



उत्तर प्रदेश UTTAR PRADESH



Memorandum of Understanding cum Term Sheet

THIS Memorandum of Understanding (MOU) cum Term Sheet is made on 11 day of FEB, 2013 at Lucknow by and between

M/s Ansal Properties and Infrastructure Limited a company registered under the Companies Act, 1956 having its office at 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi-110001 through its authorized signatory Ms. Neelima Saxena D/o Late Shri S. B. Saxena and Mr. Neeraj Tewari S/o Shri P.C. Tewari, R/o Ansal API, 1<sup>st</sup> Floor, YMCA Campus, 13 Rana Pratap Marg, Lucknow, authorized vide Board Resolution dated 30.07.2008 and hereinafter referred to as the **FIRST PARTY/Ansal API** of the One Part

AND

For Ansal Properties & Infrastructure Ltd.  
Authorized Signatory

Azure Infra Pvt. Ltd.  
Managing Director

M/s Azure Infracity Pvt. Ltd., a company registered under the Companies Act 1956 having its office at 2<sup>nd</sup> Floor, Super Shopping Centre, Faizabad Road, Indra Nagar, Lucknow, U.P. through its Director / Authorised Signatory **Mr. Ashok Kumar Agarwal** authorized vide Board Resolution dated \_\_\_\_\_ hereinafter referred to as the **SECOND PARTY/ Azure Infracity** of the Other Part

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

Name of Party: M/s Azure Infracity Pvt. Ltd.

Proposed Product: Block - 3 at IT Park - 2 for Hotel.

FSI Area = 12,000.00 sq. mt.

= 1,29,168.00 Sq. Ft.

Basic Rate = As in the table below:

| Sl. No. | Property Type                      | FSI Area (In sq. ft.) | Basic Cost @ Rs. 420/- per sq. ft. | Cost on Site Services Development @ Rs. 280/- per sq. ft. | Total Sales Value @ Rs. 700/- per sq.ft. (In Rs) |
|---------|------------------------------------|-----------------------|------------------------------------|-----------------------------------------------------------|--------------------------------------------------|
| 1       | Block - 3 at I.T. Park-2 for Hotel | 1,29,168.00           | 5,42,50,560.00                     | 3,61,67,040.00                                            | 9,04,17,600.00                                   |
|         | <b>Total</b>                       | <b>1,29,168.00</b>    | <b>5,42,50,560.00</b>              | <b>3,61,67,040.00</b>                                     | <b>9,04,17,600.00</b>                            |

**Note:-** This Term Sheet has been prepared considering the construction and use of Block-3 as Hotel. The Second Party has to confirm the use of the block as Hotel or Office Space within a period of 3 months from the date of this Term Sheet. In case the Second Party decides to use this Block for construction of Office Spaces, the cost calculations will be done @ Rs. 720/- per sq.ft. and in such a case, the Costs and Terms and Conditions shall be modified accordingly.

**Explanation-** The FSI area shall depend on the actual maximum FSI as permitted by LDA and the execution of the project and may marginally vary. In such case these rates will be applicable as per actual maximum FSI achievable. This FSI area may further increase or decrease and in that case the area as approved by the Controlling Authority will be acceptable for payments at the rates shown in this chart.

**NB:** The development of the site shall be completed by the second party within **24 months** of this Term Sheet to the satisfaction of the First Party. 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. However, Second Party shall pay the charges towards site services development as and when demanded by the First Party.

For Ansal Properties & Infrastructure Ltd.

Azure Infracity Pvt. Ltd.