

**New Okhla Industrial Development Authority**  
Main Administrative Building, Sector-VI, NOIDA  
Gautam Budh Nagar – 201301

No. Noida/Commercial/2012/.....<sup>2034</sup>  
Dated: 28<sup>th</sup> December, 2012

M/s Supertech Realtors Pvt. Ltd.,  
1114, Hemkunt Chamber,  
89, Nehru Place,  
New Delhi – 110 019

Dear Sir,

Please refer to your letter dated , 26<sup>th</sup> December, 2012 regarding grant of mortgage permission in respect of **Commercial Plot No.- 3, Sector-94, NOIDA** for raising construction/ development of the project in favour of **Union Bank of India, S.D.A.Branch, C-4, Safdarjung Development reas, New Delhi – 110 016** In this connection it is to inform you that New Okhla Industrial Development is pleased to permit you the mortgage of the above said property situated in Noida Complex for raising construction/ development of the project in favour of **Union Bank of India, S.D.A.Branch, C-4, Safdarjung Development reas, New Delhi – 110 016**, subject to following conditions:-

1. The first charge of property will be of NOIDA in respect of the recovery of dues of the property such as lease rent, taxes rate any other charges and interest thereon.
2. In the event of foreclosure of the mortgage or charged property the lessor (New Okhla Industrial Development Authority) shall be entitled to claim and recover lease rent, taxes rate any other charge and interest thereon applicable from time to time and also such percentage of the unearned increase in the value of the plot as the authority may decided from time to time and the amount of lessor's share of the said unearned increase shall also have first charge on the above said mortgage or charge. The decision of the lessor in respect of the market value of the commercial plot shall be final and binding on all the parties concerned provided that lessor shall have the pre-emptive right to purchase the mortgage or charge mentioned above after deducting the lessor's share in the unearned increase aforesaid.
3. Please note that the mortgage permission is subject to the conditions of lease deed and it may be utilized within one year from the date of issue of this letter.

Yours faithfully,

Assistant General Manager (Commercial)

Copy to:

- ✓ Union Bank of India, S.D.A.Branch, C-4, Safdarjung Development reas, New Delhi – 110 016

Assistant General Manager (Commercial)

*[Signature]*  
L. P. SINGH  
Assistant General Manager  
NOIDA

SN

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

1768  
No. NOIDA/Commercial/03-94/2011/

Dated: 27 December, 2011

**M/s Supretech Realtors Pvt. Ltd.  
B-28, 29 Sector-58  
NOIDA - 201301**

**Subject: No Objection Certificate for mortgaging the Commercial Plot  
No. 03 Sector-94, Noida.**

Sir,

With reference to your letter dated 19<sup>th</sup> December, 2011 on the above subject, this is to inform you that NOIDA shall have no objection for mortgage for providing project loan for development of project/ raising funds on **Commercial Plot No. 03, Sector-94, Noida** in favour of scheduled banks/ Government organization/ financial institutions approved by the Reserve Bank of India. This permission is being granted subject to the condition that in the mortgage deed, following clauses will be included:-

1. That the financial institution in whose favour mortgage permission is required should be recognized by the Reserve Bank of India/National Housing Bank.
2. NOIDA shall have the first charge towards the pending payment in respect of plot/ commercial plot allotted/ lease rent/ taxes or any other charges as informed or levied by the Authority on the plot and that scheduled banks/ Government organization/ financial institutions approved by the Reserve Bank of India shall have the second charge on the commercial plot thus being financed.

  
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3. The mortgage permission shall be effective on making full payment of premium & one time lease rent as per the schedule of payment mentioned in the lease deed executed for commercial plot and the allottee/ sub-lessee shall be governed by the terms & conditions of allotment/lease deed of plot.
  4. In the event of sale or foreclosure of the mortgaged/ charged property the Noida shall be entitled to claim and recover such percentage, as decided by the Noida, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Noida, in respect of the market value of the said land shall be final and binding on all the parties concerned.
  5. The Noida's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.
  6. All arrears due to the Noida would be recoverable as arrears of land revenue.

Thanking you,

Yours faithfully,



**MANAGER (COMMERCIAL)**

(एस. सी. गुप्ता)  
प्रबन्धक  
नौराज