate for mortgaging the flats to be constructed on the Group Housing Plot No. GH-03, Sector-137, Noida.

Sir,

With reference to your letter dated 15.01.2014 on the above subject, and in continuation to this office letter No. NOIDA/GHP/GH-03-137/2010/8843 dated 20.04.2010, this is to inform you that NOIDA shall have no objection for mortgaging the land (Project Loan) of Group Housing Plot No. GH-03, Sector-137, Noida in favour of PUNJAB & SIND BANK, P-18/90, CONNAUGHT CIRCUS, NEW DELHI-110001. This permission is being granted subject to the condition that in the mortgage deed, following clauses will be included:-

1. That the PUNJAB & SIND BANK in whose favor mortgage permission is required should be recognized by the Reserve Bank of India/National Housing Bank.
2. The mortgage permission shall be effective on confirmation of making up-to-date payment of premium, interest & annual lease rent as per the terms & conditions of allotment and the Lease Deed of group housing plot referred above and NOIDA shall have the first charge towards the pending payment in respect of plot /lease rent/taxes or any other charges as informed or levied by the Authority on the plot and that PUNJAB & SIND BANK shall have the second charge on the land thus being financed.
3. In the event of sale or foreclosure of the mortgaged/charged property the Noida shall be entitled to claim and recover such percentage, as decided by the Noida, 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 Noida, in respect of the market value of the said land shall be final and binding on all the parties concerned.

(एस. सी. गुप्ता)
प्रबंधक
नोएडा

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4. The Noida's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.
5. All arrears due to the Noida would be recoverable as arrears of land revenue.

Note:- The permission is generated only for borrowing project loan from **PUNJAB & SIND BANK, P-18/90, CONNAUGHT CIRCUS, NEW DELHI-110001**. This letter will not be utilized for any other purposes.

Thanking you,

Yours faithfully,


MANAGER (GHP)

(एस. सी. गुप्ता)
प्रबंधक
नौरडा

COPY TO:-

DEPUTY GENERAL MANAGER, PUNJAB & SIND BANK, P-18/90, CONNAUGHT CIRCUS, NEW DELHI-110001. w.r.t. their letter dated 09.01.2014 for information and necessary action.


MANAGER (GHP)