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Purchased by	: PRONOY GHOSE
Description of Document	: Article 5 General Agreement
Property Description	: MEMORANDUM OF UNDERSTANDING BETWEEN PUNJAB AND SIND BANK AND LEARNED COURT RECEIVER FOR AMRAPALI GROUP PROJECT IN ACCORDANCE WITH SUPREME COURT ORDER
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PUNJAB AND SIND BANK
Second Party	: LEARNED COURT RECEIVER FOR AMRAPALI GROUP PROJECT
Stamp Duty Paid By	: PUNJAB AND SIND BANK
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



SELF PRINTED CERTIFICATE
TO BE VERIFIED BY THE RECIPIENT

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THIS STAMP PAPER IS AN INTEGRAL PART OF
MOU BETWEEN "THE RECEIVER" AND

"PUNJAB & SIND BANK"

R. Venk



R. VENKATARAMANI
SENIOR ADVOCATE- SUPREME COURT

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ('MoU') entered into on 5th day of February, 2021 at New Delhi

BETWEEN

PUNJAB & SIND BANK, a body corporate constituted under the Banking Companies (Acquisition and transfer of Undertaking) Act, 1980 having its Head Office at 21, Rajendra Place, New Delhi - 110008 (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 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 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 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).





- E. Further, in terms of the direction in Supreme Court 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 credit worthiness and standing in the market after exercise of due diligence and caution.
- F. In order to give effect to the Supreme Court Judgments as also to provide continuity to the existing sanction terms 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 the account maintained and operated by the Court Receiver at the Branch of UCO Bank, Supreme Court of India, Tilak Marg, New Delhi- 110001, in lump sum or otherwise within the time specified in the construction schedule prepared by **NBCC** and uploaded from time to time at the website www.receiveramrapali.in 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.

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 to the Allotted Units to the respective Homebuyer(s)/Borrower(s).

R. Venkataramani



R. VENKATARAMANI
SENIOR ADVOCATE, SUPREME COURT.

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. Before execution of Sale Deed/Conveyance Deed/Lease Deed, the Court receiver shall inform the Punjab & Sind Bank, 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.

In the event, the Home buyer(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 obligation of Court Receiver towards Bank and the Borrower. The Homebuyer(s)/Borrower(s) also 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)'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 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 allotted Units of the Homebuyer(s)/Borrower(s) are free from all encumbrances, charges, lien, attachment, prior agreement, 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.



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- 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 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, email 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 party 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).



R. Venkataramani

R. VENKATARAMANI

(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.

कृते पंजाब एण्ड सिंध बैंक
For Punjab & Sind Bank

विधि एवं न्याय विभाग / Law & Recovery Dept.

वरिष्ठ प्रबंधक / Sr. Manager

21, राजेंद्र प्लेस नई दिल्ली - 110008
21, Rajendra Place, New Delhi-110008

(Name & Address of the Bank Office)
PUNJAB & SIND BANK, HEAD OFFICE
21, RAJENDRA PLACE, NEW DELHI



COURT RECEIVER
(Authorized Signatory)

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-1

Sl.No.	Project Name	Cot 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 the 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 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	Sapphire-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	Sapphire-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	

APPENDIX - A



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

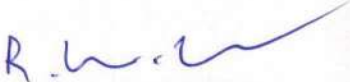
GROUP-1

Sl.No.	Project Name	Cot 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 the 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 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 th buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
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 work 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	Cot 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 th 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	All the Home Buyers to their outstanding dues in 10 (Ten) equal installmen under : 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. If the work is completed before schedule, the same will be intimated to th home buyer through the Ld. Court Receiver Blog/Website, after intimation buyer have to deposit the balance outstanding dues within one month of l intimation.
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	



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GROUP-2

Sl.No.	Project Name	Cot 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 th 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 installmen 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 t home buyer through the Ld. Court Receiver Blog/Website, after intimation buyer have to deposit the balance outstanding dues within one month of 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 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 b 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-3

Sl.No.	Project Name	Cot of Construction Incl. 8% PMC & GST on PMC (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-Terrace Homes, Gr. Noida	753.08	3481	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 F8 June 2023- Tower B2 to B4	Aug-20	Aug-23	209.04	<p>All the Home Buyers to their outstanding dues in 10 (Ten) 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 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 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-Tropical Garden, Gr. Noida		1240		June 2023- Tower F9 to F12 & F12 A			146.97	
2	Smart City- Golf Homes, Gr. Noida	693.37	4210	Tender is under process	Feb 2022- Tower A1 to A3 Nov 2022- Tower A4 to A7, B1 to B5, C1 to C5, L1 July 2023- Tower L2 to L9, K1 to K9, M1 to M6 & M9	Aug-20	Aug-23	155.33	
3	Smart City Kingswood, Gr. Noida	480.7	1596	Tender is under process	Aug 2022- Tower J4, J5 & D3 Feb 2023- Tower J8, J9, M7 & M8 July 2023- Tower D1, D2, D4, D5, J1, J2 & J3	Aug-20	Aug-23	244.65	





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GROUP-3

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 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	Silicon City- Crystal Homes, Noida	403.41	972	Tender is under process	Aug 2022- Tower T3 to T5 Jan 2023- Tower T1 & T2, T6 to T9	Aug-20	Feb-23	307.57	
5	Leisure Valley- Verona Height, Gr Noida	1227.21	4964	Tender is under process	Feb 2023- Tower H, J, K, L, M, N, W, X, Y, Z July 2023- Tower A to G, P to V	Aug-20	Aug-23	709.37	<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 Ld. Court Receiver Blog/Website, after intimation the buyer have to deposit the balance outstanding dues within one month of the intimation.</p>
6	Leisure Valley- Adarsh Awash Yagna, Gr Noida	628.55	1904	Tender is under process	Feb 2023- Tower A1 & B1 July 2023- Tower C1, D1, E1, F1, G1 & H1	Aug-20	Aug-23	360.13	
7	Dream Valley Ph-2, Gr Noida	1498.98	8302	Tender is under process	Feb 2022- Tower A1 to A4 Towers Nov 2022- Tower A5 to A7, C5 to C12, B1 to B5, C1 to C2 July 2023- Tower B6, C3, C4, D1, D2, E1 to E8, F1 to F12	Aug-20	Aug-23	585.02	




R. VENKATARAMIAN
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 SECTOR-44, NOIDA-201 301 (

GROUP-3

Sl.No.	Project Name	Cot of Construction incl. 8% PMC & GST on PMC (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-Enchante, Gr. Noida	273.6	884	Tender is under process	Feb 2023- Tower H5 & H6 July 2023- Tower H7, H8 & H9	Aug-20	Aug-23	89.50	<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 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>
9	Leisure Park, Ph-1, Ph-2 & River View, Gr. Noida	565.94	2993	Tender is under process	Feb 2022- Tower E1 & E2 June 2022- Tower E3, E4, B1, B2, F1 & F2 July 2022- Tower A1 to A6, B3 to B5, F3 & F4 Aug 2022- Tower C1, C2 & F5 Jan 2023- Tower D1 to D7	Aug-20	Feb-23	200.53	

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 installments 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

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


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

Sl.No.	Project Name	Cot of Construction incl. 8% PMC & GST on PMC (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	170.30	759	Tender is under process	Aug. 2022- Tower A, B, C & D Nov. 2022- Towers E, F, G, H & J	Likely 15-12-2020	Dec-22	<p>All the Home Buyers to their outstanding dues in 05 (Five) equal installments as under:</p> <ol style="list-style-type: none"> By 15.12.2020- 20% of balance outstanding dues. By 15.03.2021- 20% of balance outstanding dues. By 15.06.2021- 20% of balance outstanding dues. By 15.09.2021- 20% of balance outstanding dues. By 15.12.2021- 20% 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. For early completion of Flats, possession can only be given after clearance of payment with one month of publication on Ld. Court Receiver website/blog.</p>
2	Heart Beat-2	405.24	1217	Tender is under process	Dec. 2022- Tower M, N, O & P May 2023- Tower K, L, Q, R, S, T, U & V	Likely 15-12-2020	Jun-23	<p>All the Home Buyers to their outstanding dues in 05 (Five) equal installments as under:</p> <ol style="list-style-type: none"> By 15.12.2020- 20% of balance outstanding dues. By 15.04.2021- 20% of balance outstanding dues. By 15.08.2021- 20% of balance outstanding dues. By 15.12.2021- 20% of balance outstanding dues. By 15.04.2022- 20% 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. For early completion of Flats, possession can only be given after clearance of payment with one month of publication on Ld. Court Receiver website/blog.</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, 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 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.




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

REVISED PAYMENT SCHEDULE

REVISED TO THE BENEFIT OF HOME BUYERS -IN VIEW OF DELAYS OCCURED IN AWARD OF TENDERS IN VERONA/DREAM VALLEY-II

GROUP-3

Sl.No.	Project Name	Cot of Construction incl. 8% PMC & GST on PMC (in Cr.)	Total no. of Flat	Present Status of Work	Likely Handing over Schedule	Date of Start	Likely Completion	Schedule of balance payment by Individual Home buyer (as per their balance dues)
1	Centurian Park- Terrace homes, Gr. Noida	753.08	3481	Work is under execution	Feb 2022- Tower A1 to A5, B2 Aug 2022- Tower B1, B3, B4, B5, F1, F2 Feb 2023- Tower B6, B7, F3 to F7 June 2023- Tower F8, B8, B9	Aug-20	Aug-23	
	Centurian Park- Tropical Garden, Gr. Noida		1240		June 2023- Tower F9 to F12 & F12 A			
2	Smart City- Golf Homes, Gr. Noida	693.37	4210	Work is under execution	Feb 2022- Tower A1 to A3 Nov 2022- Tower A4 to A7, B1 to B5, C1 to C5, L1 July 2023- Tower L2 to L9, K1 to K9, M1 to M6 & M9	Aug-20	Aug-23	All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under:- ::- SAME PAYMENT SCHEDULE AS PUBLISHED EARLIER COMMENCING FROM AUGUST-2020 WILL APPLY ::- ::- THERE IS NO CHANGE AND NO REVISED SCHEDULE ::-
3	Smart City- Kingswood, Gr. Noida	480.7	1596	Work is under execution	Aug 2022- Tower J4, J5 & D3 Feb 2023- Tower J8, J9, M7 & M8 July 2023- Tower D1, D2, D4, D5, J1, J2 & J3	Aug-20	Aug-23	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. For early completion of Flats, possession can only be given after clearance of payment with one month of publication on Ld. Court Receiver website/blog.
4	Silicon City- Crystal Homes, Noida	403.41	972	Work is under execution	Aug 2022- Tower T3 to T5 Jan 2023- Tower T1 & T2, T6 to T9	Aug-20	Feb-23	
5	Leisure Valley- Adarsh Awash Vojna, Gr. Noida	628.55	1904	Work is under execution	Feb 2023- Tower A1 & B1 July 2023- Tower C1, D1, E1, F1, G1 & H1	Aug-20	Aug-23	




R. VENKATARAMAN
 SENIOR ADVOCATE- SUPREME (C)
 OFF & RES HOUSE NO. C-24
 SECTOR-44, NOIDA-201 301 (C)

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	Date of Start	Likely Completion	Schedule of balance payment by Individual Home buyer (as per their balance dues)
6	Leisure Park, Ph-1, Ph-2 & River View, Gr. Noida	565.94	2993	Work is under execution	Feb 2022- Tower E1 & E2 June 2022- Tower E3, E4, B1, B2, F1 & F2 July 2022- Tower A1 to A6, B3 to B5, F3 & F4 Aug 2022- Tower C1, C2 & F5 Jan 2023- Tower D1 to D7	Aug-20	Feb-23	All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under: ::- SAME PAYMENT SCHEDULE AS PUBLISHED EARLIER COMMENCING FROM AUGUST-2020 WILL APPLY ::- ::- THERE IS NO CHANGE AND NO REVISED SCHEDULE ::-
7	Dream Valley-Enchante, Gr. Noida	273.6	884	Work is under execution	Mar. 2023- Tower H5 & H6 Aug. 2023- Tower H7, H8 & H9	Sep-20	Sep-23	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. For early completion of Flats, possession can only be given after clearance of payment with one month of publication on Ld. Court Receiver website/blog.
8	Dream Valley Ph-2, Gr. Noida	1498.98	8302	Work is under execution	Apr. 2022- Tower A1 to A4 Towers Jan 2023- Tower A5 to A7, C3 to C12, B1 to B5, C1 to C2 Sep. 2023- Tower B6, C3, C4, D1, D2, E1 to E8, F1 to F12	Oct-20	Oct-23	REVISED PAYMENT SCHEDULE -APPLICABLE ONLY FOR DREAM VALLEY, Ph-2 AND VERONA HEIGHTS All the Home Buyers to their outstanding dues in 10 (Ten) equal installments as under: 1. By 15.12.2020 - 10% of balance outstanding dues. 2. By 28.02.2021 - 10% of balance outstanding dues. 3. By 31.05.2021 - 10% of balance outstanding dues. 4. By 31.08.2021 - 10% of balance outstanding dues. 5. By 30.11.2021 - 10% of balance outstanding dues. 6. By 28.02.2022 - 10% of balance outstanding dues. 7. By 31.05.2022 - 10% of balance outstanding dues. 8. By 31.08.2022 - 10% of balance outstanding dues. 9. By 30.11.2022 - 10% of balance outstanding dues. 10. By 28.02.2023 - 10% of balance outstanding dues.
9	Leisure Valley-Verona Height (Package-A), Gr. Noida	668.24	2584	Work is under execution	Jun. 2023- Tower H, J, K, L, M, N Nov. 2023- Tower A to G	Nov-20	Nov-23	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. For early completion of Flats, possession can only be given after clearance of payment with one month of publication on Ld. Court Receiver website/blog.
10	Leisure Valley-Verona Height (Package-B), Gr. Noida	522.05	2380	Work is under execution	Jun. 2023- Tower V, W, X, Y, Z Nov. 2023- Tower P to U	Nov-20	Nov-23	NOTE: (1) IRRESPECTIVE OF PAYMENTS MADE, IF ANY, AS PER EARLIER PAYMENT SCHEDULE COMMENCING FROM AUGUST-2020 AS INSTALLMENT 1 AND 2, THE THIRD INSTALLMENT WILL NOW DUE BY 28.02.2021 AS SECOND INSTALLMENT. 3rd and subsequent Installments will be as per above mentioned Revised Payment Schedule. (2) THIS REVISED PAYMENT SCHEDULE DOES NOT APPLY TO DREAM VALLEY -ENCHANTE PROJECT, WHICH WILL BE COVERED UNDER THE EARLIER PAYMENT SCHEDULE COMMENCING FROM AUGUST-2020.

NOTE:

1. 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.
2. 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.
3. The works of common facilities will also be taken up immediately after start of work.
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.
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