

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
169, CHITVAN ESTATE, SECTOR GAMMA-II, GREATER NOIDA CITY, GREATER NOIDA
DISTT. GAUTAM BUDH NAGAR (U.P.)

Ref. No.: IND/IT/2008/ 159

Dated 03/10/2008

Plot No-10
Sector -Tech Zone-IV
Area Allotted:- 100000 sqm

To,

M/s Ascot Projects Pvt. Ltd.
102, Ratan Jyoti,
18 Rajendra Place,
New Delhi-110008

Allotment Letter

Dear Sir,

With reference to your Application No.125 received at S. No.23 Date 01-07-2008 Authority is pleased to inform you that a Plot No 10 size 100000 sqm in sector-Tech Zone-IV has been reserved & Alloted in your favour for setting up of IT & ITES on lease for a period of 90 years. Authority is thus pleased to issue this letter of allotment on the following terms and conditions:

Activity :- I.T. & I.T.E.S.

(A)	Total area of Plot	: 100000 sqm
(B)	Rate of land Allotment (per sqm.)	: Rs 2708 per sqm.
(C)	Total Provisional Premium of the Plot As Per (A) above	: Rs.27,08,00,000/-
(D)	Registration money (10% of total provisional premium) all ready deposited	: Rs.2,70,80,000/-
(E)	Allotment Money (20% of the total provisional premium) payable within 60 days i.e. Dated 01-12-2008	: Rs.5,41,60,000/-

- 1- Balance 70% amount Rs 18,95,60,000/- with interest @ 12% per annum will be payable in 12 half yearly installments. Details of payment of instalments are enclosed as annexure "A" You are expected to deposit the above Allotment/Installment money within the specified period in any of the following bank branches on the prescribed challan, after the challan of deposit passed from CR Cell of the Authority.
 - (a) Union Bank of India, Sector-62 Noida.
 - (b) ABN Amro Bank, Sector-18 Noida.
 - (c) HDFC Bank , Sector Alpha-I Commercial Complex.Greater Noida.
 - (d) Indian Bank, Sector-Gamma Shopping mall jagat farm Greater Noida.
- 2- In case of default on the part of the allottee for non-deposit of allotment of money, the allotment will be cancelled. Defaults in the payment of installment shall bear @ 15% interest on

- late payments till time the allotment is not cancelled due to default as per terms of allotment. The non execution of the legal documents and/not taking over possession of the plot or delay in payment of lease rent, the allotment of the plot is liable to be cancelled .
- 3- No change in project can be made without the prior written permission of the authority.
 - 4- In case of any clarification about the allotment letter , you may meet the concerned officer in the office on any working day .
 - 5- In case of any problem in implementation of the project with any state government department or and coordination is required please contact the Greater Noida Authority on any working day
 - 6- Allottee will obtain all necessary permissions and clearances etc. from the requisite department /agency as is necessary according to law , rules and regulations in force . This shall also apply in case of relevant amenities/facilities that allottee may need for their project , However in case of any problem the allottee may approach this authority, which will provide all feasible and available assistance to the allottee in procurement of the subject amenities / facilities .
 - 7- The allottee shall ensure full compliance with the conditions imposed in the No Objection Certificate issued by the UP Pollution Control Board and will work according to the Pollution control laws in force .
 - 8- The allottee will comply with all the terms and conditions pertaining to the supply of water and drainage/sewerage facilities when provided by the Authority .
 - 9- The plot is Allotted on as is where is basis.
 - 10- The terms and condition laid down for IT and IT enabled services and the lease deed designed for I.T. Park, Greater Noida will be binding the copy of which is enclosed. This is to reiterate here that the revised Land Use Plan as on date 10.11.2006 onward shall be binding on you.
 - 11- As per term's of offer the minimum acceptable investment for the project shall be calculated as Rs. 4.00 crores per acre (excluding land cost) and he shall have to invest it in Seven Years. As a proof of investment the allottee shall submit the certificate of Chartered Accountant and Approved Valuer of the same to the authority on yearly basis excluding land cost. Such certificate should be submitted within one month of the completion of each year.
 - 12- The allottee are required to execute lease deed and take physical possession of the plot within 30 days from the date of issue of chek-list/information to do so, In the event of failure to do so, the allotment would be liable for cancellation. In exceptional circumstances, CEO or its authorized officer can grant time exemption maximum upto 12 months on payment of penalty equivalent to annual lease rent.
 - 13- Location Charges shall be payable by the allottee/lessee @ 5% of the total premium before execution of lease deed in lumpsum, in case the allotted plot is located on 45 mtr. or above size roads, provided that the allotment is of size 15 acres or less than that.
 - 14- Apart from above, all the conditions of the scheme brocher will form part & parcel of the allotment letter.

C.C. to:-

1. G.M. (Finance), Greater Noida
2. G.M. (Engg.), Greater Noida
3. G.M. (Plg), Greater Noida


Manager (IT)


Manager (IT)

Annexure "A"

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
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DISTT. GAUTAM BUDH NAGAR (U.P.)

Ref. No.: IND/IT/2008/154
Dated 03/12/2008

To,

M/s Ascot Projects Pvt. Ltd.
102, Ratan Jyoti,
18 Rajendra Place,
New Delhi-110008

**PAYMENT PLAN OF BALANCE 70% AMOUNT Rs.18,95,60,000/- WITH INTEREST @
12% PER ANNUM**

INSTALMENT NO.	DUE DATE	PRINCIPAL AMOUNT	INSTALMENT AMOUNT	INTEREST AMOUNT	TOTAL AMOUNT OF INSTALMENT
INSTALMENT---1st	01.06.2009	189560000	15796667	11373600	27170267
INSTALMENT---2nd	01.12.2009	173763333	15796667	10425800	26222467
INSTALMENT---3rd	01.06.2010	157966667	15796667	9478000	25274667
INSTALMENT---4th	01.12.2010	142170000	15796667	8530200	24326867
INSTALMENT---5th	01.06.2011	126373333	15796667	7582400	23379067
INSTALMENT---6th	01.12.2011	110576667	15796667	6634600	22431267
INSTALMENT---7th	01.06.2012	94780000	15796667	5686800	21483467
INSTALMENT---8th	01.12.2012	78983333	15796667	4739000	20535667
INSTALMENT---9th	01.06.2013	63186667	15796667	3791200	19587867
INSTALMENT---10th	01.12.2013	47390000	15796667	2843400	18640067
INSTALMENT---11th	01.06.2014	31593333	15796667	1895600	17692267
INSTALMENT---12th	01.12.2014	15796667	15796667	947800	16744467


Manager (IT)