



सत्यमेव जयते

INDIA NON JUDICIAL

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Account Reference	: IMPACC (IV)/ dl939303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL06225421246079S
Purchased by	: STATE BANK OF INDIA
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
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First Party	: STATE BANK OF INDIA
Second Party	: Not Applicable
Stamp Duty Paid By	: STATE BANK OF INDIA
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 State Bank of India and Hon'ble Court Receiver.

R. Venkataramani



Statutory Alert:

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R. VENKATARAMANI
SENIOR ADVOCATE-SUPREME COURT
SECTOR-44, NO. 1A, 2ND FLOOR, NEW DELHI-110017

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MoU") entered on 16th day of November 2020.

BETWEEN

State Bank of India, a body Corporate constituted under the State Bank of India Act 1955, having its Corporate Office at State Bank Bhavan, Madame Cama Road, Nariman Point, Mumbai 400021 and a Local Head Office at Sansad Marg, New Delhi (hereinafter referred to as the "Bank")

AND

Shri R. Venkataramani, Senior Advocate and Learned Court Receiver, having his office at C-240, Sector-44, Noida-201301, (hereinafter referred to as "Court Receiver")

WHEREAS

- A. The Hon'ble Supreme Court vide its judgment and order dated 23.07.2019 and judgment and order dated 10.07.2020 (hereinafter collectively referred to as "SC Judgments") 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 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 Amrapali projects (hereinafter called "the Project") 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 SC Judgments 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 in respect of the allotments made (vide different allotment letters) to the Homebuyer(s)/Borrower(s) in various projects of Amrapali group companies (hereinafter referred to as "Allotted Units") 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).



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

- E. Further, in terms of the direction in the SC Judgments for consideration of proposal for fresh loan and/ or taking over existing loans sanctioned by other banks/financial institutions for the Project, the Bank has agreed to consider new proposal for home loan (hereinafter called "New Loans") for the Project from customers having high creditworthiness and standing in the market after exercise of due diligence and caution.
- F. In order to give effect to the SC Judgments as also to provide continuity to the existing sanction term and conditions set out in the Home Loan Agreement executed between the Bank and Homebuyer(s)/Borrower(s) (including any modification thereof as may be agreed upon between Bank and Homebuyer(s)/Borrower(s)) and in order to substitute the existing Tripartite Agreement, and/ or further to give effect to the New Loans, 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.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. OBLIGATIONS OF THE BANK:

The Bank shall disburse, subject to adherence of sanction terms and conditions, the balance outstanding loan amount sanctioned to the Homebuyer(s)/Borrower(s), and in case of New Loans, if granted by the Bank, disburse instalments thereof to the Court Receiver by credit to by the Court Receiver's Account at the Branch of UCO Bank, Supreme Court of India, Tilak Marg, New Delhi-110 001 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 and when requested by 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 deeds registered, the Court Receiver shall upload the details on the website www.receiveramrapali.in.

Upon completion of the construction and issuance of completion certificate and/ or occupation certificate, the Court Receiver shall execute and register the Conveyance Deed/Sale Deed/Lease Deed and do all acts necessary to transfer the title of the Allotted Units to the respective Homebuyer(s)/Borrower(s).

The Court Receiver will make arrangement for providing to the Bank, the original, executed, duly stamped and registered Conveyance Deed/Sale Deed/Lease Deed, as the case may be, 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. Before the execution of the Sale Deed/Conveyance Deed/Lease Deed, the Court Receiver shall inform the SBI about the same by way of a written notice, to enable representative of the Bank to be present at the time of execution / registration of Conveyance Deed/Sale Deed/Lease Deed.



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R. VENKATARAMANI
SENIOR ADVOCATE- SUPREME COURT
OFF & RES HOUSE NO. C-240
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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 shall pay the entire amount received on behalf of the Borrower directly to the Bank. Such payment shall amount to complete discharge of obligations of Court Receiver towards Bank and the Borrower. 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 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.
- 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 undertakes that the Allotted Units of the Homebuyer(s)/Borrower(s) are free from all encumbrances, charges, lien, attachment, prior agreements, whatsoever or howsoever.
- g. The Court Receiver agrees that it has no objection to the Homebuyer(s)/Borrower(s) mortgaging the Allotted Units with proportionate share in land to the Bank as security for the home loan advanced by the Bank.
- h. 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



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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 MoU 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 this MoU.

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 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)
STATE BANK OF INDIA
LOCAL HEAD OFFICE, NEW DELHI



(SHAIENDRA KUMAR)
DEPUTY GENERAL MANAGER



COURT RECEIVER
(Authorized Signatory)

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



ENDORSEMENT BY BORROWER/HOME BUYER

I, S/o / D/o / W/o
aged, having an agreement to purchase the property from
..... identified as

(Address of the residential unit) (the "**Residential Unit**"), do hereby unequivocally confirm, agree and endorse the terms of the Memorandum of Understanding dated(hereinafter the "**MoU**") executed between the Bank/SBI and the Court Receiver.

I acknowledge having received a copy of MOU and that I have carefully gone through the terms and conditions of the same.

2. I have been sanctioned Home Loan of Rs _____ by SBI vide sanction letter No. _____ dated _____ (hereinafter called the Home Loan) and I have executed in favour of SBI the following agreements / documents -

- (a)
- (b)
- (c)

3. (a) I state that my account is running regular as on date and repayment is being effectuated on regular basis without their being any default.

(b) Pursuant to directions of the Hon'ble Supreme Court in WP (C) No. 940 Of 2017 titled as "Bikram Chatterji & Ors. Vs. Union of India & Ors.", the Bank has agreed to disburse the undisbursed portion of the home loan.

OR

(a) I have failed to repay the instalments of the home loan in a timely manner on the respective due dates as per the terms of sanction of home loan, as a result of which, further disbursement was discontinued by SBI.

(b) Pursuant to directions of the Hon'ble Supreme Court in WP (C) No. 940 Of 2017 titled as "Bikram Chatterji & Ors. Vs. Union of India & Ors.", the Bank has agreed to restructure my home loan account in terms of Restructuring Agreement dated, and has agreed to disburse the undisbursed portion of the home loan.

[Strike out whichever is not applicable]

4. I agree and note that the further disbursements of the home loan will be done by the Bank in the account maintained by Court Receiver in UCO Bank, Supreme Court Branch as stated in the MOU. I agree and undertake that disbursal of undisbursed portion of the home loan shall amount to a complete and full discharge of obligations of the Bank under the home loan agreement / Restructuring Agreement, as the case may be.

5. I undertake that in accordance with the order dated 23-07-2019 passed by the Hon'ble Supreme Court, I have deposited a sum of INR(Rupees Only) towards my contribution. A copy of the deposit slip evidencing the transfer is attached herein as Annexure I with this endorsement.

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	All the Home Buyers to their outstanding dues in 04 (four) equal instalments as under: 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. 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.
7	Leisure Valley-Villas, Gr. Noida	108.96	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 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. K. -

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)
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7	Leisure Valley-Villas, Gr. Noida	108.96	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 instalments 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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DETAILS OF AMBAPALI 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 64 (four) equal instalments as under:</p> <ol style="list-style-type: none"> By 31-Aug-2020- 25% of balance outstanding dues. By 30-Nov-2020- 25% of balance outstanding dues. By 28-Feb-2021- 25% of balance outstanding dues. 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 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 - 05 Flats Mar. 2021 - 82 Flats Apr. 2021 - 16 Flats	May-21	8.75	
3	Saphire-2, Noida	61.22	1308		Feb-2021- 40 Flats 30-Apr-2021- 160 Flats 31-May-2021- 341 Flats	Jun-21	37.69	
4	Silicon Pk-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	19.90	
5	Princely Estate, Noida	39.98	1919	Work is under execution	Jan 2021 - 46 Flats March 2021 - 37 Flats 30-Apr-2021 - 136	May-21	28.17	

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"> 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 IIL Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
	Centurian Park- Q2 valley, Gr. Noida		600		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.



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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 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 Park-2, Noida	138.48	871	Work is under execution	30-Jun-2021- Tower B1- 128 Flats Aug. 2021- Tower A1- 157 Flats Oct. 2021- tower Z- 151 Flats Dec. 2021- Tower Y- 151 Flats Feb. 2022- Tower W- 128 Flats April. 2022- Tower X- 160 Flats	Jun 22	77.59	<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>

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

GROUP-3

S. No.	Project Name	Est of Construction incl. 8% P.W.C. & GST as P.W.C. (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 Can pay their balance dues)
3	Centurian Park- Tropolis Gardens, Gt. Noida	751.38	3403	Tender is under process	Feb 2022 - Tower A1 to A5, B6 Aug 2022 - Tower B5, B7, B8, B9, F1, F2 Feb 2023 - Tower B1, F3 to F5 June 2023 - Tower B2 to B4	Aug 20	Aug 23	209.04	<p>As the Home Buyers to their outstanding dues at 12 (Twelve) equal instalments as under:-</p> <ol style="list-style-type: none"> By 22-Aug-2020 - 10% of balance outstanding dues By 30-Nov-2020 - 10% of balance outstanding dues. By 26-Feb-2021 - 10% of balance outstanding dues. By 21-May-2021 - 10% of balance outstanding dues By 31-Aug-2021 - 10% of balance outstanding dues By 30-Nov-2021 - 10% of balance outstanding dues. By 28-Feb-2022 - 10% of balance outstanding dues. By 31-May-2022 - 10% of balance outstanding dues By 30-Sep-2022 - 10% of balance outstanding dues. 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 U.S. Client Services Blog/Website, after which the Buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
	Centurian Park- Tropolis Gardens, Gt. Noida		1240		June 2023 - Tower F6 to F12 & F12 A				
4	Smart City- Gaur Noida, Gt. Noida	665.31	4210	Tender is under process	Nov 2022 - Tower A1 to A3 Nov 2022 - Tower A4 to A7, B1 to B5, C1 to C3, L1 Nov 2023 - Tower L2 to L3, F1 to F6, H3 to H6 & H9	Aug 20	Aug 23	155.73	<ol style="list-style-type: none"> By 28-Feb-2020 - 10% of balance outstanding dues By 31-May-2020 - 10% of balance outstanding dues By 30-Sep-2020 - 10% of balance outstanding dues. By 28-Feb-2021 - 10% of balance outstanding dues. By 31-May-2021 - 10% of balance outstanding dues By 30-Sep-2021 - 10% of balance outstanding dues. By 28-Feb-2022 - 10% of balance outstanding dues. By 31-May-2022 - 10% of balance outstanding dues By 30-Sep-2022 - 10% of balance outstanding dues. 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 U.S. Client Services Blog/Website, after which the Buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
5	Smart City- Kingswood, Gt. Noida	490.7	1395	Tender is under process	Aug 2022 - Tower H4, J1 & J2 Feb 2023 - Tower J6, J8, M7 & M9 July 2023 - Tower B1, B2, B4, B5, J1, J2 & J3	Aug 20	Aug 23	244.65	<ol style="list-style-type: none"> By 28-Feb-2020 - 10% of balance outstanding dues By 31-May-2020 - 10% of balance outstanding dues By 30-Sep-2020 - 10% of balance outstanding dues. By 28-Feb-2021 - 10% of balance outstanding dues. By 31-May-2021 - 10% of balance outstanding dues By 30-Sep-2021 - 10% of balance outstanding dues. By 28-Feb-2022 - 10% of balance outstanding dues. By 31-May-2022 - 10% of balance outstanding dues By 30-Sep-2022 - 10% of balance outstanding dues. 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 U.S. Client Services Blog/Website, after which the Buyer have to deposit the balance outstanding dues within one month of the intimation.</p>

GROUP-3

Sl.No.	Project Name	Est. of Construction Incl. 8% EWC & GST on EWC (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)
4	Silver City- Dyalka Market, Noida	402.41	912	Tender is under process	Aug 2022 - Tower 13 to 15 Jan 2023 - Tower 13 & 12, 16 to 19	Aug-22	Feb-23	307.57	
5	Louvre Valley- Vardha Heights, Gt. Noida	1227.25	4964	Tender is under process	Feb 2022 - Tower H, I, K, L, M, N, W, X, Y, Z Jul 2023 - Tower 4 to 10, 9 to 9	Aug-21	Aug-23	729.17	<p>As 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 intimated to the home buyer through the E- Court Seller Buyer Web/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
6	Louvre Valley- Akash Akash Heights, Gt. Noida	628.55	1924	Tender is under process	Feb 2022 - Tower A1 & B1 July 2023 - Tower C1, D1, E1, F1, G1 & H1	Aug-21	Aug-23	386.11	
7	Green Valley Ph. 2, Gt. Noida	1488.68	8102	Tender is under process	Feb 2022 - Tower A1 to AA Towers Nov 2022 - Tower 45 to 47, 25 to C12, R1 to R5, C3 to C2 Nov 2023 - Tower 25, C1, CA, D1, D2, D3 to 48, F1 to F12	Nov-21	Aug-23	983.02	

GROUP-3

Sl. No.	Project Name	Est. of Construction Incl. 4% PMC & GST or PMC (In Cr.)	Total no. of Flat	Present Status of Work	Likely Handing over Schedule	*Likely Date of Start	Likely Completion	Likely Balance Removable from Home Buyers (In Cr.)	Schedule of balance payment by individual home buyer (as per their balance sheet)
8	Green Valley, Durgam, G.P. Nellore	233.5	304	Tender is under process	Feb 2023 - Tower H5 & H6 July 2023 - Tower H7, H8 & H9	Aug-20	Aug-23	88.50	<p>As the home buyers to their outstanding dues in 15 (Fifteen) equal instalments as under:</p> <ol style="list-style-type: none"> By 31-Aug-2020 - 10% of balance outstanding dues. By 30-Nov-2020 - 10% of balance outstanding dues. By 28-Feb-2021 - 10% of balance outstanding dues. By 31-May-2021 - 10% of balance outstanding dues. By 30-Aug-2021 - 10% of balance outstanding dues. By 30-Nov-2021 - 10% of balance outstanding dues. By 28-Feb-2022 - 10% of balance outstanding dues. By 31-May-2022 - 10% of balance outstanding dues. By 30-Sep-2022 - 10% of balance outstanding dues. By 28-Feb-2023 - 10% of balance outstanding dues.
9	Lakshmi Park, Ph. 1, Ph. 2 & River View, G.P. Nellore	165.94	2093	Tender is under process	Feb 2023 - Tower H2 & H3 June 2023 - Tower H4, H5, H6, H7 & H8 July 2023 - Tower A1 to A5, B1 to B5, F3 & F4 Aug 2023 - Tower C1, C2 & F5 Jan 2024 - Tower D1 to D3	Aug-20	Feb-23	206.93	<ol style="list-style-type: none"> 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 buyers through the Ld. Court Reviewer (Bq/Wabars), after intimation the home buyers to deposit the balance outstanding dues within one month of the intimation.</p>

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 status of individual flat has to make full payment within 01 month from the date of publication on the Reviewer'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 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. K. W.