



उत्तर प्रदेश UTTAR PRADESH

FM 235792

Description of document. Article 5 General Agreement

First Party : Central Bank of India

Second Party : Hon'ble court Receiver

note!

This stamp paper forms integral part of memorandum of Understanding entered by and between Central Bank of India and Hon'ble court Receiver.


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

एच. सेन्ट्रल बैंक ऑफ इंडिया
For CENTRAL BANK OF INDIA

Ajay Kumar,
Assistant General Manager
Zonal Office Post Box, Block No. 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ('MoU') entered into on ...2nd day of November, 2020.

BETWEEN

Central Bank of India, a body Corporate constituted under the banking Companies (Acquisition and transfer of Undertaking) Act, 1970 as amended by the Banking Laws (Amendment) Act, 1985 having its Head Office at Chander Mukhi Nariman Point, Mumbai- 400021 and a Zonal Office amongst other place at Sorabji Bhawan, Plot No. 04, Block 54, D. B. Gupta Marg, KarolBagh, New Delhi-110005

(Hereinafter referred to as the "Bank")

AND

Mr. R. Venkataramani, Senior Advocate and Learned Court Receive, having his office at 4B, 6 Dr. A. P. J. Abdul Kalam Road, New Delhi-110011(Hereinafter referred to as "Court Receiver")

Whereas

- A. 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 , Mr. R. Venkataramani, Senior Advocate as the Court Receiver and vested the lease along with all the rights and obligations in the 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. Further, the Hon'ble Supreme Court vide its order dated June 10, 2020 directed all the Banks to disburse the balance outstanding loan amount sanctioned to the Homebuyer (s)/Borrower(s), irrespective of them being regular or non-performing asset as per the RBI Guidelines.
- D. Further, the Banks, the Homebuyer(s)/Borrower(s) and the Amrapali group companies had earlier executed a Tripartite Agreement setting out the rights and obligations of each of the parties in relation to disbursement of loan amount, construction, registration and creation of equitable mortgage on properties of the Homebuyer(s)/Borrower(s).
- E. In continuation to the terms of the existing sanction term and conditions set out in the Home Loan Agreement executed between the Bank and Homebuyer (s)/Borrower(s) and in order to only substitute the Tripartite agreement, the Bank (s) and the Court Reciever have agreed to enter into the present MOU of general application to secure the rights and obligations of the Bank(s) and the Court Receiver. Further, the Homebuyer(s)/Borrower(s) have agreed to endorse, adhere to and execute the present MoU.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1) OBLIGATIONS OF THE BANK

the Court Receiver by a written notice to Bank. The construction schedule is part of and annexed to this MOU as **Appendix A**.

2) OBLIGATION OF THE COURT RECEIVER

- a. As soon as the construction of the property is completed and sale deed is registered, the Court Receiver shall upload the details on the website www.receiveramrapali.in. the Court Receiver will make arrangement for providing to the Bank, the original, executed, duly stamped and registered agreement for sale, Original registration receipt and letter of authority from Sub-Registrar and/or sale deed in favour of the Homebuyer(s)/Borrower(s) within a period not exceeding 30 days from the date of registration. In the event the Homebuyer(s)/Borrower(s) requests for cancellation of the allotment/Agreement for Sale, the Court Receiver will inform the Bank and the Homebuyer(s)/Borrower(s) undertakes to refund the loan amount disbursed without any protest, directly to the Bank by Banker's Cheque or Demand Draft, favouring the Bank for credit to the Homebuyer(s)/Borrower(s) Home Loan Account. It is agreed by the Court Receiver that the obligation of the Bank to disburse the loan amount will only arise if the Homebuyer(s)/Borrower(s) has paid his stipulated margin amount.
- b. NBCC is under the obligation to complete the construction in terms of its work schedules the Court Receiver ensures that any deviation or delay in the above regard shall be resolved by obtaining the orders of the Court and safeguarding the interest of the Banks.
- c. In the event of any default on the part of NBCC to complete the construction /project in terms of Appendix A, the Bank shall have right to enforce its proportionate security interest in respect of the said property/flat by filing appropriate application before the Hon'ble Supreme Court. The Court Receiver of the Committee appointed by the court have no personal or other liability in respect of any default or delay in the project or any mistake, misrepresentation, default or fraud by the home buyer.
- d. The Court Receiver shall not change the said flat/house allotted to the Borrower(s) without the written permission of the bank.
- e. The Court Receiver hereby agrees, undertakes and confirms that the proceeds of the loan shall be utilized specifically for construction of the property.
- f. The Court Receiver shall direct the Homebuyer(s)/Borrower(s) to ensure that at their own cost and appropriate insurance cover is taken for the under-construction apartment against fire, flood, cyclone, typhoon, lightning, explosion, riot, strike, 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).

3) STAMP DUTY & 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 fails(s) to pay the balance amount being the difference between the loan sanctioned by the Bank and provisional/final price of the property or the contract between the 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 Bank.

5) **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.

6) **Assignment**

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

7) **This MoU shall be duly endorsed by respective home loan buyers which shall be part of this MoU.**

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

कुसे सेन्ट्रल बैंक ऑफ इंडिया
For CENTRAL BANK OF INDIA
Raj Kumar.
सहायक प्रबंधक/ Assistant General Manager
ब्लॉक 54, प्लॉट नं. 04, डी.बी. गुप्ता मार्ग, कारोलबाग, नई दिल्ली-110005
BANK Plot No. 4, Block No. 54, D. B. Gupta Marg, Karol Bagh, New Delhi-25

(Name & Address of Branch)

Central Bank of India,
Zonal Office,
Sorabji Bhawan, Plot No. 04,
Block 54, D. B. Gupta Marg,
KarolBagh, New Delhi-110005

R. Venkataramani

COURT RECIEVER

(Authorized Signatory)

R. VENKATARAMANI
SENIOR ADVOCATE- SUPREME COURT
OFF & RES HOUSE
SECTOR-44, NOIDA-201301

ENDORSEMENT BY HOMEBUYER/BORROWER

I/We, Mr./Ms. S/o or D/o or W/o
..... Aged, having an agreement to buy the property from
..... (Name of the Project Company)
..... identified as {Flat No.,..... project details
.....)do hereby confirm and endorse the terms of this MOU executed between the
Bank and the Court Receiver. I/We request the Bank to disburse the Balance outstanding loan of Rs.
..... to the A/c of 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 the Bank Manager. I/We further 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 the Bank.

.....
(HOMEBUYER/BORROWER)

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 Mar. 2021 - 247 Flats 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"> 1. By 31-Aug-2020- 25% of balance outstanding dues. 2. By 30-Nov-2020- 25% of balance outstanding dues. 3. By 28-Feb-2021- 25% of balance outstanding dues. 4. By 31-May-2021- 25% of balance outstanding dues. <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	Saphire-1, Noida	21.16	1033	Work is under execution	Jan. 2021 - 09 Flats Mar. 2021 - 07 Flats Apr. 2021 - 16 Flats	May-21	8.75	
3	Saphire-2, Noida	61.22	1308		Feb.2021-49 Flats 30-Apr-2021- 160 Flats 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 30-Apr-2021- 149 Flats 31-May-2021- 420 Flats	Jun-21	19.99	
5	Princely Estate, Noida	39.98	1919	Work is under execution	Jan 2021 - 46 Flats March 2021 - 37 Flats 30-Apr-2021- 236	May-21	28.17	


R. VENKATARAMANI
 SENIOR ADVOCATE- SUPREME COURT
 OFF & RES HOUSE NO. C-210
 SECTOR-44, NOIDA-201301 (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 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"> 1. By 31-Aug-2020- 10% of balance outstanding dues. 2. By 31-Oct-2020- 10% of balance outstanding dues. 3. By 31-Dec-2020- 10% of balance outstanding dues. 4. By 28-Feb-2021- 10% of balance outstanding dues. 5. By 30-Apr-2021- 10% of balance outstanding dues. 6. By 30-Jun-2021- 10% of balance outstanding dues. 7. By 31-Aug-2021- 10% of balance outstanding dues. 8. By 31-Oct-2021- 10% of balance outstanding dues. 9. By 31-Dec-2021- 10% of balance outstanding dues. 10. By 30-Apr-2022- 10% of balance outstanding dues. <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	Silicon Ph-2, Noida	138.49	871	Work is under execution	30-Jun-2021- Tower B1- 126 Flats Aug. 2021- Tower A1- 157 Flats Oct. 2021- Tower Z- 151 Flats Dec. 2021- Tower Y- 151 Flats Feb. 2022- Tower W- 126 Flats April. 2022- Tower X- 160 Flats	Jun-22	77.59	

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)
3	Centurian Park- Low Rise, Gr. Noida	184.41	600	Work is under execution	July 2021- Block E & D -300 Oct. 2021- Block C- 300 Flats	Jul-22	35.45	<p>All the Home Buyers to their outstanding dues in 10 (Ten) equal instalments as under</p> <ol style="list-style-type: none"> 1. By 31-Aug-2020- 10% of balance outstanding dues. 2. By 31-Oct-2020- 10% of balance outstanding dues. 3. By 31-Dec-2020- 10% of balance outstanding dues. 4. By 28-Feb-2021- 10% of balance outstanding dues. 5. By 30-Apr-2021- 10% of balance outstanding dues. 6. By 30-Jun-2021- 10% of balance outstanding dues. 7. By 31-Aug-2021- 10% of balance outstanding dues. 8. By 31-Oct-2021- 10% of balance outstanding dues. 9. By 31-Dec-2021- 10% of balance outstanding dues. 10. By 30-Apr-2022- 10% of balance outstanding dues. <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>
	Centurian Park- O2 valley, Gr. Noida		800		Oct.2021- Tower F16- 200 Flats Jan.2022- Tower- F15- 200 Flats 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 instalments as per the given schedule then the home buyers has to pay the entire amount subject to direction of Hon'ble Supreme Court.


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

कृषि सेंट्रल बैंक
 For CENTRAL BANK OF INDIA

 Jay Kumar
 Assistant General Manager
 Zonal Office, Sector-44, Noida
 201 301 (U.P.)

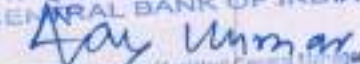
DETAILS OF AMRAPALI PROJECTS ALONG WITH COMPLETION SCHEDULE & SCHEDULE OF BALANCE PAYMENT BY HOME BUYERS

GROUP-3

Sl.No.	Project Name	Est of Construction Incl. 8% PWC & GST on PWC (In Cr.)	Total no. of Flat	Present Status of Work	Libly Handing over Schedule	*Likely Date of Start	Likely Completion	Libly Balance Receivable from Home buyers (In Cr.)	Schedule of balance payment by Individual Home buyer (as per their balance due)
1	Canturus Park-Terrace Homes, G+ Nooks	753.08	1401	Tender is under process	Feb 2022- Tower A1 to A5, B5 Aug 2022- Tower B5, B7, B8, B9, F1, F2 Feb 2023- Tower B1, F3 to F9 June 2023- Tower B2 to B4	Aug 20	Aug 23	389.04	<p>All the Home Buyers to their outstanding dues in 10 (Ten) equal instalments as under-</p> <ol style="list-style-type: none"> 1. By 31-Aug-2020- 10% of balance outstanding dues 2. By 30-Nov-2020- 10% of balance outstanding dues 3. By 28-Feb-2021- 10% of balance outstanding dues 4. By 31-May-2021- 10% of balance outstanding dues 5. By 31-Aug-2021- 10% of balance outstanding dues 6. By 30-Nov-2021- 10% of balance outstanding dues 7. By 28-Feb-2022- 10% of balance outstanding dues 8. By 31-May-2022- 10% of balance outstanding dues 9. By 30-Sep-2022- 10% of balance outstanding dues 10. By 28-Feb-2023- 10% of balance outstanding dues <p>If the work is completed before schedule, the same will be intimated to the home buyer through the 1st Court Receiver (Bajji Rao) after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
	Canturus Park-Tropical Garden, G+ Nooks		1240		June 2023- Tower F9 to F12 & F12 A				
2	Smart City- Golf Homes, G+ Nooks	693.37	4218	Tender is under process	Feb 2022- Tower A1 to A3 Nov 2022- Tower A4 to A7, B1 to B3, C1 to C3, L1 July 2023- Tower L2 to L5, K1 to K3, M1 to M3 & M5	Aug 20	Aug 23	155.91	
3	Smart City- Kingswood, G+ Nooks	480.7	1998	Tender is under process	Aug 2022- Tower 14, 15 & 16 Feb 2023- Tower 18, 20, 17 & 16 July 2023- Tower 01, 02, 04, 05, 11, 12 & 13	Aug 20	Aug 23	144.65	

GROUP-3

Sl.No.	Project Name	Cost of Construction Inc. 8% PWC & GST as PWC (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 10% balance dues)
4	Sikoa City- Crystal Homes, Noida	405.40	972	Tender is under process	Aug 2022- Tower 13 to 15 Jan 2023- Tower 11 & 12, 16 to 15	Aug-20	Feb-23	307.57	
5	Lakshmi Valley Varaha Heights, G- Noida	1227.25	4064	Tender is under process	Nov 2022- Tower H, I, K, L, M, N, R, X, Y, Z July 2023- Tower A to G, P to V	Aug-20	Aug-23	706.37	<p>All the Home Buyers to their outstanding dues in 10% (Ten) equal instalments as under:</p> <ol style="list-style-type: none"> 1. By 31-Aug-2020- 10% of balance outstanding dues 2. By 30-Nov-2020- 10% of balance outstanding dues 3. By 28-Feb-2021- 10% of balance outstanding dues. 4. By 31-May-2021- 10% of balance outstanding dues 5. By 31-Aug-2021- 10% of balance outstanding dues. 6. By 30-Nov-2021- 10% of balance outstanding dues. 7. By 28-Feb-2022- 10% of balance outstanding dues. 8. By 31-May-2022- 10% of balance outstanding dues. 9. By 30-Sep-2022- 10% of balance outstanding dues. 10. By 28-Feb-2023- 10% of balance outstanding dues. <p>If the work is completed before schedule, the same will be intimated to the home buyer through the LI. Cost Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
6	Lakshmi Valley Adesh Aashish Tanya, G- Noida	626.85	1904	Tender is under process	Feb 2022- Tower K1 & D1 July 2023- Tower C1, D1, E1, F1, G1 & H1	Aug-20	Aug-23	301.13	
7	Dream Valley Ph- 7, G- Noida	1498.88	8302	Tender is under process	Feb 2022- Tower A1 to 44 Towers Nov 2022- Tower A5 to A7, C1 to C12, B1 to B5, C1 to C2 July 2023- Tower B6, C3, C4, D1, D4, E1 to E8, F1 to F12	Aug-20	Aug-23	385.92	

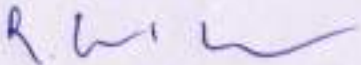

महले रोमण्डल बैंक ऑफ इंडिया
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GROUP-3

S.No.	Project Name	Est of Construction Incl. 8% PWC & GST on PWC (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)
8	Dream Valley- Dhansiri, Gr. No.24	277.6	884	Tender is under process	Feb 2023- Tower H3 & H6 July 2023- Tower H7, H8 & H9	Aug-20	Aug-23	88.50	<p>All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under</p> <ol style="list-style-type: none"> 1. By 31-Aug-2020- 10% of balance outstanding dues. 2. By 30-Nov-2020- 10% of balance outstanding dues. 3. By 28-Feb-2021- 10% of balance outstanding dues. 4. By 31-May-2021- 10% of balance outstanding dues. 5. By 31-Aug-2021- 10% of balance outstanding dues. 6. By 30-Nov-2021- 10% of balance outstanding dues. 7. By 28-Feb-2022- 10% of balance outstanding dues. 8. By 31-May-2022- 10% of balance outstanding dues. 9. By 30-Sep-2022- 10% of balance outstanding dues. 10. By 28-Feb-2023- 10% of balance outstanding dues. <p>If the work is completed before schedule, the same will be estimated to the home buyer through the L1. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
9	Lakshmi Park, Ph-1, Ph-2 & River View, Gr. No.24	163.54	799	Tender is under process	Feb 2022- Tower E3 & E2 June 2022- Tower E3, E4, E5, E6, E7 & E2 July 2022- Tower A1 to A6, B3 to B5, C3 & C4 Aug 2022- Tower C1, C2 & P5 Jan 2023- Tower D1 to D7	Aug-20	Feb-23	200.17	

NOTE:

- *Date of start entirely depends upon availability of funds before award of work.
- The above 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 allotment of individual flat has to make full payment within 01 month from the date of publication on the Receiver's Blog/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 01 month 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.


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 OFF & RES HOUSE NO. C-740
 SECTOR-44, NOIDA-201301

कुंठे सेन्द्रल बँक ऑफ इंडिया
For CENTRAL BANK OF INDIA

 Jay Kumar
 सहायक महा-अध्यक्ष/Assistant General Manager
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