

FAX- 011- 22 46 1137

12/10

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

Ref. No.: IND/IT/2007/

Dated 07.09.2007 / 1174

Allotment No. IT/.....

Plot No. 14

Sector .KP-V

Area Allotted 81000 sqm.

To,

M/s. Ultra Home construction Pvt. Ltd.
19-E, Bahubali Extension,
Karkardooma, Delhi.

Allotment Letter

Sir,

Authority hereby acknowledges the receipt of reservation money Rs 1,65,70,000/- deposited by your goodself. in compliance to our reservation letter No.IND/IT/2007/1144 dated 29.8.2007. 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 | : 81000 Sqm |
| (B) | Rate of land Allotment (per sqm.) | : Rs.2137.03 per sqm. |
| (C) | Total Provisional Premium of the Plot As Per (A) above | : Rs.17,31,00,000/- |
| (D) | Allotment Money (20% of the total provisional premium) payable within 60 days i.e.30.10.2007(including balance amount) | : Rs.3,50,60,000/- |

Balance 70% amount Rs.12,11,70,000/- with interest @ 11% 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) Bank of Baroda, Extension Counter, Sector Gamma-II, Greater Noida.
(b) Canara Bank, Gamma Shopping Mall, Amritpuram, Greater Noida.

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 @ 14% 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.

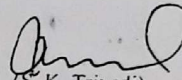
No change in project can be made without the prior written permission of the authority.

In case of any clarification about the allotment letter, you may meet the concerned officer in the office on any working day.

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
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.

12/11

- 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.


(S.K. Trivedi)

O.S.D. (Industry)

C. to:-

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

/

O.S.D. (Industry)

12/12

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

Ref. No.: IND/IT/2007/1174

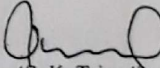
Dated 07/09/2007

To,

M/s. Ultra Home construction Pvt. Ltd.
19-E, Bahubali Extension,
Karkardooma, Delhi.

PAYMENT PLAN OF BALANCE 70% AMOUNT Rs.12,11,70,000/- WITH INTEREST @ 11% PER ANNUM

Installment	Due Date	Premium	Intt.	Total
1st Installment	30.4.2008	1,00,97,500.00	66,64,350.00	1,67,61,850.00
2nd Installment	30.10.2008	1,00,97,500.00	61,08,987.50	1,62,06,487.50
3rd Installment	30.4.2009	1,00,97,500.00	55,53,625.00	1,56,51,125.00
4th Installment	30.10.2009	1,00,97,500.00	49,98,262.50	1,50,95,762.50
5th Installment	30.4.2010	1,00,97,500.00	44,42,900.00	1,45,40,400.00
6th Installment	30.10.2010	1,00,97,500.00	38,87,537.50	1,39,85,037.50
7th Installment	30.4.2011	1,00,97,500.00	33,32,175.00	1,34,29,675.00
8th Installment	30.10.2011	1,00,97,500.00	27,76,812.50	1,28,74,312.50
9th Installment	30.4.2012	1,00,97,500.00	22,21,450.00	1,23,18,950.00
10th Installment	30.10.2012	1,00,97,500.00	16,66,087.50	1,17,63,587.50
11th Installment	30.4.2013	1,00,97,500.00	11,10,725.00	1,12,08,225.00
12th Installment	30.10.2013	1,00,97,500.00	5,55,362.50	1,06,52,862.50


(S.K. Trivedi)
O.S.D. (Industry)