

THREE C HOMES PRIVATE LIMITED

CIN: U70101DL2011PTC212252

Regd. Office: 63, 3rd Floor, Poorvi Marg, Vasant Vihar-1, South West Delhi, Delhi-110057

Email: secretarial@acegroupindia.com

Date: 14.2.2025

To,

The Secretary,

Uttar Pradesh Regulatory Authority,

Rajaya Niyojan Sansthan (Navin Bhawan)

Kalankar House, (Old Hyderabad)

Lucknow, Uttar Pradesh-226007.

Re: Virtual Meeting Held on 11.02.2025 in regards to UP RERA Registration of Project "Ace Acreville" (Project ID :1300671) and "Ace Verde" Project ID:1374162 respectively.

Dear Sir,

We refer to our above said meeting held on 11th February, 2025 wherein we were asked to submit the payment plan from Yeida Authority (Yamuna Express Way Industrial Development Authority) for payment of balance amount of enhanced liability of Rs.495.08 Crore against Plot No. TS-01, Sector 22A, Yamuna Express Way to Yeida Authority. As intimated to your good office vide our email and letter dated 12.02.2025 that we have made payment of Rs. 25 Crore under Protest to Yeida Authority and shall submit the Payment Plan for balance payment within fifteen days to your good office.

We are pleased to inform you that Yeida Authority have issued the payment plan for balance payment of dues towards Plot No. TS-01, Sector 22A, Yamuna Express Way as per their letter dated 14th Feb, 2025 (copy enclosed). We have uploaded the payment plan on the UP RERA Portal as well and a screen shot of same is attached for your ready reference.

We humbly request you to kindly issue the Rera Registration of our above said projects.

Thanking You,

For Three C Homes Pvt Ltd.

PRATAP	Digitally signed by
SINGH	PRATAP SINGH
RATHI	RATHI
RATHI	Date: 2025.02.14
	18:33:08 +05'30'

Authorised Signatory

Encl: Copy of Payment Plan Dated 14.2.2025



FUTURE IS HERE

पत्रांक - वाई०५०५/ लेलर/ १३८८/२०२५

दिनांक - १४/०२/२०२५

रेखा मे

M/s ACE Infracity Developers Pvt Ltd.
R/o 1B, Sector-126, Noida,
Gautam Budh Nagar-201303.

महोदय

कृपया अपने पत्र दिनांक 13.02.2025 का सन्दर्भ ग्रहण करने का कष्ट करे, जिसके माध्यम से कुल आगणित धनराशि रु० 495.08 करोड का 25 प्रतिशत (पूर्व में जमा धनराशि रु० 100.70 करोड) एवं 25.00 करोड दिनांक 12.02.2025 को जमा कराते हुए अवशेष धनराशि की किश्तो हेतु अनुरोध किया गया है।

उक्त के क्रम मे अवगत कराना है कि कुल देय धनराशि रु० 402.80 करोड के स्थान पर पुनः आगणित धनराशि रु० 495.08 करोड पायी गयी। अध्यक्ष महोदय से प्राप्त अनुमोदन दिनांक 04.11.2024 के क्रम मे पूर्व में Resolution Applicant द्वारा जमा धनराशि रु० 100.70 करोड को 25 प्रतिशत धनराशि में समायोजित करते हुए 25 प्रतिशत धनराशि में से अवशेष धनराशि रु० 35,69,62,382.00 दिनांक 30.11.2024 तक देय को मय व्याज पत्र जारी किये जाने से 60 दिन के अन्दर जमा कराये जाने हेतु दिनांक 10.12.2024 को पत्र जारी किया गया। जिसके प्रतिउत्तर मे आपके द्वारा दिनांक 20.01.2025 को प्राधिकरण में पत्र दिया गया है। तदोपरान्त आपके द्वारा पत्र दिनांक 13.02.2025 के माध्यम से पुनः आगणित धनराशि रु० 495.08 करोड का 25 प्रतिशत (पूर्व में जमा धनराशि रु० 100.70 करोड) एवं प्राधिकरण द्वारा प्रेषित पत्र दिनांक 10.12.2024 के प्रतिउत्तर मे पत्र दिनांक 13.02.2025 के माध्यम से 25.00 करोड दिनांक 12.02.2025 को अर्थात् कुल 25 प्रतिशत धनराशि 125.70 करोड प्राधिकरण खाते में जमा कराये गये हैं।

Legacy Stalled Projects हेतु जारी शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के बिन्दु-19 के अन्तर्गत " 100 करोड तक के नेट बकाए की राशि अधिकतम एक वर्ष मे अदा की जाएगी। रु. 500 करोड तक की नेट बकाए की राशि दो वर्षो में अदा की जाएगी तथा रु० 500 करोड से ऊपर की बकाया राशि 3 वर्षो में अदा की जाएगी।"

उपरोक्त के दृष्टिगत दिनांक 31.12.2023 को कुल आगणित धनराशि रु० 495.08 करोड का 25 प्रतिशत के मापेक्ष जमा धनराशि रु० 125.70 करोड के आधार पर अवशेष 75 प्रतिशत धनराशि की किश्तो की गणना का विवरण निम्नवत् है:-

PAYMENT PLAN OF 75% OF TOTAL DUES (Premium+ ECI) & REMAINING DUES OF 25% AS ON 28-02-2025					
Installment No	Due Date	Principal	Interest	Installment	Cl. Balance
	28/2/2025				4,101,987,025
1	28/8/2025	1,025,496,756	213,584,283	1,239,081,040	3,076,490,269
2	28/2/2026	1,025,496,756	162,843,266	1,188,340,022	2,050,993,513
3	28/8/2026	1,025,496,756	106,792,142	1,132,288,898	1,025,496,756

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमार्शियल कॉम्प्लेक्स, लॉन्क-पी-2, रोडर ओमेगा-1, वेटर नीला सिटी - 201308, गौतमधुमनगर (उम्रा)

पुस्तक नं० - ० - २३९५१५३, फ़ोकरा नं० - ०१२० - २३९५१५०

4	28/2/2027	1,025,496,756	54,281,089	1,079,777,845	-
		4,101,987,025	537,500,779	4,639,487,805	

LEASE RENT PAYMENT PLAN OF 75% OF TOTAL DUES & REMAINING DUES OF 25% AS ON 28-02-2025					
Installment No	Due Date	Principal	Interest	Installments	Cl. Balance
	28/2/2025				320,090,311
Lease Rent -1	28/8/2025	80,022,578	16,666,620	96,689,198	240,067,733
Lease Rent -2	28/2/2026	80,022,578	12,707,147	92,729,725	160,045,155
Lease Rent -3	28/8/2026	80,022,578	8,333,310	88,355,888	80,022,578
Lease Rent -4	28/2/2027	80,022,578	4,235,716	84,258,293	-
Total		320,090,311	41,942,793	362,033,103	

* Interest @ 10.5% per annum is applicable from 1st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

उपरोक्त के अतिरिक्त दिनांक 28.02.2025 तक देय वर्षिक लीजरेंट की किश्त धनराशि रु० 3,09,16,423/- का भुगतान ससमय कराने का कष्ट करें।

कृपया तालिका में अंकित समस्त किश्तों की देय धनराशि ससमय जमा कराने का कष्ट करें, यदि उपरोक्त किश्तों की धनराशि समय पर जमा नहीं करायी जाती है तो उक्त धनराशि के डिफाल्ट होने पर ब्रोशर, आवंटन पत्र तथा लीजडीड में उल्लिखित नियम व शर्तों के अनुसार कार्यवाही की जायेगी, अन्य नियम एवं शर्तें यथावत रहेगी।

उक्त पत्र सक्षम स्तर से प्राप्त अनुमोदन के क्रम में जारी किया जा रहा है।

भवदीय

प्रबन्धक (बिल्डर्स)

प्रतिलिपि:-

- विधि अधिकारी को सूचनार्थ प्रेषित ।
- महाप्रबन्धक वित्त को सूचनार्थ प्रेषित ।

8/15/2025
प्रबन्धक (बिल्डर्स)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमाइशल कॉम्प्लेक्स, ब्लॉक-पी-२, सेक्टर १०८, गैतग्युडनगर (जोग्या)
ट्रक्टर नोंडल रोड, नोंडल रोड, गैतग्युडनगर (जोग्या)
ट्रक्टर नोंडल रोड, नोंडल रोड, गैतग्युडनगर (जोग्या)

**NATIONAL ELECTRONIC FUND TRANSFER (NEFT) / REAL TIME GROSS SETTLEMENT
(RTGS)**

Details of Beneficiary	
Order Id:	f0753075bf66f7e04b2d40223
Beneficiary Name:	Yamuna Expressway Industrial Development Authority
Account No.	YA39AU113646666130
IFSC Code	HDFC0004989
Bank	HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount	100000000.00 INR
Amount In words	Ten Crore Rupees Only
Additional Details	97678
Additional Details	25/YEA-RT-02/2011
Additional Details	THREE C HOMES PVT. LTD
Additional Details	9599680656
Additional Details	accounts.3chomes@acegroupindia.com

1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : _____

Date of Transfer: _____

Remittance No.: _____

**NATIONAL ELECTRONIC FUND TRANSFER (NEFT) / REAL TIME GROSS SETTLEMENT
(RTGS)**

Details of Beneficiary	
Order Id:	07ce43a9298f3706390e52629
Beneficiary Name:	Yamuna Expressway Industrial Development Authority
Account No.	YA39AU113646669661
IFSC Code	HDFC0004989
Bank	HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount	100000000.00 INR
Amount In words	Ten Crore Rupees Only
Additional Details	97680
Additional Details	25/YEA-RT-02/2011
Additional Details	THREE C HOMES PVT. LTD
Additional Details	9599680656
Additional Details	accounts.3chomes@acegroupindia.com

1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : _____

Date of Transfer: _____

Remittance No.: _____

**NATIONAL ELECTRONIC FUND TRANSFER (NEFT) / REAL TIME GROSS SETTLEMENT
(RTGS)**

Details of Beneficiary	
Order Id:	d7547ddd57695c2111d822730
Beneficiary Name:	Yamuna Expressway Industrial Development Authority
Account No.	YA39AU113646672064
IFSC Code	HDFC0004989
Bank	HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount	50000000.00 INR
Amount In words	Five Crore Rupees Only
Additional Details	97681
Additional Details	25/YEA-RT-02/2011
Additional Details	THREE C HOMES PVT. LTD
Additional Details	9599680656
Additional Details	accounts.3chomes@acegroupindia.com

1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : _____

Date of Transfer: _____

Remittance No.: _____



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP90274652659078W

e-Stamp

Certificate No.

IN-UP90274652659078W

Certificate Issued Date

05-Dec-2024 01:58 PM

Account Reference

NEWIMPACC (SV)/ up14011804/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1401180477426053143937W

Purchased by

AJAY KUMAR

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

AJAY KUMAR

First Party

AJAY KUMAR

Second Party

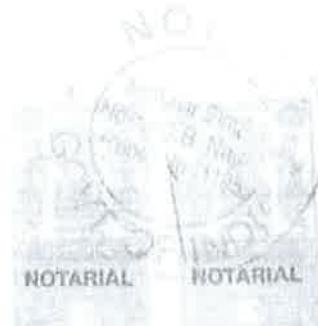
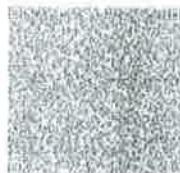
Not Applicable

Stamp Duty Paid By

AJAY KUMAR

Stamp Duty Amount(Rs.)

100
(One Hundred only)



Please write or type below this...

This stamp paper is an integral part of above affidavit



For Aco InfraCity Developers Ltd.

Authorised Signatory

Notary Alert:

1. The validity of this stamp paper is limited to one year. Any document issued with this stamp paper after one year will be invalid.
2. It is illegal to photocopy this stamp paper. Any person found guilty of such an offence will be liable for punishment under the law.

Affidavit by SRA (Successful Resolution Applicant of Three C Homes Pvt Ltd)

I, AJAY KUMAR S/o LATE SH DHIRAJ SINGH (CMD) of SRA , ACE Infracity Developers Pvt Ltd having its corporate and registered office at Plot No 01B, Sector 126, Noida-201301 Gautam Buddha Nagar , UP, do hereby declare and confirm that "

1. I state that SRA has deposited a sum of Rs 100.70 crores out of total amount of Rs 402.80 Crore payable to YEIDA (Yamuna Expressway Industrial Development Authority) towards land lease premium / additional pratikar etc. of Plot No TS-01, Sector-22A, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar, UP in terms of their letter number YEA/Builders/3600/2024 dated 07th August, 2024 within stipulated period of 60 days from 30/07/2024.
2. I further states that the balance amount of Rs 302.10 Crore shall be deposited to YEIDA Authority in 3 to 4 half yearly installments along with applicable interest on or before the completion of the project.
3. A copy of letter dated 07/08/2024 along with SRA letter dated 25/09/2024 showing payment details of Rs 100.70 Crore is placed at Annexure No 1.

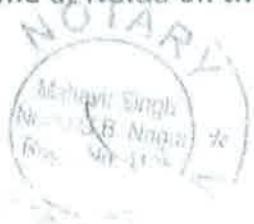
For ACE Infracity Developers Pvt Ltd


Authorised Signatory
Deponent

Verification

The contents of my above Affidavit are true and correct to the best of my knowledge and nothing material has been concealed by me therefrom.

Verified by me at Noida on the th day of December 2024.



ATTESTED


MAHAVID SINGH
NOTARY
G B NAGAR/U.P.

Deponent

16.12.2024



FUTURE IS HERE

पत्रांक-ताई०५०५/विल्डसै/३६०० / २०२४

दिनांक- ०७/०८/२०२४

सेवा मे

M/s ACE Infracity Developers Pvt Ltd.
R/o 1B, Sector-126, Noida,
Gautam Budh Nagar-201303.

महोदय

कृपया अपने पत्र दिनांक 31.07.2024 का सन्दर्भ ग्रहण करने का कष्ट करे, जिसके माध्यम से प्राधिकरण द्वारा दिनांक 30.07.2024 को उपलब्ध कराये गये पत्र में अंकित धनराशि रु० 402.80 करोड़ में से 25 प्रतिशत धनराशि रु० 100.70 करोड़ 60 दिन के अन्दर एवं शेष धनराशि रु० 302.10 करोड़ को 03 से 04 छमाही किश्तों में लागू ब्याज दर के अनुसार लिये जाने हेतु अनुरोध किया गया।

उपरोक्त के क्रम मे अवगत कराना है कि Company Appeal (AT) (Insolvency) No 290 of 2023 & I.A No-1006,4216 of 2023 & Company Appeal (AT) (Insolvency) No 959 of 2023 & I.A No-3265,4255,6099 of 2023 मे पारित आदेश दिनांक 18.04.2024 एवं दिनांक 09.05.2024 के क्रम मे Resolution Applicant द्वारा दिये गये प्रस्ताव दिनांक 12.04.2024 को प्राधिकरण की 81वी बोर्ड बैठक दिनांक 26.06.2024 के मद संख्या 81/09 मे प्रस्तुत किया गया।

उक्त प्रस्ताव पर शांचालक मण्डल द्वारा भूखण्ड संख्या टी०एस-०१, सैकटर-२२ए के सापेक्ष देय धनराशि रु० 402.80 करोड़ मे अतिरिक्त प्रतिकर पर की गई ब्याज की देयता रु० 103.54 करोड़ को मा० न्यायालय के निर्णय के अधीन स्थगित रखते हुए यह निर्देशित किया गया कि 64.7 प्रतिशत अतिरिक्त प्रतिकर की धनराशि पर ब्याज की देयता के सम्बन्ध मे बिल्डर से इस आशय का इन्डेमिटी बॉण्ड प्राप्त कर लिया जाये कि भविष्य मे अतिरिक्त प्रतिकर की देयता के सम्बन्ध मे मा० न्यायालय का आदेश मान्य होगा।

उक्त के अनुपालन मे भूखण्ड संख्या टी०एस-०१, सैकटर-२२ए के सापेक्ष देय धनराशि रु० 402.80 करोड़ मे अतिरिक्त प्रतिकर पर की गई ब्याज की देयता रु० 103.54 करोड़ को स्थगित रखते हुए धनराशि रु० 299.26 करोड़ को जमा कराये जाने एवं 64.7 प्रतिशत अतिरिक्त प्रतिकर की धनराशि पर ब्याज की देयता के सम्बन्ध मे इन्डेमिटी बॉण्ड दिये जाने के सम्बन्ध मे अपनी सहमति से अवगत कराये जाने हेतु आपको पत्र प्रेषित किया गया।

मा० उच्च न्यायालय मे दायर रिट याचिका संख्या 38069/2022 मै० शकुन्तला एजूकेशन एण्ड वेलफेर सोसाईटी बनाम यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण एवं रिट याचिका संख्या 2674/2023 मै० मारुति एजूकेशन ट्रस्ट बनाम उत्तर प्रदेश राज्य व अन्य मे पारित आदेश 10.07.2024 के क्रम मे अतिरिक्त प्रतिकर पर देय ब्याज लिया जाना है। मा० उच्च न्यायालय द्वारा पारित आदेश दिनांक 10.07.2024 का मुख्य अंश निम्नवत है – "102. We find that the petitioner is also liable to pay penal interest from the date of accrual of demand till the date of actual payment, as mandated by the supreme Court in YEIDA v. shakuntala education and welfare society & ors. (Supra). & 106. The principles of constructive resjudicata further reinforce the finality of the matter, precluding the petitioner from re-litigating settled issues. Continued defiance would not only undermine the authority of the judiciary but also impede the timely fulfillment of YEIDA's public duty to disburse the additional compensation to the farmers. In the face of such compelling legal and constitutional imperatives, the petitioner's contentions fail to withstand scrutiny. We find that YEIDA's actions in levying interest and demanding additional compensation are legally justified and essential for upholding legal obligations in the public interest, and ensuring

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रधग तल. कौमार्गियल बौमलैक्स, ब्लॉक-पी-२, सैकटर ओपेन-१, एटर नैएस सिटी - २०१३०६, गौतमबुद्धनगर (उ०प्र०)
कृपाप न० -० - २३९६१६३, फैक्टरी न० - ०१२० - २३९५१६०

८/०८/२०२४



पत्रांक-वाई0ई0ए/बिल्डर्स/3600 /2024
दिनांक- 07 / 06 / 2024

equitable treatment of all stakeholders involved., 107. In the aforesaid facts and circumstances, we are not inclined to interfere in the matters. Both the writ petitions lack merit and are accordingly dismissed."

प्राधिकरण की 81वीं बोर्ड बैठक दिनांक 26.06.2024 के मद संख्या 81/09 में पारित निर्णय के उपरान्त मात्र उच्च न्यायालय द्वारा पारित निर्णय एवं सक्षम स्तर से प्राप्त अनुमोदन दिनांक 19.07.2024 के क्रम में मात्र उच्च न्यायालय द्वारा पारित निर्णय एवं सक्षम स्तर से प्राप्त अनुमोदन दिनांक 19.07.2024 के क्रम में भूखण्ड संख्या टी0एस-01, सैक्टर-22ए के सापेक्ष धनराशि रूपये 402.80 करोड जमा कराये जाने हेतु आपको दिनांक 30.07.2024 को पत्र जारी किया गया।

प्राधिकरण द्वारा प्रेषित पत्र दिनांक 30.07.2024 के प्रतिचक्षण में पत्र में अंकित धनराशि रु0 402.80 करोड में से 25 प्रतिशत धनराशि रु0 100.70 करोड 60 दिन के अन्दर एवं शेष धनराशि रु 302.10 करोड को 03 से 04 छमाही किश्तों में लागू ब्वाज दर के अनुसार किये जाने हेतु अवगत कराया गया है।

उपरोक्त के क्रम में अवगत करना है कि प्राधिकरण की 81वीं बोर्ड बैठक दिनांक 26.06.2024 के मद संख्या 81/09 में पारित निर्णय के उपरान्त पात्र उच्च न्यायालय द्वारा पारित निर्णय के क्रम में भूखण्ड संख्या टी0एस-01, सैक्टर-22ए के सापेक्ष देय धनराशि रूपये 402.80 करोड की 25 प्रतिशत धनराशि रु0 100.70 करोड दिनांक 30.07.2024 से 60 दिन के अन्दर जमा कराने का कहा करें।

प्राधिकरण के पत्र में उल्लिखित 25 प्रतिशत धनराशि जमा होने के उपरान्त अवशेष 75 प्रशित धनराशि रु 302.10 करोड की किश्तों हेतु आपको अलग से पत्र जारी किया जायेगा। उक्त भूखण्ड के सापेक्ष पूर्व में जमा धनराशि का समायोजन उपरोक्त धनराशि में नहीं किया जायेगा। उक्त धनराशि के लिफाल्ट होने पर प्राधिकरण के अनुसार कार्यवाही की जायेगी।

उक्त पत्र सक्षम स्तर से प्राप्त अनुमोदन के क्रम में जारी किया जा रहा है।

भवदीय
०७.०८.२०२४
विशेष कार्याधिकारी (एस0बी0)

प्रतिलिपि:-

- विधि अधिकारी (YEIDA) को आवश्यक कार्यवाही हेतु।
- मै0 जे0 सागर एसोसिएट को आवश्यक कार्यवाही हेतु।
- महाप्रबन्धक वित्त (YEIDA) को उपरोक्तानुसार आवश्यक कार्यवाही हेतु।

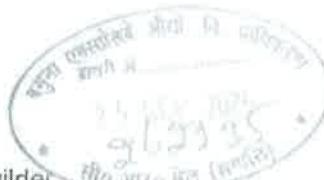
विशेष कार्याधिकारी (एस0बी0)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण
प्रथम तल, कॉम्पॉनेट कॉम्पोनेट्स, स्टॉफ-पी-2, सैक्टर-ओमा-1, ग्रैंटर नीला सिटी -- 201308, गोपनीयगढ़नगर (उम्रा)
दूरभाष नम्बर 0 -- 2395153, फैक्टरी नम्बर 0120 -- 2395150

Date: 25th September, 2024

To,

The Manager Builder
 Yamuna Expressway Industrial Development Authority,
 1st Floor, Commercial Complex, Block-P-2,
 Sector-Omega-1, Greater Noida (UP)



Sub: Request for Update of Payment for Plot No. TS-01, Sector-22A,
 YEIDA, U.P. of M/s Three C Homes Pvt. Ltd.

Ref.: Letter No. Y.E.A./Builders/3600/2024 Dated 07-08-2024

Respected Sir,

With reference to the above subject matter and letter No. Y.E.A./Builders/3600/2024 Dated 07-08-2024 issue by your goodself regards to payment of 25% amount of Rs.100.70 Crore. In this connection we have deposited amount of Rs.100,70,70,000/- (Rupees Hundred Crore Seventy Lakh Seventy Thousand Only) as per below mentioned detail:-

S.No.	Date	Particulars	Challan No.	Amount (Rs.)
1	06-09-2024	Instalment	72133	15,00,00,000/-
2	09-09-2024	Instalment	72375	20,00,00,000/-
3	09-09-2024	TDS-Instalment	03188	1,00,70,000/-
4	12-09-2024	Instalment	72752	10,00,00,000/-
5	13-09-2024	Instalment	72968	4,00,00,000/-
6	23-09-2024	Instalment	73703	10,00,00,000/-
7	23-09-2024	Instalment	73705	10,00,00,000/-
8	23-09-2024	Instalment	73701	10,00,00,000/-
9	23-09-2024	Instalment	73708	15,00,00,000/-
10	25-09-2024	Instalment	73933	5,70,00,000/-
Total				100,70,70,000/-

You are requested to please update above mentioned payment in your database.

Thanking You,

For ACE Infracity Developers Pvt. Ltd.

For ACE Infracity Developers Pvt. Ltd.

Vishal Kumar

Authorised Signatory

Authorised Signatory

ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Corp. & Regd. Off. : Plot No. 01B, Sector -124, Noida Gaumtam Budh Nagar - 201303 (U.P.)
 T: 0120-2487200 / 300 / 400 / 500 • E: info@Acegroupindia.com • W: www.acegroupindia.com



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	72133
Allotment No.	25/YEA-RT-02/2011	Date	06/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Inst1		0.00	9 0	9 0			150000000
Invoice Value (In Words)		Fifteen Crore Only.			Grand Total		150000000.00	
D.D/U.T.R. No.		ICL40906196156096	Amount	150000000.00	Date		06/09/2024	
Drawn on Bank		Payment Gateway(ICICI)	Payment ID	06729801a08bf1ef519014414				



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	72375
Allotment No.	25/YEA-RT-02/2011	Date	09/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat1	IGST Rat1	Total (Rs.)
1	Inst1		0.00	0.00	9 0	9 0		200000000

Invoice Value (In Words) Twenty Crore Only. Grand Total 200000000.00

D.D/U.T.R. No.	ICL40909196343369	Amount	200000000.00	Date	09/09/2024
Drawn on Bank	Payment Gateway(ICICI)	Payment ID	f5aeb3a615c4c2006b3a49197		



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	72752
Allotment No.	25/YEA-RT-02/2011	Date	12/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rate	IGST Rate	Total (Rs.)
1	Inst1		0.00	9 0	9 0			100000000
Invoice Value (In Words)			Ten Crore Only.			Grand Total		100000000.00
D.D/U.T.R. No.	12092400005		Amount	100000000.00	Date	12/09/2024		
Drawn on Bank	Payment Gateway(HDFC CC)		Payment ID	74ceaa9412d213d2924c24410				



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	72968
Allotment No.	25/YEA-RT-02/2011	Date	13/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rate	IGST Rate	Total (Rs.)
1	Inst1		0.00	9 0	9 0			40000000

Invoice Value (In Words) Four Crore Only. Grand Total 40000000.00

D.D/U.T.R. No.	13092400004	Amount	40000000.00	Date	13/09/2024
Drawn on Bank	Payment Gateway(HDFC CC)	Payment ID	529b39a921f5e69d40a15306		



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omeqa I, Greater Noida, Gautam Budh Naqar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	73701
Allotment No.	25/YEA-RT-02/2011	Date	23/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat1	IGST Rat2	Total (Rs.)
1	Inst1		0.00	9 0	9 0			100000000

Invoice Value (In Words) Ten Crore Only. Grand Total 100000000.00

D.D/U.T.R. No. ICL40923197350273 Amount 100000000.00 Date 23/09/2024
Drawn on Bank Payment Gateway(ICICI) Payment ID 6f62be55ca0c6c72edb933625



FUTURE IS HERE

Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omeqa I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	73703
Allotment No.	25/YEA-RT-02/2011	Date	23/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rate	IGST Rate	Total (Rs.)
1	Inst1		0.00	9 0	9 0			100000000

Invoice Value (In Words) Ten Crore Only. Grand Total 100000000.00

D.D/U.T.R. No.	ICL40923197350534	Amount	100000000.00	Date	23/09/2024
Drawn on Bank	Payment Gateway(ICICI)	Payment ID	335df3d1adced4b66c3421413		



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	73705
Allotment No.	25/YEA-RT-02/2011	Date	23/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST	IGST	Total (Rs.)
						Rat1	Rat2	
1	Inst1		0.00	9 0	9 0			100000000

Invoice Value (In Words) Ten Crore Only. Grand Total 100000000.00

D.D/U.T.R. No.	ICL40923197350750	Amount	100000000.00	Date	23/09/2024
Drawn on Bank	Payment Gateway(ICICI)	Payment ID	157243c03aa04612a47932266		



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	73708
Allotment No.	25/YEA-RT-02/2011	Date	23/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rat	IGST Rat	Total (Rs.)
1	Inst1		0.00	9 0	9 0			150000000
Invoice Value (In Words)			Fifteen Crore Only.					
D.D/U.T.R. No.			Amount	150000000.00	Date		23/09/2024	
Drawn on Bank			Payment Gateway(ICICI)	Payment ID	e0f09fafb2f0501999b024152			



Yamuna Expressway
Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

Yamuna Expressway Industrial Development Authority

First Floor, Commercial Complex, P-2, Sector- Omega I, Greater Noida, Gautam Budh Nagar, Uttar Pradesh

ONLINE CHALLAN COPY

Mobile No.	9599680656	Form No.	73933
Allotment No.	25/YEA-RT-02/2011	Date	25/09/2024
Allottee's Name	THREE C HOMES PVT. LTD.	Pocket No.	
Sector	SECTOR-22A	Plot/Flat Size	404860.1
Builder Name	ACE GROUP	Builder Project	THREE C HOMES PVT. LTD.
Property Name	THREE C HOMES PVT. LTD.	Property Area	
Property Details			

S.No.	Description of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rate	IGST Rate	Total (Rs.)
1	Inst1			0.00	9 0	9 0		57000000
Invoice Value (In Words)			Five Crore Seventy Lakh Only.			Grand Total		57000000.00
D.D/U.T.R. No.	25092400011	Amount	57000000.00	Date	25/09/2024			
Drawn on Bank	Payment Gateway(HDFC CC)	Payment ID	99f7d3e4640ca9042dfe8426					

THREE C HOMES PRIVATE LIMITED

CIN: U70101DL2011PTC212252

Regd. Office: 63, 3rd Floor, Poorvi Marg, Vasant Vihar-1, South West Delhi, New Delhi-110057
Email: secretarial@acegroupindia.com

LIST OF SHAREHOLDERS OF THREE C HOMES PRIVATE LIMITED

AS ON 26.12.2024

Serial Number	Name and address	Address	Number of shares held	Nominal value of share in Rupees
1	Ace Infracity Developers Private Limited	Plot No. 01B, Sector 126, Noida, Gautam Budh Nagar, UP-201303	9,999	99,990/-
2	Ajay Kumar (Nominee of Ace Infracity Developers Private Limited)	63, 3 rd Floor, Poorvi Marg, Vasant Vihar-1, South West Delhi-110057	1	10/-
TOTAL				1,00,000/-

FOR THREE C HOMES PRIVATE LIMITED

Three C Homes Private Limited



Director

AJAY KUMAR
DIRECTOR
DIN: 02155512
ADD: 63, 3RD FLOOR,
POORVI MARG, VASANT VIHAR-1,
SOUTH WEST DELHI-110057

THREE C HOMES PRIVATE LIMITED

CIN: U70101DL2011PTC212252

Regd. Office: 63, 3rd Floor, Poorvi Marg, Vasant Vihar-1, South West Delhi, New Delhi-110057
Email: secretarial@acegroupindia.com

LIST OF DIRECTORS OF THREE C HOMES PRIVATE LIMITED

AS ON 26.12.2024

Serial Number	Name	Address	DIN	Date of Appointment
1	Ajay Kumar*	63, 3 rd Floor, Poorvi Marg, Vasant Vihar-1, South West Delhi-110057	02155512	01.04.2024
2	Pratap Singh Rathi	C-143, Surya Nagar, Ghaziabad-201011	05195185	01.04.2024
3	Aditya Gupta	192-A, Saket University Road, Meerut, UP-250001	00177260	01.11.2011
4	Ashish Gupta	192-A, Saket University Road, Meerut, UP-250001	00175411	01.11.2011

FOR THREE C HOMES PRIVATE LIMITED

Three C Homes Private Limited



Director

AJAY KUMAR

DIRECTOR

DIN: 02155512

ADD: 63, 3RD FLOOR,
POORVI MARG, VASANT VIHAR-1,
SOUTH WEST DELHI-110057