



उत्तर प्रदेश UTTAR PRADESH

AV 455542
NOV 2011

Memorandum of Understanding cum Term Sheet

THIS Memorandum of Understanding (MOU) cum Term sheet is made on 14th day of December 2011 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, 1st Floor, YMCA Campus, 13 Rani 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
[Signature]
Authorized Signatory

For Kumbh Mela Project Pvt. Ltd.
[Signature]
Director

M/s. Kunal Infraproject Pvt. Ltd., a company registered under the Companies Act, 1956 having its office at 2nd Floor, Super Shopping Center, Near Kukrail Bridge, Faizabad Road, Lucknow - 226016 (U.P) through its Director / Authorised Signatory Mr. Kunal Goel authorized vide Board Resolution dated _____ hereinafter referred to as the SECOND PARTY/ Kunal Infraproject Pvt. Ltd.of the Other Part.

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

Name of the Party: M/s. Kunal Infraproject Pvt. Ltd.

Proposed Product: Office-3 at International Business Bay-1

F.S.I Area = 20,200.00 sq.mt.
= 2,17,433.00 sq.ft.

Basic Rate = As in the table below:

Sl. No.	Property Type	FSI Area (in sq. ft.)	Basic Cost @ Rs. 500/- per sq. ft.	Cost on Site Services Development @ Rs. 330/- per sq. ft.	Total Sales Value @ Rs. 830/- per sq.ft. (In Rs)
1	Commercial Area	2,17,433.00	10,87,16,500.00	7,17,52,890.00	18,04,69,390.00
	Total	2,17,433.00	10,87,16,500.00	7,17,52,890.00	18,04,69,390.00

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. The Second Party shall be allowed Retail on the lower one floor only subject to the approval from the Controlling Authority.

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.
APR000101 00447087
AUTHORISED SIGNATORY

For Kunal Infraproject (P) Ltd.
XOX
Director