

M/s K. G. Constructions, a partnership firm duly registered under the provisions of Indian Partnership Act, having its registered office at 122/8, Gooli House, Patna Road, Lucknow through its authorized signatory Mr. Ashok Kumar Agarwal, hereinafter referred to as the SECOND PARTY/ K. G. Constructions of the Other Part.

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

Name of the Party: M/s K. G. Constructions

Proposed Product: Celebrity Meadows- Block N

F.S.I Area = 52393.45 sq. ft.

Basic Rate = As in the table below

Sl. No. (A)	Blocks (B)	FSI Area (in sq. ft.) (C)	Basic Cost @ Rs. 302.50 per sq. ft. (D)	Cost on Site Services Development @ Rs. 97.50 per sq.ft (Optional) (E)	Total Value (D+E) (in Rs.)
1	Block- N	52393.45	1,58,49,018.625	51,08,361.38	2,09,57,380.01
Total		52393.45	1,58,49,018.625	51,08,361.38	2,09,57,380.01

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

NB: The development of the site shall be completed by the second party within 18 months of this Term Sheet to the satisfaction of the Company. 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 on or before handing over possession to the Second Party.

Payment Schedule:

- First Deposit: 10% of the Basic Cost i.e. Rs. 15,84,901.86 and 10% of the Cost on Site Services Development (optional) i.e. Rs. 5,10,836.14 to be deposited on or before 20th July 2010.
- Balance Amount of Basic Cost i.e. Rs. 1,42,64,116.76 to be deposited in 9 equal bi-monthly installments of 10% of the Basic Cost i.e. Rs. 15,84,901.86 each, commencing within 2 months of the First Deposit, i.e. on or before 20th September 2010 in terms of this Term Sheet.

For Ansal Properties & Infrastructure

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

M/K.G. Constructions

AUTHORIZED SIGNATORY