

New Okhla Industrial Development Authority
Main Administrative Building, Sector-VI, NOIDA – 201301

No. NOIDA/Commercial/2010/1537
Dated: 24 October, 2011

M/s Xanadu Estates Pvt. Ltd. (Consortium)
C-23, Greater Kailash Enclave, Part-I,
New Delhi – 48

Sub: Sub-Division of **Sports City Plot No. SC-01-01** Sector – **78 & 79** under Scheme No. **2010-11 (Sports City-II)**.

Dear Sir,

With reference to your letter dated 11th October, 2011 on the above subject, I have been directed to inform you that in view of the terms and conditions of the brochures of the scheme, your request has been accepted by the competent authority to sub divide the aforesaid plot in six (6) parts in the following manner;

Sub division of the plot No. SC-01 Sector-79 in 5 parts & Plot No. SC-01 Sector-78 which is the part allotted area total 712981.00 sqmts of plot no.SC-01 Sector-79 Noida.i.e.

- (1) SC-01/A admeasuring 1,00,000 Sqm.
- (2) SC-01/B admeasuring 48,000 Sqm.
- (3) SC-01/C admeasuring 2,50,027.50 Sqm.
- (4) SC-01/D admeasuring 1,00,000 Sqm. and
- (5) SC-01/E admeasuring 80,000 Sqm. (total 5,78,027.50 Sqm.)
- (6) SC-01 Sector – 78 14,272.50 Sqm. which is the part allotted area total 14519.00 sqmts of plot no.SC-01 Sector-78 Noida

Simultaneously in view of the terms and conditions of the brochures of the scheme, the SPC for Plot No. SC-01/C Sector-79 measuring 2,50,027.50 Sqm. namely M/s Three C Green Developers Pvt. Ltd. consisting of consortium member (1) M/s Xanadu Estates Pvt. Ltd. - 62.5% (2) M/s Meriton Infotech Pvt. Ltd. – 18.50% (3) M/s Suttlej Agro Products Ltd. – 9.5% (4) M/s Xanadu Infra Developers Pvt. Ltd. – 9.50% -2,50,027.50 Sqm., is approved for execution of lease deeds.

Execution of lease deeds of sub divided plot No. SC-01/A Sector-79 in favour of relevant member namely M/s Sequel Buildcon Pvt. Ltd. – 1,00,000 Sqm. is approved.

Execution of lease deeds of sub divided plot No. SC-01/B Sector – 79 in favour of relevant member namely M/s Sequel Building Concepts Pvt. Ltd. – 48,000 Sqm. is approved.

Execution of lease deeds of sub divided plot No. SC-01/D Sector – 79 in the name of relevant member M/s Kindle Developers Pvt. Ltd. -1,00,000 Sqm. is approved.

Execution of lease deeds of sub divided plot No. SC-01/E Sector – 79 in the name of relevant member M/s Xanadu Realcon Pvt. Ltd. – 80,000 Sqm. is approved.

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Execution of lease deeds of sub divided plot No. SC-01 Sector – 78 in the name of relevant member M/s Xanadu Infratech Pvt. Ltd. – 14,272.50 Sqm. which is the part allotted area total 14519.00 sqmts of plot no.SC-01 Sector-78 Noida is approved.

Accordingly, the calculation details of above plots are being enclosed.

Thanking you,

Yours faithfully,

Encl: As above (6 No.s)


Manager (Commercial)

Copy to : Accounts Officer (Commercial), NOIDA for information and necessary action.


Manager (Commercial)

Calculation Details of Commercial Plot No. 01 Block- SC Sector- 78 NOIDA ANNEXURE-A

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01, Sector - 78
4.	Area of Plot in sqm.	:	14272.5 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 172340438
7.	Earnest Money Deposited alongwith tender form	:	Rs. 1961856
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 8617022
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 6655166
10.	Reservation money for acquired land	:	Rs. 8617022
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 439228125
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 155106395
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 14273
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 1723405
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 9564900

Details of each instalment & due date

<u>Instalment No.</u>	<u>Due date</u>	<u>Principal amount</u>	<u>Interest @ 11%</u>	<u>Total</u>
Moratorium interest for 1 st half yearly	04-11-2011		8530852	8530852
Moratorium interest for 2 nd half yearly	04-05-2011		8530852	8530852
Moratorium interest for 3 rd half yearly	04-11-2012		8530852	8530852
Moratorium interest for 4 th half yearly	04-05-2012		8530852	8530852
1 st	04-11-2013	9694150	8530852	18225002
2 nd	04-05-2013	9694150	7997674	17691824
3 rd	04-11-2014	9694150	7464496	17158646
4 th	04-05-2014	9694150	6931318	16625468
5 th	04-11-2015	9694150	6398139	16092289
6 th	04-05-2015	9694150	5864961	15559111
7 th	04-11-2016	9694150	5331783	15025933
8 th	04-05-2016	9694150	4798605	14492755
9 th	04-11-2017	9694150	4265426	13959576
10 th	04-05-2017	9694150	3732248	13426398
11 th	04-11-2018	9694150	3199070	12893220
12 th	04-05-2018	9694150	2665892	12360042
13 th	04-11-2019	9694150	2132713	11826863
14 th	04-05-2019	9694150	1599535	11293685
15 th	04-11-2020	9694150	1066357	10760507
16 th	04-05-2020	9694150	533179	10227329

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Calculation Details of Commercial Plot No. 01/A Block- SC Sector- 79 NOIDA ANNEXURE-B

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01/A, Sector - 79
4.	Area of Plot in sqm.	:	100000 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 1207500000
7.	Earnest Money Deposited alongwith tender form	:	Rs. 13745705
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 60375000
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 46629295
10.	Reservation money for acquired land	:	Rs. 60375000
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 520855125
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 1086750000
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 100000
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 12075000
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 67016300

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
Moratorium interest for 1 st half yearly	04-11-2011		59771250	59771250
Moratorium interest for 2 nd half yearly	04-05-2011		59771250	59771250
Moratorium interest for 3 rd half yearly	04-11-2012		59771250	59771250
Moratorium interest for 4 th half yearly	04-05-2012		59771250	59771250
1 st	04-11-2013	67921875	59771250	127693125
2 nd	04-05-2013	67921875	56035547	123957422
3 rd	04-11-2014	67921875	52299844	120221719
4 th	04-05-2014	67921875	48564141	116486016
5 th	04-11-2015	67921875	44828438	112750313
6 th	04-05-2015	67921875	41092735	109014610
7 th	04-11-2016	67921875	37357032	105278907
8 th	04-05-2016	67921875	33621329	101543204
9 th	04-11-2017	67921875	29885625	97807500
10 th	04-05-2017	67921875	26149922	94071797
11 th	04-11-2018	67921875	22414219	90336094
12 th	04-05-2018	67921875	18678516	86600391
13 th	04-11-2019	67921875	14942813	82864688
14 th	04-05-2019	67921875	11207110	79128985
15 th	04-11-2020	67921875	7471407	75393282
16 th	04-05-2020	67921875	3735704	71657579

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Calculation Details of Commercial Plot No. 01/B Block- SC Sector- 79 NOIDA ANNEXURE-C

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01/B, Sector - 79
4.	Area of Plot in sqm.	:	48000 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 579600000
7.	Earnest Money Deposited alongwith tender form	:	Rs. 6597939
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 28980000
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 22382061
10.	Reservation money for acquired land	:	Rs. 28980000
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 960083250
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 521640000
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 48000
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 5796000
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 32167800

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
Moratorium interest for 1 st half yearly	04-11-2011		28690200	28690200
Moratorium interest for 2 nd half yearly	04-05-2011		28690200	28690200
Moratorium interest for 3 rd half yearly	04-11-2012		28690200	28690200
Moratorium interest for 4 th half yearly	04-05-2012		28690200	28690200
1 st	04-11-2013	32602500	28690200	61292700
2 nd	04-05-2013	32602500	26897063	59499563
3 rd	04-11-2014	32602500	25103925	57706425
4 th	04-05-2014	32602500	23310788	55913288
5 th	04-11-2015	32602500	21517650	54120150
6 th	04-05-2015	32602500	19724513	52327013
7 th	04-11-2016	32602500	17931375	50533875
8 th	04-05-2016	32602500	16138238	48740738
9 th	04-11-2017	32602500	14345100	46947600
10 th	04-05-2017	32602500	12551963	45154463
11 th	04-11-2018	32602500	10758825	43361325
12 th	04-05-2018	32602500	8965688	41568188
13 th	04-11-2019	32602500	7172550	39775050
14 th	04-05-2019	32602500	5379413	37981913
15 th	04-11-2020	32602500	3586275	36188775
16 th	04-05-2020	32602500	1793138	34395638

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Calculation Details of Commercial Plot No. 01/C Block- SC Sector- 79 NOIDA ANNEXURE-D

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01/C, Sector - 79
4.	Area of Plot in sqm.	:	250027.5 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 3019082063
7.	Earnest Money Deposited alongwith tender form	:	Rs. 34368042
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 150954104
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 116586062
10.	Reservation money for acquired land	:	Rs. 150954104
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 1480938375
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 2717173857
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 250028
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 30190821
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 167559100

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
Moratorium interest for 1 st half yearly	04-11-2011		149444563	149444563
Moratorium interest for 2 nd half yearly	04-05-2011		149444563	149444563
Moratorium interest for 3 rd half yearly	04-11-2012		149444563	149444563
Moratorium interest for 4 th half yearly	04-05-2012		149444563	149444563
1 st	04-11-2013	169823367	149444563	319267930
2 nd	04-05-2013	169823367	140104278	309927645
3 rd	04-11-2014	169823367	130763993	300587360
4 th	04-05-2014	169823367	121423708	291247075
5 th	04-11-2015	169823367	112083423	281906790
6 th	04-05-2015	169823367	102743138	272566505
7 th	04-11-2016	169823367	93402852	263226219
8 th	04-05-2016	169823367	84062567	253885934
9 th	04-11-2017	169823367	74722282	244545649
10 th	04-05-2017	169823367	65381997	235205364
11 th	04-11-2018	169823367	56041712	225865079
12 th	04-05-2018	169823367	46701426	216524793
13 th	04-11-2019	169823367	37361141	207184508
14 th	04-05-2019	169823367	28020856	197844223
15 th	04-11-2020	169823367	18680571	188503938
16 th	04-05-2020	169823367	9340286	179163653

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Calculation Details of Commercial Plot No. 01/D Block- SC Sector- 79 NOIDA ANNEXURE-E

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01/D, Sector - 79
4.	Area of Plot in sqm.	:	100000 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 1207500000
7.	Earnest Money Deposited alongwith tender form	:	Rs. 13745705
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 60375000
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 46629295
10.	Reservation money for acquired land	:	Rs. 60375000
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 2441021625
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 1086750000
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 100000
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 12075000
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 67016300

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
Moratorium interest for 1 st half yearly	04-11-2011		59771250	59771250
Moratorium interest for 2 nd half yearly	04-05-2011		59771250	59771250
Moratorium interest for 3 rd half yearly	04-11-2012		59771250	59771250
Moratorium interest for 4 th half yearly	04-05-2012		59771250	59771250
1 st	04-11-2013	67921875	59771250	127693125
2 nd	04-05-2013	67921875	56035547	123957422
3 rd	04-11-2014	67921875	52299844	120221719
4 th	04-05-2014	67921875	48564141	116486016
5 th	04-11-2015	67921875	44828438	112750313
6 th	04-05-2015	67921875	41092735	109014610
7 th	04-11-2016	67921875	37357032	105278907
8 th	04-05-2016	67921875	33621329	101543204
9 th	04-11-2017	67921875	29885625	97807500
10 th	04-05-2017	67921875	26149922	94071797
11 th	04-11-2018	67921875	22414219	90336094
12 th	04-05-2018	67921875	18678516	86600391
13 th	04-11-2019	67921875	14942813	82864688
14 th	04-05-2019	67921875	11207110	79128985
15 th	04-11-2020	67921875	7471407	75393282
16 th	04-05-2020	67921875	3735704	71657579

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Calculation Details of Commercial Plot No. 01/E Block- SC Sector- 79 NOIDA ANNEXURE-F

1.	Property type	:	Commercial Plot for Sports City
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	SC - 01/E, Sector - 79
4.	Area of Plot in sqm.	:	80000 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 12075
6.	Total Premium of plot	:	Rs. 966000000
7.	Earnest Money Deposited alongwith tender form	:	Rs. 10996564
8.	Reservation Money equivalent to 5% of the total premium	:	Rs. 48300000
9.	Reservation Money deposited (after adjustment of earnest money deposited along with tender form)	:	Rs. 37303436
10.	Reservation money for acquired land	:	Rs. 48300000
11.	Allotment money equivalent to 5% of the premium the plot	:	Rs. 3921960000
12.	Payment mode	:	Instalment basis
13.	Balance 90% premium	:	Rs. 869400000
14.	One year lease rent @ 1/- per sqm. from 1 st to 3 rd year	:	Rs. 80000
15.	One year lease rent @ 1.0 % of total premium (from 4 th to 10 th year) – thereafter the same may be increased as per terms of scheme	:	Rs. 9660000
16.	Legal documentation charges	:	Rs. 50
17.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 53613000

Details of each instalment & due date

Instalment No.	Due date	Principal amount	Interest @ 11%	Total
Moratorium interest for 1 st half yearly	04-11-2011		47817000	47817000
Moratorium interest for 2 nd half yearly	04-05-2011		47817000	47817000
Moratorium interest for 3 rd half yearly	04-11-2012		47817000	47817000
Moratorium interest for 4 th half yearly	04-05-2012		47817000	47817000
1 st	04-11-2013	54337500	47817000	102154500
2 nd	04-05-2013	54337500	44828438	99165938
3 rd	04-11-2014	54337500	41839875	96177375
4 th	04-05-2014	54337500	38851313	93188813
5 th	04-11-2015	54337500	35862750	90200250
6 th	04-05-2015	54337500	32874188	87211688
7 th	04-11-2016	54337500	29885625	84223125
8 th	04-05-2016	54337500	26897063	81234563
9 th	04-11-2017	54337500	23908500	78246000
10 th	04-05-2017	54337500	20919938	75257438
11 th	04-11-2018	54337500	17931375	72268875
12 th	04-05-2018	54337500	14942813	69280313
13 th	04-11-2019	54337500	11954250	66291750
14 th	04-05-2019	54337500	8965688	63303188
15 th	04-11-2020	54337500	5977125	60314625
16 th	04-05-2020	54337500	2988563	57326063

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