



# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL04161687588014S
Certificate Issued Date	: 09-Nov-2020 11:10 AM
Account Reference	: IMPACC (IV)/ dl773803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77380313943938976985S
Purchased by	: BANK OF MAHARASHTRA
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BANK OF MAHARASHTRA
Second Party	: R VENKATARAMANI COURT RECEIVER
Stamp Duty Paid By	: BANK OF MAHARASHTRA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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This stamp paper forms integral part of Memorandum of Understanding executed by and between Bank of Maharashtra and Hon'ble court receiver.

Bank of Maharashtra  
Zonal Manager  
National Capital Territory of Delhi Zone

R. VENKATARAMANI

SENIOR ADVOCATE- SUPREME COURT

HOUSE NO. C-3-3  
SECTOR-44, NOIDA-201 301 (NCT)

#### Statutory Alert:

1. The authenticity of the stamp can be verified by scanning the QR code on the stamp paper using the mobile app 'Stamp Mobile App' (Available on the website: [www.bankofmaharashtra.com](http://www.bankofmaharashtra.com)) or by visiting the website of the National Capital Territory of Delhi Zone.
2. The issue of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

## MEMORANDUM OF UNDERSTANDING

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

### BETWEEN

Bank of Maharashtra, 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 'LOKMANGAL', 1501, Shivajinagar, Pune- 411005 and a Zonal Office amongst other place at 3<sup>rd</sup> Floor, 15, NBCC Tower, Bhikaji Cama Place, New Delhi-110066 (Delhi Zonal Office)

(hereinafter referred to as the "Bank")

### AND

Mr. R. Venkataramani, Senior Advocate and Learned Court Receiver, 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 release 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 Receiver 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.

बँके बँके ऑफ महाराष्ट्र  
For Bank of Maharashtra

आंचलिक प्रबन्धक / Zonal Manager  
दिल्ली क्षेत्र / Delhi Zone

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R. Venkataramani

R. VENKATARAMANI  
SENIOR ADVOCATE - SUPREME  
OFF & RES HOUSE NO. 4B  
SECTOR-44, NOIDA-201



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

**1) OBLIGATIONS OF THE BANK:**

- a. The Bank shall disburse, subject to adherence of sanction terms and conditions, the loan amount to the Court Receiver by credit to the account maintained and operated by the Court Receiver's 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 from time to time at the website [www.receiveramrapali.in](http://www.receiveramrapali.in) or as and when requested by the Court Receiver by a written notice to Bank. The construction schedule is part of and annexed to this MoU.
- b. All housing loan accounts sanctioned for Amrapali group Projects wherein the Hon'ble Supreme Court has appointed National Building Construction Corporation ("NBCC") for completion in a time bound manner and uploaded from time to time at the website [www.receiveramrapali.in](http://www.receiveramrapali.in) shall be considered for disbursement, subject to adherence of sanction terms and conditions under the present MoU.
- c. All such housing loan accounts wherein partial disbursement of the sanctioned amount was made at the time of booking and remaining disbursement is to be made as and when requested by the Court Receiver and all such housing loan accounts wherein partial disbursement of the sanctioned amount was made at the time of booking but the accounts have already been closed and fresh requests have been raised for the undisbursed amount shall be considered for disbursement, subject to adherence of sanction terms and conditions under the present MoU.

**2) OBLIGATIONS 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](http://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 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 Receiver or 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.

कुले बँक ऑफ महाराष्ट्र  
For Bank of Maharashtra

अधिकारी प्रबंधक Zonal Manager  
दिल्ली अंचल Delhi Zone

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R. VENKATARAMANI  
SENIOR ADVOCATE - SUPREME  
OFF & RES HOUSE NO. C  
SECTOR-44, NOIDA-201 3



- 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, an 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 fail(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.

4) **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.

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) Thus MOU shall be duly endorsed by respective home 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.

BANK  
(Name & Address of Branch)  
For Bank of Maharashtra

  
आंचलिक प्रबन्धक / Zonal Manager  
दिल्ली अंचल / Delhi Zone

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COURT RECEIVER  
(Authorized Signatory)

R. VENKATARAMANI  
SENIOR ADVOCATE-SUPREME COURT  
OFF & RES HOU  
SECTOR-44, NO.1  
(U.P.)

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

**GROUP-1**

**APPENDIX-A**

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 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>
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- 470 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	

कुते बँक ऑफ महाराष्ट्र  
For Bank of Maharashtra

अधिकारिक प्रबन्धक / Zonal Manager  
दिल्ली अंचल / Delhi Zone

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



## 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 30-Apr-2021-12 Flats 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 Id. 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-Villas, Gr. Noida	108.95	887	Work is under execution	30-Apr-2021- 200 Villas 30-Jun-2021- 401 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.

भारत बैंक ऑफ महाराष्ट्र  
For Bank of Maharashtra

  
अंचलिक प्रबन्धक/Zonal Manager  
दिल्ली अंचल/Delhi Zone

  
R. VENKATARAMAN  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE  
SECTOR-44, NOIDA (U.P.)

**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, B1, B4, C1 & C2-17	Jan-22	49.67	<p>All the Home Buyers to their outstanding dues in 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-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 E.d. 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 Aprl. 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 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>
	Centurian Park- 02 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 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 Bank of Maharashtra

*Baburaj*  
Zonal Manager

*R. Venkateshramani*  
SENIOR ADVOCATE- SUPREME COURT



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. 6% PNC & 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	Centurian Park-Taraka Homes, Gf, Noida	753.08	140	Tender is under process	Feb 2022- Tower A1 to A5, B9 Aug 2022- Tower B5, B7, B6, B9, F1, F2 Feb 2023- Tower B1, F3 to F8 June 2023- Tower B2 to B4	Aug 20	Aug 23	209.04	All the Home Buyers to their outstanding dues in 10 (Ten) equal instalments as under: 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  If the work is completed before schedule, the same will be intimated to the home buyer through the IC. Court Register Blog/Website, after verification the buyer have to deposit the balance outstanding dues within one month of the intimation.
	Centurian Park-Taraka Homes, Gf, Noida		1240		June 2023- Tower F9 to F12 & F12 A				
2	Smart City- 1009 Homes, Gf, Noida	983.37	4210	Tender is under process	1st 2022- Tower A1 to A1 Nov 2022- Tower A4 to A7, B5 to B5, C1 to C5, L1 July 2023- Tower L2 to L9, K1 to K9, M1 to M6 & M9	Aug 20	Aug 23	155.31	
3	Smart City- Kingswood, Gf, Noida	983.7	1796	Tender is under process	Aug 2022- Tower 1A, 1B & B3 Feb 2023- Tower 1B, 1C, 1F & 4B July 2023- Tower D1, D3, D4, D5, J1, J2 & J3	Aug 20	Aug 23	144.65	

**GROUP-3**

Sl.No.	Project Name	Est of Construction Incl. 8% PNC & GST less PNC (in Cr.)	Total No. of Flats	Present Status of Work	Likely Handing over Schedule	*Likely Date of Start	Likely Completion	Likely Balance Recoverable from Home Buyers (in Cr.)	Schedule of balance payment by individual Home Buyer (as per their balance sheet)
4	Green City - Crystal Homes, Sec-28	423.41	872	Tender is under process	Aug 2022 - Tower T3 to T5 Jan 2023 - Tower T1 & T2, T6 to T8	Aug-20	Feb-23	201.57	
5	Luxury Valley - various height, 10-15 Stds	1227.25	4884	Tender is under process	Feb 2022 - Tower H, J, K, L, M, N, W, X, Y, Z July 2023 - Tower A to G, P to V	Aug-20	Aug-23	226.37	<p>All the Home Buyers to clear 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 30-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 returned to the home buyer through the Lt. Court Receiver, Mag/Retired, after verification the buyer have to deposit the balance outstanding dues within one month of the completion.</p>
6	Luxury Valley - Adarsh Anand Towers, Gr. Stds	679.75	1804	Tender is under process	Feb 2022 - Tower A1 & B1 July 2023 - Tower C1, D1, E1, F1, G1 & H1	Aug-20	Aug-23	362.13	
7	Green Valley Ph- 2, Gr. Stds	1498.98	3332	Tender is under process	Feb 2022 - Tower A5 to A4 Towers Apr 2022 - Tower A3 to A2, C3 to C2, B1 to B2, C1 to C2 July 2023 - Tower B3, C3, D3, E3, F3 to G3, F1 to F2	Aug-20	Aug-23	555.02	



**GROUP-3**

Sl.No.	Project Name	Cor of Construction Incl. 8% IMC & GST on PMC (In Cr.)	Total no. of Flat	Present Status of Work	Likely heading 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, Exotica, Gr. Noida	273.6	484	Tender is under process	Feb 2023- Tower H5 & H6 July 2023- Tower H7, H8 & H9	Aug-20	Aug-23	85.50	<p>At the Home Buyers to their outstanding dues in 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 30-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 Lt. Govt Receiver Blog/Website, after intimation the Buyer has to deposit the balance outstanding dues within one month of the intimation.</p>
9	Luxure Park, Ph-1, Ph-2 & Swan View, Gr. Noida	161.94	2833	Tender is under process	Feb 2022- Tower E1 & F1 June 2022- Tower E2, E4, E5, E6, F1 & F2 July 2022- Tower K1 to AG, G3 to G5, F3 & F4 Aug 2022- Tower C1, C2 & F5 Jan 2023- Tower D1 to D7	Aug-21	Feb-23	206.17	

**NOTE:**

1. \*Date of start entirely depends upon availability of funds before award of work.
2. 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.
3. The works will be 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 works of common facilities will also be taken up immediately after start of work.
5. 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.
6. 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.

**बैंक ऑफ महाराष्ट्र**  
For Bank of Maharashtra

*(Signature)*  
अधीक्षक प्रबन्धक / Zonal Manager  
दिल्ली अंचल / Delhi Zone

*(Signature)*

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