

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CC 542145

**MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (MoU) is entered into on this the 25<sup>th</sup> day of NOVEMBER 2020.

BY AND BETWEEN

AXIS BANK LTD., a Scheduled commercial Bank in terms of the second schedule of the Reserve Bank of India Act, 1934 and banking company under provision of the companies Act, 1956, having its registered office at Trishul, 3rd Floor, Opposite Samarsheshwar Temple, Law Garden, Ellisbridge, Ahmedabad (Gujarat) and one of its regional Offices at 'Axis House', I-14, Tower-2, 2nd floor, Jaypee Greens Wish Town, Noida Expressway, Sector-128, Noida (U.P). (hereinafter referred to as "AXIS BANK", including its permitted assigns, successors in interest);

AND

The Hon'ble Court Receiver, Shri R. Venkataramani, Senior Advocate, having his office at 4B, 6, Dr. A. P. J. Abdul Kalam Road, New Delhi-110011 duly appointed by the Hon'ble Supreme Court of India in the matter of Writ Petition No. 940 of 2017, Bikram Chatterji & Ors Vs. Union of India vide its order dated 23.07.2019 (hereinafter for the sake of brevity referred to as "the Hon'ble Court Receiver");

AND

The Homebuyer as elaborated in the Schedule attached herewith, who is deemed to have signed these presents upon execution of the Form of Acceptance and Adherence as per the Schedule attached herewith;

For AXIS BANK LTD.

Authorized Officer

1  
R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RESHOUSE NO. C-280  
SECTOR-44, NOIDA-201 301 (U.P.)



उत्तर प्रदेश UTTAR PRADESH

CC 542144

WHEREAS:

- A. The Hon'ble Supreme Court of India (hereinafter referred to as the "Hon'ble Supreme Court") vide its judgment and order dated 23.07.2019 in the matter of Writ Petition No. 940 of 2017, "Bikram Chatterji & Ors. vs. Union of India & others" had while cancelling the lease of all the Amrapali projects situated in NOIDA and Greater NOIDA appointed, Shri R. Venkataramani, Senior Advocate as the Hon'ble Court Receiver and vested the lease along with all the rights and obligations in the Hon'ble Court Receiver. Further, the Hon'ble Supreme Court appointed National Building Construction Corporation ("NBCC") to complete the various projects in a time-bound process and hand over the possession of the flats to the homebuyers;
- B. The Hon'ble Supreme Court further directed the Homebuyer(s)/Borrower(s) to deposit the outstanding amount under the Agreement with Amrapali companies within 3 months from the date of the order in the UCO Bank Branch, Supreme Court of India, which was to be invested in the fixed deposit and to be disbursed under the order of Supreme Court on phase-wise completion of the projects/work by the NBCC;
- C. the Hon'ble Supreme Court vide its order dated June 10, 2020 directed all the Banks and financial institutions (collectively referred to as the FIs) as under:

"It is further pointed out that banks have certain reservations regarding the funding of NPA accounts. In view of current social and economic conditions, the Court may direct the RBI to keep its circulars/guidelines relating to NPA in abeyance and permit all banking and financial institutions, etc. to disburse loans to home buyers notwithstanding the status of accounts as NPA"

For AXIS BANK LTD.

A

  
Authorised Officer



R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-240  
SECTOR-44, NOIDA-201 301 (U.P.)

Thereby, in effect, suspending the application of all circulars and guidelines relating to NPA and enabling disbursements and restructuring in the loan accounts irrespective of their status, thus considering that all circulars/guidelines relating to NPA were kept in abeyance in terms of the directions of the Hon'ble Supreme Court, in effect the loans/ applicable terms thereof/ the financial treatment/ the capital adequacy impacts and such other related ancillary impacts on such loans were therefore to be treated in such form and manner as if the same were not NPAs and rather the treatment to be made applicable were as if, these loans continued to remain standard;

- D. All the Home Buyers had entered into Loan Agreements with their respective FIs in terms of which the Loan was availed of and the repayment obligations were enumerated between the parties inter-se;
- E. Additionally the FIs, the Homebuyer(s)/Borrower(s) and the Amrapali group companies had earlier executed various documents including a standard Tripartite Agreement setting out the rights and obligations of each of the parties in relation to creation and perfection of the Security Interest on the properties of the Homebuyer(s)/Borrower(s) in favour of the FIs;
- F. In context of the Appointment of the Hon'ble Court Receiver, it was pertinent to effectuate the mandate of the Hon'ble Supreme Court and thus required the respective parties to enter into this MOU to effectly enable the mandates of the Hon'ble Supreme Court and to such extent review/revise the understanding between the parties and to secure the the rights and obligations of AXIS BANK, the Hon'ble Court Receiver and the Homebuyer(s)/Borrower(s);
- G. To such effect AXIS BANK had submitted a note/representation to the Hon'ble Court Receiver which was largely acceptable to the Hon'ble Court Receiver and found to be within the countours spelt out by the Order of the Hon'ble Supreme Court and thus the parties intended to execute this MOU, to act upon the understanding and also document the same.

**NOW IT IS HEREBY AGREED AS FOLLOWS:**

- (1) That the foregoing recitals as mentioned above are incorporated herein by this reference and constitutes an integral part of this MOU.

(2) **OBLIGATIONS OF THE HOMEBUYER/BORROWER:**

In addition to the various representations/warranties/undertakings made by the Homebuyer/Borrower to the Hon'ble Court Receiver/AXIS BANK as the case may be:

- a. The Borrower agrees to abide by the terms and conditions of the Loan Agreement, including but not limited to the repayment obligations stipulated in terms thereof.
- b. It shall be incumbent upon the Borrower to keep itself abreast of all matters in reference to the construction/handing over of the apartment in the stated project by

For AXIS BANK LTD.  
  
Authorized Officer

  
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R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-250  
SECTOR-44, NOIDA-201 301 (U.P.)

NBCC as specified in the construction schedule prepared by NBCC and uploaded on the website [www.receiveramrapali.in](http://www.receiveramrapali.in) as and when revised from time to time.

- c. To raise appropriate demands on AXIS BANK at the appropriate times to enable disbursements of the undisbursed portion of the home loan commensurate with the stage of construction.
- d. To forthwith execute and register the sale deed of the apartment/unit in its favour as and when called upon by the Hon'ble Court Receiver and cause the same to be deposited only with AXIS BANK for perfection of the Security Interest. The Borrower expressly and irrevocably authorizes the Hon'ble Court Receiver to hand over the sale deed/lease deed to authorised representative of AXIS BANK.
- e. The Borrower hereby expressly and irrevocably authorizes AXIS BANK to seek for cancellation of the apartment/unit and write to the Hon'ble Court Receiver accordingly to effectuate the same. The Authorisation shall be available to AXIS BANK only upon occurrence of any default in repayment of the Loan Amount to AXIS BANK.

**(3) OBLIGATIONS OF AXIS BANK:**

- a. Upon receipt of the mandate from the Homebuyer, AXIS BANK shall disburse such portions of the undisbursed loan at the rates of interest, which is offered to standard loans, at the relevant time of disbursement, proportionate to the amount that may be disbursed at the relevant stage of construction that has been attained.
- b. Notwithstanding anything else to the contrary that may have been stated anywhere, such disbursements of further loan amounts shall be made in favour of the Hon'ble Court Receiver by credit to the Homebuyer(s)/Borrower(s) account maintained and operated by the Hon'ble Court Receiver at the Branch of UCO Bank, Supreme Court of India, Tilak Marg, New Delhi-110001, in lump sum or otherwise within the time specified in the construction schedule prepared by NBCC and uploaded at the website [www.receiveramrapali.in](http://www.receiveramrapali.in) or as and when requested by the Hon'ble Court Receiver to AXIS BANK in accordance with the stage of construction, by a written notice to AXIS BANK. The construction schedule is part of and annexed to this MoU as Appendix A.
- c. AXIS BANK shall accordingly entertain all requests for restructuring by any Homebuyer/Borrower as per applicable mandates on entitlement as may be assessed by AXIS BANK from time to time and in terms of the regulatory mandates to such effect.

**(4) OBLIGATION OF THE HON'BLE COURT RECEIVER**

- a. As soon as the construction of the apartment/unit is completed, the Hon'ble Court Receiver shall call upon the Home buyer and forthwith execute and duly register the sale deed in favour of the said Homebuyer. The Hon'ble Court Receiver shall upload the details of the same on the website [www.receiveramrapali.in](http://www.receiveramrapali.in). The Hon'ble Court Receiver shall get the original duly executed sale deed deposited directly to AXIS BANK, original registration receipt and letter of authority from Sub-registrar and/or

For AXIS BANK LTD.



Authorized Officer



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R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-240  
SECTOR-44, NGIDA-201 501 (U.P.)

- sale deed/sub-lease deed, in favour of the Homebuyer(s)/Borrower(s) within a period not exceeding 30 days from the date of registration, under no eventuality, shall the sale deed/lease deed be handed over to the Home Buyer/Borrower. (to which effect the Homebuyer/borrower also agrees in terms hereof and specifically authorizes the Hon'ble Court receiver accordingly)
- b. In the event, the Homebuyer(s)/Borrower(s) requests for cancellation of the allotment/Agreement for sale, the Hon'ble Court Receiver will inform AXIS BANK and the Homebuyer(s)/Borrower(s) undertakes to refund and settle the entire dues towards the loan, without any protest, directly to AXIS BANK by Banker's Cheque or Demand Draft, favouring AXIS BANK for credit to the Homebuyer(s)/Borrower(s) Home Loan account, to the satisfaction of AXIS BANK, within a period of 7 days of seeking such cancellation. Upon such payment, the Security Interest of AXIS BANK on the unit/apartment shall stand forthwith discharged and released with no further claims whatsoever on the Apartment so secured. However should the dues of AXIS BANK not be settled by the Borrower within the said period of 7 days, AXIS BANK shall have the right (and not the obligation) to take over the apartment/unit from the Hon'ble Court Receiver and exercise complete rights on the same, and shall have the exclusive right title and interest to deal in the same in such manner and form as it may deem fit and proper to settle its dues. The balance, if any, upon settlement of dues of AXIS BANK shall be deposited with the Hon'ble Court Receiver.
- c. In the event, the Homebuyer(s)/Borrower(s) do not approach/turn up to the Hon'ble Court Receiver and AXIS BANK, thereby not interested in taking the possession and doing registration of the Flats/Units allotted to them in their name for the reasons stated herein below:
- Flats/Units surrendered by them with the respective Amrapali Group Company/ies in the past,
  - Cancellation of allotment of Flats/Units by the respective Amrapali Group Company/ies, pursuant to issuance of Tripartite Agreement Cancellation Notice issued by the AXIS Bank in view of its rights under the separate Tripartite Agreement entered in the past with the respective the Homebuyer(s)/Borrower(s), AXIS BANK and the concerned Amrapali Group Company/ies,
  - Not anymore interested in taking the possession and doing registration of the Flats/Units allotted to them considering the inordinate delay on the part of respective Amrapali Group Company/ies.

For the abovementioned eventualities, AXIS BANK shall share the Data/details of all such non-interested Homebuyer(s)/Borrower(s) with the Hon'ble Court Receiver, who post reconciliation of his records, will inform AXIS BANK to proceed further, thereby AXIS BANK shall have right to pay/disburse unpaid sale consideration of the respective Flats/Units (i.e balance undisbursed amount, additional amount towards customer's unpaid own contribution along with escalation costs, if any) and the registration charges thereof and to take over possession and get it registered in its own name if it could not find out some other third party purchaser(s) (being nominee of the Bank) immediately prior to the process of registration of Flats/Units with concerned Sub-Registrar. Even prior to such registration of Flats/Units, AXIS BANK shall have right to bring third party purchaser(s) (being nominee of the Bank and highest amount buyer) and shall duly inform to the Office of Hon'ble Court Receiver in

For AXIS BANK LTD  
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Authorized Officer

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R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-240  
SECTOR-44, NOIDA-201 301 (U.P.)

this regard. In all such cases, title deed will directly be executed in favour of the AXIS BANK or any such third party purchaser(s) by the NOIDA/GNIDA and The Hon'ble Court Receiver by way of afresh Tripartite Agreement. In all eventualities, AXIS BANK shall be make an endeavor to sell out the respective Flats/Units to any other third party (being highest amount buyer), thereby, excess funds realised over and above the total outstanding dues of the AXIS BANK shall be refunded to the Homebuyer(s)/Borrower(s), under due information to the Office of Hon'ble Court Receiver.

- d. Further, in the event of any default in repayment of the Loan availed by the Borrower from AXIS BANK, AXIS BANK shall be entitled to initiate appropriate legal remedies for recovering its dues, including but not limited to enforcement of security interest. The Hon'ble Court Receiver undertakes to provide its co-operation to AXIS BANK in such enforcement actions as maybe initiated by AXIS BANK.
- e. It is further agreed by the Hon'ble Court Receiver that the obligation of AXIS BANK to disburse the loan amount will only arise if the Homebuyer(s)/Borrower(s) has paid his stipulated margin amount and subject to the applicable terms governing the Loan and has cleared all its dues to AXIS BANK Ltd that remained unpaid, if any. It is further agreed by the Hon'ble Court Receiver that AXIS BANK shall continue to have first and exclusive charge over the unit allotted to the Homebuyer(s)/Borrower(s) till repayment to the loan along with applicable charges and penalties. The process under this paragraph and the decisions towards disbursement shall keep in mind the peculiar and specified circumstances of the Amrapali Projects and the delay and the uncertainties in their execution.
- NBCC has undertaken to complete due construction through its agencies by award of tender and time schedules for completion have been broadly drawn (Parties will be at liberty to approach the Supreme Court in regard to any issues with construction schedules.
- f. In the event of any default on the part of NBCC to complete the construction/project in terms of Appendix A and or default on part of the Homebuyer(s)/Borrower(s) in repayment of the loan, AXIS BANK shall have right to enforce its proportionate security interest in respect of the said apartment/unit and the Hon'ble Court Receiver shall provide its co-operation including but not limited to taking over possession of the apartment/unit and facilitate transfer of the apartment/unit in favour of such person as maybe identified by AXIS BANK.
- g. The Hon'ble Court Receiver shall not change the said apartment/unit allotted to the Borrower(s) without the prior written permission of AXIS BANK.
- h. The Hon'ble Court Receiver hereby agrees, undertakes and confirms that the proceeds of the loan shall be utilized specifically for construction of the apartment/unit.
- i. The Hon'ble Court Receiver shall direct the Homebuyer(s)/Borrower(s) to ensure that at their own cost, an appropriate insurance cover is taken for the under-construction apartment against fire, flood, cyclone, typhoon, lightening, explosion, riot, strike,

For AXIS BANK LTD.



*[Signature]*  
Authorised Officer

*[Signature]*

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R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE HQ. C-240  
SECTOR-44, NOIDA-201 301 (U.P.)

earthquake risk, civil commotion and terrorism and other acts of God for such other risks for its full market value until it is completed in all respects and handed over to the Homebuyer(s)/Borrower(s).

- j. The Hon'ble Court Receiver hereby expressly agrees to the Authorisation of the Borrower as set out in clause 2(d) and (e) above and nothing further shall be required by the Hon'ble Court Receiver while acting upon such authorisation in favour of AXIS BANK.

(5) **STAMPDUTY & OTHER CHARGES**

All stamp duties and charges payable for registration of the deed of conveyance or transfer and also on deed of mortgage or charge shall be paid by the Homebuyer(s)/Borrower(s). If the Homebuyer(s)/Borrower(s) desires to withdraw from the agreement or in the event of cancellation of allotment of the property for whatsoever reasons or if he/she/they fail(s) to pay the balance amount being the difference between the loan sanctioned by AXIS BANK and provisional/final price of the apartment/unit or the contract between the Hon'ble Court Receiver and the Homebuyer(s)/Borrower(s) is terminated or rescinded for whatever reasons, the Homebuyer(s)/Borrower(s) shall refund the entire amount received by him/her along with interest to the AXIS BANK.

(6) **GOVERNING: LAW**

The provisions of this Agreement shall be governed by, and construed in accordance with the laws of India in all respects, including matters of construction, enforcement and performance and the Supreme Court of India shall have exclusive jurisdiction to adjudicate on any matter arising from or relating to the agreement.

(7) **NOTICES**

Unless otherwise provided herein, all notices or other communications under or in connection with this agreement shall be given in writing and in English Language and shall be sent by personal delivery or post or courier or facsimile to the addresses given in the name of parties above.

(8) **ASSIGNMENT**

This Agreement shall not be assigned by any party without prior written consent of the other parties provided that AXIS BANK shall be entitled to assign the rights and obligations to any of its affiliates/subsidiaries/assigns/successors in interest and such other parties. However, AXIS BANK shall put a notice of such assignment to the Hon'ble Court Receiver /Homebuyer(s)/Borrower(s).

For AXIS BANK LTD.  
Authorized Officer

R. Venkataramani  
R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C/240  
SECTOR-44, NOIDA-201 301 (U.P.)

IN WITNESS WHEREOF, the parties have executed this agreement on the day, month and year hereinabove mentioned.

For Axis Bank Ltd. ID.  
For AXIS BANK LTD.



*Anuj Trivedi*  
Authorized Officer

(Authorized Officer)

Anuj Trivedi

Senior Manager

Emp. No. 141721

*R. Venkataramani*

The Hon'ble Court Receiver,

R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OF INDIA  
(Authorized Signatory)  
SECTOR-44, NOIDA-201 301 (U.P.)



Schedule I

Form of Acceptance and Adherence to the MOU dated \_\_\_\_\_ by the HOMEBUYER/  
BORROWER stated hereunder :-

I/we, Mr./Ms. \_\_\_\_\_, S/o or D/o \_\_\_\_\_ aged \_\_\_\_\_, being the allottee of the Unit bearing no \_\_\_\_\_ (Name of Project company) \_\_\_\_\_, in terms of the Builder Buyer agreement dated \_\_\_\_\_, and a Borrower in terms of the Loan Agreement executed in context of the Loan Account No \_\_\_\_\_ between AXIS BANK and me/us.

I/we, do hereby confirm, understand, endorse and agree to the terms of this MoU executed between AXIS BANK Ltd and the Hon'ble Court Receiver, by execution of this note of Adherence and thereby becoming a party to the Said MOU as if the same was originally executed between all parties interse.

I / we request AXIS BANK to release the balance outstanding loan of Rs. \_\_\_\_\_ to the A/c of Hon'ble Court Receiver maintained with UCO Bank, Supreme Court Branch.

I/we further confirm that in accordance with the direction of the Hon'ble Supreme Court, we have deposited a sum of Rs. \_\_\_\_\_ towards our margin/contribution, a copy of the deposit slip evidencing the same is being given to AXIS BANK authorised representative. I/we confirm that no amount is due from us and the account is regular.

I/we further confirm that I/we have taken appropriate Insurance cover for the above mentioned flat/property, a copy of the receipt is being handed over to AXIS BANK.

I /we hereby specifically, expressly and irrevocably authorize the Hon'ble Court Receiver to deliver the original sale deed/lease deed, as and when the same is executed, to the authorized representative of AXIS BANK. Further, I/we hereby specifically, expressly and irrevocably authorize AXIS BANK to collect and keep in its custody, the original sale deed/lease deed for perfection of security interest created in favour of AXIS BANK.

I/we hereby specifically, expressly and irrevocably authorize AXIS BANK to seek for cancellation of the apartment/Unit, in the event of any default in the repayment of the stated home loan by me/ us to AXIS BANK and to write to the Hon'ble Court Receiver to effectuate such cancellation and execute all consequent and corresponding documentation to such effect as may required by the Hon'ble Court Receiver. I /we further authorize the Hon'ble Court Receiver to act on the basis of such authorisation as stated herein and refund all/any amount on account of such cancellation directly to AXIS BANK only.

I/ we shall not revoke or withdraw this Authorisation till such time the loan remains due and payable by me/us.

I /we hereby forthwith keep both AXIS BANK and the Hon'ble Court Receiver fully indemnified for any action direct or indirect for having acting upon my/ our such authorization as contained hereinabove.

\_\_\_\_\_  
(HOME BUYER/BORROWER)

APPENDIX A

The construction schedule

**DETAILS OF AMRAPALI PROJECTS ALONG WITH COMPLETION SCHEDULE & SCHEDULE OF BALANCE PAYMENT BY HOME BUYERS**

**GROUP-1**

| Sl.No. | Project Name           | Cost of Construction incl. 8% PMC & GST on PMC (in Cr.) | Total no. of Flat | Present Status of Work  | Likely Handing over Schedule   | Likely Completion | Likely Balance Receivable from Home buyers (in Cr.) | Schedule of balance payment by Individual Home buyer (as per their balance dues)   |
|--------|------------------------|---|-------------------|-------------------------|--|-------------------|---|--|
| 1      | Zodiac, Noida          | 70.48   | 2230              | Work is under-execution | Jan. 2021 - 90 Flats<br>Mar. 2021 - 242 Flats<br>Apr. 2021 - 293 Flats     | May-21            | 26.56   | <p>All the Home Buyers to their outstanding dues in 04 (four) equal installments as under:</p> <ol style="list-style-type: none"> <li>1. By 31-Aug-2020 - 25% of balance outstanding dues.</li> <li>2. By 30-Nov-2020 - 25% of balance outstanding dues.</li> <li>3. By 28-Feb-2021 - 25% of balance outstanding dues.</li> <li>4. By 31-May-2021 - 25% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule, the same will be intimated to the home buyer through the Lt. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p> |
| 2      | Saphire-1, Noida       | 21.16   | 1033              | Work is under execution | Jan. 2021 - 09 Flats<br>Mar. 2021 - 07 Flats<br>Apr. 2021 - 16 Flats       | May-21            | 8.75  |  |
| 3      | Saphire-2, Noida       | 61.22   | 1308              |                         | Feb. 2021 - 49 Flats<br>30-Apr-2021 - 160 Flats<br>31-May-2021 - 341 Flats | Jun-21            | 37.69   |  |
| 4      | Silicon PH-1, Noida    | 83.5  | 2464              | Work is under execution | Feb. 2021 - 31 Flats<br>30-Apr-2021 - 149 Flats<br>31-May-2021 - 470 Flats | Jun-21            | 19.99   |  |
| 5      | Princely Estate, Noida | 39.98   | 1919              | Work is under execution | Jan. 2021 - 46 Flats<br>March-2021 - 37 Flats<br>30-Apr-2021 - 236         | May-21            | 28.17   |  |

For AXIS BANK LTD.



Authorized Officer

## GROUP-1

| Sl.No. | Project Name                    | Cost of Construction incl. 8% PMC & GST on PMC (in Cr.) | Total no. of Flat | Present Status of Work  | Likely Handing over Schedule  | Likely Completion | Likely Balance Receivable from Home buyers (in Cr.) | Schedule of balance payment by Individual Home buyer (as per their balance dues)  |
|--------|---------------------------------|---|-------------------|-------------------------|---|-------------------|---|---|
| 6      | Platinum & Titanium, Noida      | 18.84   | 944               | Work is under execution | Feb. 2021- 41 Flats<br>30-Apr-2021-12 Flats<br>May. 2021- 135 Flats | Jun-21            | 19.57   | <p>All the Home Buyers to their outstanding dues in 04 (four) equal instalments as under:</p> <ol style="list-style-type: none"> <li>1. By 31-Aug-2020- 25% of balance outstanding dues.</li> <li>2. By 30-Nov-2020- 25% of balance outstanding dues.</li> <li>3. By 28-Feb-2021- 25% of balance outstanding dues.</li> <li>4. By 31-May-2021- 25% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule, the same will be intimated to the home buyer through the Ld. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p> |
| 7      | Leisure Valley Vihar, Gr. Noida | 108.94  | 887               | Work is under execution | 30-Apr-2021- 200 Villas<br>30-Jun-2021- 461 Villas                  | Jul-21            | 56.52   |   |


**NOTE:**

1. The effect of COVID-19 has already been considered in the completion. The Sites have been remobilized but with the very less workforce which may likely to increase with the passage of time. The works of common facilities is also taken up.
2. The above completion is tentative, may change as per the site condition and also depending upon the availability of funds. the completion is completely depends on the balance fund deposition by the home buyers and arrangement of funds by other sources. Any change in the completion schedule will be intimated in advance.
3. The works are being completed in phases & accordingly the allottee of individual flat has to make full payment within 01 month from the date of publication on the Receiver's Blog/Website.
4. The flats which are being completed in phases, the home buyer shall have to make full payment 01 month before the completion as mentioned in the schedule. They will be intimated well in advance.
5. In case Home buyers does not pay the installments as per the given schedule then the home buyers has to pay the entire amount subject to direction of Hon'ble Supreme Court.

For AXIS BANK LTD.



Authorized Officer



**R. VENKATARAMANI**  
 SENIOR ADVOCATE- SUPREME COURT  
 OFF & RES HOUSE NO. C-240  
 SECTOR-44, NOIDA-201 301 (U.P.)

**DETAILS OF AMRAPALI PROJECTS ALONG WITH COMPLETION SCHEDULE & SCHEDULE OF BALANCE PAYMENT BY HOME BUYERS**

**GROUP-2**

| Sl.No. | Project Name                   | Cost of Construction incl. 8% PMC & GST on PMC (in Cr.) | Total no. of Flat | Present Status of Work  | Likely Handing over Schedule   | Likely Completion | Likely Balance Receivable from Home buyers (in Cr.) | Schedule of balance payment by Individual Home buyer (as per their balance dues)  |
|--------|--------------------------------|---|-------------------|-------------------------|--|-------------------|---|---|
| 1      | Dream Valley-Villas, Gr. Noida | 178.48  | 379               | Work is under execution | July 2021- Tower A1, A2, B1, B2 & A10<br>Nov. 2021- Towers A3 to A9, A11 to A13, B3, B4, C1 & C2 -17   | Jan-22            | 49.62   | <p>All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under</p> <ol style="list-style-type: none"> <li>1. By 31-Aug-2020- 10% of balance outstanding dues.</li> <li>2. By 31-Oct-2020- 10% of balance outstanding dues.</li> <li>3. By 31-Dec-2020- 10% of balance outstanding dues.</li> <li>4. By 28-Feb-2021- 10% of balance outstanding dues.</li> <li>5. By 30-Apr-2021- 10% of balance outstanding dues.</li> <li>6. By 30-Jun-2021- 10% of balance outstanding dues.</li> <li>7. By 31-Aug-2021- 10% of balance outstanding dues.</li> <li>8. By 31-Oct-2021- 10% of balance outstanding dues.</li> <li>9. By 31-Dec-2021- 10% of balance outstanding dues.</li> <li>10. By 30-Apr-2022- 10% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule, the same will be intimated to the home buyer through the Ld. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p> |
| 2      | Silicon Ph-2, Noida            | 138.49  | 871               | Work is under execution | 30-Jun-2021- Tower B1- 126 Flats<br>Aug. 2021- Tower A1- 152 Flats<br>Oct. 2021- Tower Z- 151 Flats<br>Dec. 2021- Tower Y- 151 Flats<br>Feb. 2022- Tower W- 126 Flats<br>April. 2022- Tower X- 160 Flats | Jun-22            | 77.59   |   |

For AXIS BANK LTD.



*[Signature]*  
Authorized Officer

## GROUP-2

| Sl.No. | Project Name                              | Cost of Construction incl. 8% PMC & GST on PMC (in Cr.) | Total no. of Flat | Present Status of Work  | Likely Handing over Schedule  | Likely Completion | Likely Balance Receivable from Home buyers (in Cr.) | Schedule of balance payment by Individual Home buyer (as per their balance dues)  |
|--------|---|---|-------------------|-------------------------|---|-------------------|---|---|
| 1      | Centurian Park-<br>Low Rise, Gr.<br>Noida | 184.41  | 600               | Work is under execution | July 2021- Block E & D - 300<br>Oct. 2021- Block C- 300 Flats   | Jul-22            | 35.45   | <p>All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under</p> <ol style="list-style-type: none"> <li>1. By 31-Aug-2020- 10% of balance outstanding dues.</li> <li>2. By 31-Oct-2020- 10% of balance outstanding dues.</li> <li>3. By 31-Dec-2020- 10% of balance outstanding dues.</li> <li>4. By 28-Feb-2021- 10% of balance outstanding dues.</li> <li>5. By 30-Apr-2021- 10% of balance outstanding dues.</li> <li>6. By 30-Jun-2021- 10% of balance outstanding dues.</li> <li>7. By 31-Aug-2021- 10% of balance outstanding dues.</li> <li>8. By 31-Oct-2021- 10% of balance outstanding dues.</li> <li>9. By 31-Dec-2021- 10% of balance outstanding dues.</li> <li>10. By 30-Apr-2022- 10% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule, the same will be intimated to the home buyer through the Lt. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p> |
|        | Centurian Park-<br>02 valley, Gr<br>Noida |   | 800               |                         | Oct-2021- Tower F16- 200 Flats<br>Jan-2022- Tower F15- 200 Flats<br>31-May-2022- Tower F17 & F18- 400 Flats |                   | 47.78   |   |

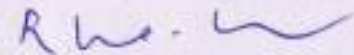
**NOTE:**

1. The effect of COVID-19 has already been considered in the completion. The Sites have been remobilized but with the very less workforce which may likely to increase with the passage of time. The works of common facilities is also taken up.
2. The above completion is tentative, may change as per the site condition and also depending upon the availability of funds, the completion is completely depends on the balance fund deposition by the home buyers and arrangement of funds by other sources. Any change in the completion schedule will be intimated in advance.
3. The works are being completed in phases & accordingly the allottee of individual flat has to make full payment within 01 month from the date of publication on the Receiver's Blog/Website.
4. The flats which are being completed in phases, the home buyer shall have to make full payment 01 month before the completion as mentioned in the schedule. They will be intimated well in advance.
5. In case Home buyers does not pay the installments as per the given schedule then the home buyers has to pay the entire amount subject to direction of Hon'ble Supreme Court.

For AXIS BANK LTD.



Authorized Officer



**R. VENKATARAMANI**  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. 240  
SECTOR-44, NOIDA 201 301 (U.P.)

DETAILS OF AMRAPALI PROJECTS ALONG WITH COMPLETION SCHEDULE & SCHEDULE OF BALANCE PAYMENT BY HOME BUYERS

GROUP-3

| Sl.No | Project Name                                  | Cost of Construction Incl. 8% PMC & GST on PNC (in Cr.) | Total no. of Flat | Present Status of Work  | Likely Handing over Schedule  | *Likely Date of Start | Likely Completion | Likely Balance Receivable from Home Buyers (in Cr.) | Schedule of balance payment by Individual Home Buyer (as per their balance dues)   |
|-------|---|---|-------------------|-------------------------|---|-----------------------|-------------------|---|--|
| 1     | Centurus Park<br>Ganesh Temple, Gt. Noida     | 753.08  | 1083              | Tender is under process | Feb 2022 - Tower A1 to A6, B6<br>Aug 2022 - Tower B5, B7, B8, B9, F1, F2<br>Feb 2023 - Tower B1, F3 to F6<br>June 2023 - Tower G3 to G4 | Aug-20                | Aug-23            | 288.04  | <p>All the home buyers to their outstanding dues in 10 (Ten) equal installments as under</p> <ol style="list-style-type: none"> <li>By 31-Aug-2020 - 10% of balance outstanding dues.</li> <li>By 10-Nov-2020 - 10% of balance outstanding dues.</li> <li>By 28-Feb-2021 - 10% of balance outstanding dues.</li> <li>By 11-May-2021 - 10% of balance outstanding dues.</li> <li>By 31-Aug-2021 - 10% of balance outstanding dues.</li> <li>By 30-Nov-2021 - 10% of balance outstanding dues.</li> <li>By 28-Feb-2022 - 10% of balance outstanding dues.</li> <li>By 11-May-2022 - 10% of balance outstanding dues.</li> <li>By 30-Sep-2022 - 10% of balance outstanding dues.</li> <li>By 28-Feb-2023 - 10% of balance outstanding dues.</li> </ol> <p>2. If the work is interrupted before schedule, the same will be restarted to the home buyer through the 10 (Ten) equal installments. After completion the home buyer have to deposit the balance outstanding dues within the month of the completion.</p> |
|       | Centurus Park<br>Tripartite Garden, Gt. Noida |   | 1290              |                         | June 2022 - Tower F9 to F12 & F12 B   |                       |                   |   |  |
| 2     | Smart City - Golf<br>Noida, Gt. Noida         | 889.37  | 4212              | Tender is under process | Feb 2022 - Tower A1 to A2<br>Nov 2022 - Tower A4 to A7, B1 to B5, C1 to C5, D1<br>July 2023 - Tower L1 to L5, M1 to M5, N1 to N5 & N6   | Aug-20                | Aug-23            | 195.30  |  |
| 3     | Smart City -<br>Kangaroo, Gt. Noida           | 980.7   | 1455              | Tender is under process | Aug 2022 - Tower 16, 17 & 18<br>Feb 2023 - Tower 19, 20, 21 & 22<br>July 2023 - Tower 01, 02, 04, 06, 07, 08 & 11                       | Aug-20                | Aug-23            | 244.40  |  |

For AXIS BANK LTD.  
  
  
 Authorised Officer

**GROUP-3**

| SL No. | Project Name                           | Est of Construction Incl. 8% FMC & GST on FMC (In Cr.) | Total no. of flat | Present Status of Work    | Liberty Handing over Schedule  | *Likely Date of Start | Likely Completion | Likely Balance Receivable from Home Buyers (In Cr.) | Schedule of balance payment by Individual Home Buyer (as per their balance dues)   |
|--------|--|--|-------------------|---------------------------|--|-----------------------|-------------------|---|--|
| 3      | Shree City Crestal Homes, Hebbal       | 483.41   | 1472              | Transfer to under process | Aug 2022: Tower 11 to 19<br>Jan 2023: Tower 11 & 12, 16 to 19  | Aug 21                | Jan 23            | 350.37  |  |
| 5      | Shree Varaha Homes - Heights, G. Noida | 1227.23  | 4364              | Transfer to under process | Feb 2022: Tower H, I, K, L, M, N, W, X, Y, Z<br>Jan 2023: Tower A to G, P to V   | Aug 21                | Aug 23            | 100.37  | <p>All the Home Buyers to their outstanding dues - 10 (Ten) equal instalments as under:</p> <ol style="list-style-type: none"> <li>1. By 31-Aug-2020- 10% of balance outstanding dues.</li> <li>2. By 31-Nov-2020- 10% of balance outstanding dues.</li> <li>3. By 28-Feb-2021- 10% of balance outstanding dues.</li> <li>4. By 31-May-2021- 10% of balance outstanding dues.</li> <li>5. By 31-Aug-2021- 10% of balance outstanding dues.</li> <li>6. By 30-Nov-2021- 10% of balance outstanding dues.</li> <li>7. By 28-Feb-2022- 10% of balance outstanding dues.</li> <li>8. By 31-May-2022- 10% of balance outstanding dues.</li> <li>9. By 30-Sep-2022- 10% of balance outstanding dues.</li> <li>10. By 28-Feb-2023- 10% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule, the same will be intimated to the home buyer through the JCI Court Releasee Blog/Website. After intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p> |
| 6      | Shree Varaha Homes - Heights, G. Noida | 648.70   | 1704              | Transfer to under process | Feb 2022: Tower K, L & M<br>Jan 2023: Tower C1, C2, V1, V2, G1 & H1  | Aug 21                | Aug 23            | 160.11  |  |
| 7      | Shree Varaha Homes - Heights, G. Noida | 1498.58  | 4702              | Transfer to under process | Feb 2022: Tower 30 to 44 Towers<br>Nov 2023: Tower 45 to 47, C5 to C12, R1 to R5, C3 to C2<br>July 2024: Tower 48, C3, C4, T1, T2, T3 to R2, F1 to F12 | Aug 21                | Aug 23            | 100.32  |  |

For AXIS BANK LTD.  
  
  
 Authorized Officer



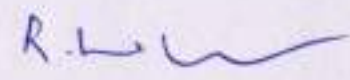
**GROUP-3**

| S.No. | Project Name  | Est. of Construction Incl. 4% PWC & GST on BMC (In Cr.) | Total no. of Flats | Present Status of Work  | likely Handing over Schedule   | *Likely Date of Start | Likely Completion | Likely Balance Receivable from Home Buyers (In Cr.) | Schedule of balance payment by Individual Home Buyer (as per their balance sheet)  |
|-------|---|---|--------------------|-------------------------|--|-----------------------|-------------------|---|--|
| 1     | Green Valley, Dohatta, Or. Noida                    | 273.8   | 684                | Tender is under process | Feb-2022 - Tower 10 & 16<br>May-2022 - Tower 17C, 18 & 19  | Aug-20                | Aug-23            | 28.50   | <p>All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under:</p> <ol style="list-style-type: none"> <li>By 31-Aug-2020 - 10% of balance outstanding dues.</li> <li>By 30-Nov-2020 - 10% of balance outstanding dues.</li> <li>By 28-Feb-2021 - 10% of balance outstanding dues.</li> <li>By 31-May-2021 - 10% of balance outstanding dues.</li> <li>By 31-Aug-2021 - 10% of balance outstanding dues.</li> <li>By 30-Nov-2021 - 10% of balance outstanding dues.</li> <li>By 28-Feb-2022 - 10% of balance outstanding dues.</li> <li>By 22-May-2022 - 10% of balance outstanding dues.</li> <li>By 18-Sep-2022 - 10% of balance outstanding dues.</li> <li>By 18-Feb-2023 - 10% of balance outstanding dues.</li> </ol> <p>If the work is completed before aforesaid, the same will be adjusted to the Home Buyer through the L1, Court Receiver, Noida/Dehra, after intimation to Bank from the account the balance outstanding dues within one month of the completion.</p> |
| 2     | Lakshmi Park, Ph. C, M. 2 & 3, Noida West, G. Noida | 565.94  | 2024               | Tender is under process | Feb-2022 - Tower 02 & 03<br>June-2022 - Tower 04, 05, 06, 07, 08, 09 & 10<br>Nov-2022 - Tower 11, 12, 13, 14, 15 & 16<br>Aug-2023 - Tower 17, 18 & 19<br>Jan-2023 - Tower 20-21 & 22 | Aug-20                | Feb-23            | 200.53  | <p>If the work is completed before aforesaid, the same will be adjusted to the Home Buyer through the L1, Court Receiver, Noida/Dehra, after intimation to Bank from the account the balance outstanding dues within one month of the completion.</p>  |

**NOTE:**

- \*Date of start entirely depends upon availability of funds before award of work.
- The likely completion is tentative, may change as per the site condition and also depending upon the availability of funds from the home buyers and other sources. The same will be intimated to the home buyers well in advance.
- The works will be completed in phases & accordingly the intimation to individual flat has to make full payment within 01 month from the date of publication on the Receiver's Web/Website.
- The works of common facilities will also be taken up immediately after start of work.
- The flats which are being completed in phases, the home buyer shall have to make full payment of dues before the completion as mentioned in the schedule. They will be intimated well in advance.
- In case Home buyers does not pay the installments as per the given schedule then the home buyers has to pay the entire amount subject to direction of Hon'ble Supreme Court.

For **AXIS BANK LTD.**  
  
  
 Authorised Officer

  
**R. VENKATARAMANI**  
 SENIOR ADVOCATE - SUPREME COURT  
 OFF & RES HOUSE NO. C-240  
 SECTOR-44, NOIDA-201 301 (U.P.)