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# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL17330237462168S
Certificate Issued Date	: 14-Dec-2020 12:38 PM
Account Reference	: IMPACC (IV)/ 01990303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL99030338902960186548S
Purchased by	: PUNJAB NATIONAL BANK
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PUNJAB NATIONAL BANK
Second Party	: R VENKATARAMANI COURT RECEIVER
Stamp Duty Paid By	: PUNJAB NATIONAL BANK
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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This Stamp paper forms an integral part of MOU between the RECEIVER and PUNJAB NATIONAL BANK.

*R.V.*



R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF. & RES HOUSE NO. C-24D  
SECTOR-44, NO:DA-201 301 (U.P.)

**Statutory Aler..**

1. The authenticity of the e-stamp certificate should be verified at [www.ahrcstamp.com](http://www.ahrcstamp.com) or using a Smart Mobile App available on the Google Play Store and as available on the website. Mobile App holders should verify the certificate.
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## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ('MoU') entered into on 14<sup>th</sup> day of December 2020.

### BETWEEN

**Punjab National Bank**, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970, having its Head office at Plot No 4, Sector -10, Dwarka, New Delhi-110075, and a Branch Office amongst other place at (hereinafter referred to as the "**Bank**") through Sh. Mohan Chandra Bhatt, Dy. General Manager, Zonal Office, Delhi. **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 with respect to allotment of unit/s (allotted through different allotment letters) made to Homebuyer(s)/Borrower(s) in various



  
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OFF & RES HOUSE NO. C-240  
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projects of Amrapali (hereinafter referred as "Allotted Units") , 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 to agree 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, balance portion of the loan amount sanctioned by the bank to the homebuyer(s)/Borrower(s), 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 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](http://www.receiveramrapali.in). After completion of the construction and issuance of completion certificate and/or occupation certificate, sale deed/conveyance deed/lease deed, as applicable, shall be executed and registered by the Court Receiver and all such acts shall be done by him which are necessary to transfer title in the allotted unit/s to respective homebuyer(s)/Borrower(s). 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,



  
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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.

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.

The Court Receiver undertakes that there is no encumbrance, lien, charge, attachment, prior agreements upon allotted unit/s of homebuyer(s)/Borrower(s).

The Court Receiver has no objection on homebuyer(s)/Borrower(s) mortgaging allotted unit/s along with proportionate share of land in the favour of bank as security for the housing loan advanced by bank.

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).

#### **(4) 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



A handwritten signature in blue ink, which appears to be 'R. Venkataramani', is located at the bottom right of the page.

R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO.C-24D  
SECTOR-44, NOIDA-201 301 (U.P.)

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.

**(5) 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.

**(6) 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.

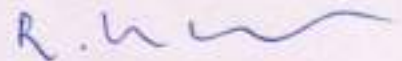
**(7) ASSIGNMENT**

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).

**(8)** 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.

  
**Mohan Chandra Bhatt,**  
Dy. General Manager,  
PUNJAB NATIONAL BANK,  
Zonal Office, Delhi.  
Address :- Rajendra Bhawan,  
Rajendra Place,  
New Delhi.

  
**R. Venkataramani,**  
COURT RECEIVER  
(Authorized Signatory)

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



**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	Jadeo, 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 allocated to the home buyer through the Id. Court Receiver @app/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	32.69	
4	Silicon Park Noida	81.5	2464	Work is under execution	Feb.2021- 31 Flats 30-Apr-2021- 149 Flats 31-May-2021- 410 Flats	Jun-21	19.99	
5	Princessy Estate, Noida	29.98	1919	Work is under execution	Jan. 2021-46 Flats March 2021- 37 Flats 30-Apr-2021- 236	May-21	28.17	

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## 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 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 Lit. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
7	Secret Valley, Noida, G. Noida	108.06	887	Work is under execution	30-Apr-2021- 200 Villas 30-Jun-2021- 481 Villas	Jul-21	56.52	<p>If the work is completed before schedule, the same will be intimated to the home buyer through the Lit. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>

**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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**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 Vihar, Gr. North	128.48	179	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 instalments as under:</p> <ol style="list-style-type: none"> <li>By 31-Aug-2020- 10% of balance outstanding dues.</li> <li>By 31-Oct-2020- 10% of balance outstanding dues.</li> <li>By 31-Dec-2020- 10% of balance outstanding dues.</li> <li>By 28-Feb-2021- 10% of balance outstanding dues.</li> <li>By 30-Apr-2021- 10% of balance outstanding dues.</li> <li>By 30-Jun-2021- 10% of balance outstanding dues.</li> <li>By 31-Aug-2021- 10% of balance outstanding dues.</li> <li>By 31-Oct-2021- 10% of balance outstanding dues.</li> <li>By 31-Dec-2021- 10% of balance outstanding dues.</li> <li>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>
2	Silicon Ph-2, North	138.49	871	Work is under execution	30-Jun-2021- Tower B1- 126 Flats Aug-2021- Tower A1- 152 Flats Oct-2021- Tower Z- 151 Flats Dec-2021- Tower Y- 151 Flats Feb-2022- Tower W- 126 Flats Apr-2022- Tower X- 160 Flats	Jun-22	27.59	



## 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 No:14	184.41	600	Work is under execution	July 2021- Block E & D - 300 Oct. 2021- Block C - 300 Flats	14-22	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"> <li>By 31-Aug-2020- 10% of balance outstanding dues.</li> <li>By 31-Oct-2020- 10% of balance outstanding dues.</li> <li>By 31-Dec-2020- 10% of balance outstanding dues.</li> <li>By 28-Feb-2021- 10% of balance outstanding dues.</li> <li>By 30-Apr-2021- 10% of balance outstanding dues.</li> <li>By 30-Jun-2021- 10% of balance outstanding dues.</li> <li>By 11-Aug-2021- 10% of balance outstanding dues.</li> <li>By 31-Oct-2021- 10% of balance outstanding dues.</li> <li>By 31-Dec-2021- 10% of balance outstanding dues.</li> <li>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 U. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
	Centurian Park- G2 Villa, Gr No:14		800		Oct. 2021- Tower F16- 200 Flats Jan-2022- Tower- F15- 200 Flats 11-May-2022- Tower F17 & F18- 400 Flats		47.75	

### NOTE

- The effect of COVID-19 has already been considered in the completion. The Sites have been re-mobilized 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.
- 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.
- 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.
- The flats which are being completed in phases, the home buyer shall have to make full payment 01 months 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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R. Venkataramani  
**R. VENKATARAMANI**  
 SENIOR ADVOCATE- SUPREME COURT  
 OFF & RES HOUSE NO. C-240  
 SECTOR-44, NOIDA-201 301 (U.R.)

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

**GROUP-3**

Sl. No.	Project Name	Est of Construction work & % PWD & start on PWD (in Cr.)	Total no. of Flats	Present Status of Work	Liberty Handing over Schedule	%Liberty Date of Start	Liberty Completion	Liberty Balance Surrendered from Home Buyers (in Cr.)	Schedule of balance payment by Individual Home Buyer (as per three balance dues)
1	Centurian Park Parkside Gardens, Cr. No.10	15.500	144	Tender is under process	Ph-2022: Tower A1 to A5, B0 Aug-2022: Tower A5, B1, B6, B3, F1, F2 Feb-2023: Tower B1, F3 to F8 June-2023: Tower B7 to B4	Aug-22	Aug-22	200.00	<p>40 % 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>100% work is completed before schedule. The dues can be returned to the Home Buyer through the 10 (Ten) installments. Any dispute after initiation the dues from the Home Buyer balance outstanding dues within the period of the installment.</p>
2	Centurian Park Parkside Gardens, Cr. No.10	15.500	144	Tender is under process	Tower B0 to Tower F0 to F12 & F12 A			140.00	
3	Grand City Parkside, Cr. No.10	44.11	400	Tender is under process	Ph-2022: Tower W1 to W5 Nov-2022: Tower W6 to W7, B1 to B5, C1 to C5, F1 Nov-2022: Tower G1 to G3, H1 to H5, H1 to H5 & H7	Aug-22	Aug-22	100.00	
4	Grand City Parkside, Cr. No.10	44.11	400	Tender is under process	Ph-2022: Tower H1, H2 & D1 Nov-2022: Tower B1, B4, W1 & W2 Nov-2022: Tower G1, G4, G5, G1, G2 & G3	Aug-22	Aug-22	144.00	

**GROUP-3**

Sl. No.	Project Name	Est of Construction incl. 6% PMC & GST on PMC (in Cr.)	Flat no. of Flat	Present Status of Work	Likely Handing over Schedule	1. Likely Date of Start	2. Likely Completion	3. Likely Balance Recoverable from Home Buyers (in Cr.)	Schedule of balance payment by Individual Home Buyer (as per their balance due):
1	Shree Sai Charitable Trust, Sec 13	402.41	011	Under a tender process	Aug 2022 - Tower 71 to 75 Jan 2023 - Tower 71 & 72, 73 to 75	Aug 22	Feb 23	202.50	
2	Shree Sai Charitable Trust, Sec 13	1337.21	012A	Under a tender process	Nov 2022 - Tower 11, 12, 13, 14, 15, 16, 17, 18, 19 Jul 2023 - Tower 11, 12, 13, 14, 15, 16, 17, 18, 19	Aug 22	Aug 23	200.00	<p>As the home buyers to their outstanding dues in 10 equal installments as under:</p> <ol style="list-style-type: none"> <li>1. By 11-Aug-2020 - 10% of balance outstanding dues.</li> <li>2. By 10-Nov-2020 - 10% of balance outstanding dues.</li> <li>3. By 28-Feb-2021 - 10% of balance outstanding dues.</li> <li>4. By 11-May-2021 - 10% of balance outstanding dues.</li> <li>5. By 01-Aug-2021 - 10% of balance outstanding dues.</li> <li>6. By 22-Nov-2021 - 10% of balance outstanding dues.</li> <li>7. By 14-Feb-2022 - 10% of balance outstanding dues.</li> <li>8. By 07-May-2022 - 10% of balance outstanding dues.</li> <li>9. By 29-Sep-2022 - 10% of balance outstanding dues.</li> <li>10. By 20-Feb-2023 - 10% of balance outstanding dues.</li> </ol> <p>If the work is completed before schedule the dues will be returned by the Home Buyer through their Escrow Account immediately after completion the dues have to be given to the home buyer within one month of the completion.</p>
3	Shree Sai Charitable Trust, Sec 13	674.55	100A	Under a tender process	Aug 2022 - Tower 40 & 41 Nov 2022 - Tower 42, 43, 44, 45 & 46	Aug 22	Aug 23	202.00	
4	Shree Sai Charitable Trust, Sec 13	1440.48	013A	Under a tender process	Feb 2022 - Tower 40 to 44 (existing) Nov 2022 - Tower 45 to 47 & 48 to 50 & 51, 42 to 44, 46, 47, 48 to 50 & 51 Jul 2023 - Tower 45, 46, 47, 48, 49, 50 & 51	Aug 22	Aug 23	202.00	

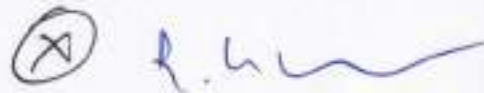
**GROUP-3**

Sl.No	Project Name	Est of Construction incl. 8% PMC & GST on BMC (in Cr.)	Total no. of Flats	Present Status of Work	Slabs Handing over Schedule	*Likely Date of Start	Likely Completion	Likely Balance Payable from Home Buyers (in Cr.)	Schedule of balance payment by Individual Home Buyer (as per their balance sheet)
1	Shree Vastu Park, Old Sector-44, Gurgaon	177.3	854	Tender in under process	Feb 2023: Tower H1 & H6 May 2023: Tower H7, H8 & H9	Aug 23	Aug 23	80.00	<p>At the time Slabs to their outstanding dues in 10 (Ten) equal installments as under:</p> <ol style="list-style-type: none"> <li>By 31 Aug 2023: 10% of balance outstanding dues.</li> <li>By 30 Nov 2023: 10% of balance outstanding dues.</li> <li>By 28 Feb 2024: 10% of balance outstanding dues.</li> <li>By 31 May 2024: 10% of balance outstanding dues.</li> <li>By 31 Aug 2024: 10% of balance outstanding dues.</li> <li>By 30 Nov 2024: 10% of balance outstanding dues.</li> <li>By 28 Feb 2025: 10% of balance outstanding dues.</li> <li>By 31 May 2025: 10% of balance outstanding dues.</li> <li>By 30 Sep 2025: 10% of balance outstanding dues.</li> <li>By 28 Jan 2026: 10% of balance outstanding dues.</li> </ol>
2	Amber Park, Old Sector-44, Gurgaon	100.00	500	Tender in under process	Feb 2023: Tower G1 & G2 May 2023: Tower F1, F2, F3, F4, F5 & F6 Aug 2023: Tower E1 to E6, E7 to E9, E10 & E11 Nov 2023: Tower D1, D2 & D3 Jan 2024: Tower C1 to C4	Aug 23	Feb 24	100.00	<p>If the work is completed before completion, the same will be returned to the Home Buyers through the L1. Court Review Reg. Website, after initiation the Home Buyer Subject to the balance outstanding dues within the month of the completion.</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 work will be completed in phases & according to the status of completion that has to make full payment within 01 month from the date of publication on the Developer's Web/Website.
- The works of common facilities will also be taken up immediately after start of work.
- The flats which are being constructed 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 don't pay the installments as per the given schedule, then the Home Buyer has to pay the entire amount subject to direction of Hon'ble Supreme Court.

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 OFF & RES HOUSE NO. C-240  
 SECTOR-44, NOIDA-201 301 (U.R.)

**COMPLETION SCHEDULE & SCHEDULE OF BALANCE PAYMENT BY HOME BUYERS FOR HEART BEAT-1 & HEART BEAT-2**

Sl. No.	Project Name	Cost of Construction incl. 8% PFC & GST so PSE (in Cr.)	Total no. of Flat	Present Status of Work	Likely Handing over Schedule	Likely Date of Start	Likely Completion	Schedule of balance payment by Individual Home buyer (as per their balance dues)
1	Heart Beat-1	570.00	138	Target 1 work started	Aug 2020 - Feb 2021 Nov. 2020 - Feb. 2021	15th 12 2020	2nd 12 2021	<p>All the Home Buyers to pay their outstanding dues in 02 - (Two) installments as under:-</p> <ol style="list-style-type: none"> <li>By 15.12.2020 - 10% of balance outstanding dues</li> <li>By 15.03.2021 - 10% of balance outstanding dues</li> <li>By 15.06.2021 - 20% of balance outstanding dues</li> <li>By 15.09.2021 - 20% of balance outstanding dues</li> <li>By 15.12.2021 - 20% of balance outstanding dues</li> </ol> <p>From date of completion of the schedule, the same will be intimated to the Home Buyer through the Lt. Court Receiver Blog/Website, after intimation the Buyer has to deposit the balance outstanding dues within one month of the intimation. For any completion of PSE, possession can only be given after receipt of payment in one month of submission of Lt. Court Receiver receipt slip.</p>
2	Heart Beat-2	405.04	107	Target 2 work started	2nd 2020 - Feb 2021 15th 2020 - Feb. 2021	15th 12 2020	1st 04 2021	<p>All the Home Buyers to pay their outstanding dues in 02 - (Two) installments as under:-</p> <ol style="list-style-type: none"> <li>By 15.12.2020 - 10% of balance outstanding dues</li> <li>By 15.04.2021 - 10% of balance outstanding dues</li> <li>By 15.08.2021 - 20% of balance outstanding dues</li> <li>By 15.12.2021 - 10% of balance outstanding dues</li> <li>By 15.04.2022 - 10% of balance outstanding dues</li> </ol> <p>From date of completion of the schedule, the same will be intimated to the Home Buyer through the Lt. Court Receiver Blog/Website, after intimation the Buyer has to deposit the balance outstanding dues within one month of the intimation. For any completion of PSE, possession can only be given after receipt of payment in one month of submission of Lt. Court Receiver receipt slip.</p>

**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, 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 effort of individual flat has to make full payment within 01 month from the date of publication on the Receiver's Blog/Website.
4. The date 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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