



NBCC (INDIA) LTD.

(A Govt. of India Enterprise)

SALE OF UNUSED SANCTIONED FLOOR AREA RATIO (“FAR”) AND EXTRA FAR OVER & ABOVE SANCTIONED FAR (UPTO 3.5 FAR) OF PRINCELY ESTATE PROJECT OF ERSTWHILE AMRAPALI GROUP (NOW ALL RIGHTS THEREUPON SHALL VEST IN THE COURT RECEIVER FOR THE SAID PROPERTIES BY THE HON'BLE SUPREME COURT ORDER DATED 23.07.2019).

APPLICATION FORM

NBCC (INDIA) Limited, NBCC Bhawan, Lodhi Road, New Delhi-110003.

Telephone No.: - 011- 24367314-17, Web: www.nbccindia.com

E-Mail: rbg.amrapali.nbcc@nic.in



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SALE OF UNUSED SANCTIONED FLOOR AREA RATIO ("FAR") AND EXTRA FAR OVER & ABOVE SANCTIONED FAR (UPTO 3.5 FAR) OF PRINCELY ESTATE PROJECT OF ERSTWHILE AMRAPALI GROUP (NOW ALL RIGHTS THERE UPON SHALL VEST IN THE COURT RECEIVER FOR THE SAID PROPERTIES BY THE HON'BLE SUPREME COURT ORDER DATED 23.07.2019).

THROUGH E-AUCTION

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**NBCC (INDIA) LIMITED
(A GOVT. OF INDIA ENTERPRISE)
OFFICE OF THE EXECUTIVE DIRECTOR (ENGINEERING),
RBG (Amrapali Works)**

Leisure Park RBG Office, GH01, Sector-2, Tech Zone 4,
Opposite: Lotus Valley International School, Gr. Noida – 201306
E-MAIL – rbg.amrapali.nbcc@nic.in, rbg.amrapali@gmail.com

**NOTICE INVITING TENDER (NIT)
THROUGH E-AUCTION**

NBCC (INDIA) LTD (A Govt. Of India Enterprise) announces on behalf of Ld. Court Receiver for "Sale Of Unused Sanctioned Far and Extra FAR over & above sanctioned FAR (up to 3.5 FAR) of Princely Estate Project of Erstwhile Amrapali Group (Now All Rights Thereupon Shall Vest in the Court Receiver for the Said Properties by the Hon'ble Supreme Court Order Dated 23.07.2019" through e-auction, as per following details:

1.	NIT No.	:	NBCC/RBG/Marketing/Amrapali/01
2.	Name of work	:	Sale Of Unused Sanctioned Far and Extra FAR over & above sanctioned FAR (up to 3.5 FAR) of Princely Estate Project of Erstwhile Amrapali Group (Now All Rights Thereupon Shall Vest in the Court Receiver for the Said Properties by the Hon'ble Supreme Court Order Dated 23.07.2019
3.	List of Unused FAR at Princely Estate at Noida, Sector-76.	:	As per Annexure – VI
4.	Earnest Money Deposit	:	Rs. 4.00 Cr Bidders are advised to make payment through RTGS/NEFT/e-Payment. We will not be responsible for update of NEFT/RTGS transactions done before 48 hours of request closing date and time
5.	Last Date of submission of Pre Bid EMD	:	Upto 29.08.2021, till 5:00 pm.
6.	Cost of offer document.	:	Free of cost

7.	Registration Fee.		1180/- including 18% applicable GST payment through online payment gateway available on the portal of RAILTEL (Non-refundable)
8.	Auction Processing Fee	:	Rs. 10620 /- including 18% applicable GST payment will use online payment gateway available on the portal of RAILTEL. Auction Processing Fee is non-refundable.
9.	Period of availability of Offer documents on NBCC website.	:	From 16.08.2021 to 30.08.2021
10.	Pre-bid meeting Date & Time	:	24.08.2021 at 11.00 AM
11.	Pre-Bid meeting Venue	:	OFFICE OF THE EXECUTIVE DIRECTOR (ENGINEERING), RBG (Amrapali Works) Leisure Park RBG Office, GH01, Sector-2, Tech Zone 4, Opposite: Lotus Valley International School, Gr. Noida – 201306
11.	Period of mock e-auction for the purpose of awareness of the bidders	:	From 31.08.2021 to 02.09.2021
12.	Date of E-Auction	:	03.09.2021 (11:00 hrs to 13:00 hrs or till extended period)
13.	Place of submission of document of successful bidders.	:	OFFICE OF THE EXECUTIVE DIRECTOR (ENGINEERING), RBG (Amrapali Works) Leisure Park RBG Office, GH01, Sector-2, Tech Zone 4, Opposite: Lotus Valley International School, Gr. Noida – 201306

Complete offer document is available on website of NBCC, www.nbccindia.com.

Corrigendum, if any, shall only be available on website of NBCC.

NBCC (INDIA) LTD reserves the right to accept or reject the highest bid received or annul this process or withdraw from sale at any time without assigning any reason whatsoever.

Incomplete form submitted by the Buyer is liable to be rejected.

The intending bidder must read the terms and conditions of sale of offer documents carefully and he/she should only submit his bid if he/she considers himself eligible.

The bidder shall be required to register itself with RAILTEL (The agency engaged by NBCC (INDIA) LTD for holding e-auction).

The bidder shall be liable to pay Auction Processing Fee (payable to RAILTEL) for each unit. The Auction Processing Fee is non-refundable.

Bidders may impart free of cost training sessions by raise the request to enividahelpdesk@gmail.com one day prior to the training and understand the functionality and process of the portal.

SR. EXECUTIVE DIRECTOR

Annexure I

Details of Unused FAR for Sale:-

- 1. Princely Estate, Plot No. GH-02/A, Sector-76, Noida for Construction of 3 Residential Tower (Q, T1 and T2 of 2B+G+13 to 14 consist of 178 Units/Flats) and allied amenities with unused balance residential FAR of 18155.084 Sqm (up to 2.75 FAR), additional extra FAR 6050 Sqm (from 2.75 FAR to 3.5 FAR) on the marked land parcel and balance unused commercial FAR of 222.204 Sqm at stilt floor of Q tower as per sanctioned plan.**

Minimum Reserve price for unused FAR at Princely Estate is Rs. 40.00 Cr .

Conversion factor of 1 Sqm =10.764 Sqft. shall be applicable wherever required.

NOTE: -The bidders are required to quote for the bidding amount in the e-auction equal to or above the reserve price for unused FAR on which the bid is submitted. The bid for e-auction shall start with the Minimum reserve price and the minimum increment shall be Rs 25 Lakh.

NBCC on behalf of Ld. Court Receiver appointed by Hon'ble Supreme Court for Amrapali Projects shall make allotment of Unused FAR only if the bid price quoted in e- auction is equal to or higher than the reserve price.

SALE OF UNUSED FAR OF PRINCELY ESTATE

A. BRIEF INTRODUCTION

1. The Hon'ble Supreme Court of India vide judgement dated 23.07.2019 in Writ Petition (Civil) No 940/2017, while appointing - NBCC (INDIA)LTD , a Govt of India enterprise for completion of stalled/incomplete projects of Amrapali Groups in Noida/ Greater Noida passed the following directions amongst other:-
 - i. Shri R. Venkataramani, Sr. Advocate, has been appointed as Court Receiver.
 - ii. All the right of the lessee shall vest in the Court Receiver
 - iii. The Court Receiver shall execute through authorized person on his behalf, the tripartite agreement and do all other acts as may be necessary and also to ensure that title is passed on to home buyers and possession is handed over to them.
 - iv. As per the order of Supreme Court of India, the properties are free from any encumbrance/any Govt/ statutory bodies/authorities/Service department. Water works department and electricity department have been directed to provide connections for water and electricity to home buyers.
 - v. Noida and Greater Noida Authority have been directed to execute the tripartite agreement
 - vi. Issue completion certificate notwithstanding that the dues are to be recovered under this order by sale of other attached properties.
2. Hon'ble Supreme Court of India vide its judgment dated 29.10.2020 further has appointed NBCC (INDIA)LTD for sale of unsold inventory/FAR on behalf of learned Court Receiver.
3. The Hon'ble Supreme Court vide its order dated 23.07.2019 has cancelled the leases granted in favor of the Amrapali Group of Companies by the Noida and Greater Noida Authorities, and the rights have vested with the Receiver.
4. The Hon'ble Supreme Court vide its order dated 23.07.2019 issued directions to the effect that Noida and Greater Noida Authorities cannot sell the buildings or demolish them and could not enforce the charge against home buyers/leased land/projects.
5. Hon'ble Supreme Court vide its order dated 23.07.2019 directed that Noida and Greater Noida Authorities shall have no right to sell the flats of the home buyers or the land leased out for the realization of their dues. Their dues shall have to be recovered from the sale of other properties which have been attached by the Supreme Court.
6. The Hon'ble Supreme Court vide order dated 10.06.2020, rejected the I.A. Nos.141062 of 2019 and 155624 of 2019 concerning the release of FAR in favour of Noida and Greater Noida Authorities. The Court issued the following directions concerning the sale of FAR as prayed by the learned Receiver:
 - (i) The sale of balance FAR shall be available within the Sanctioned Plan.
 - (ii) The sale of unused FAR shall be up to permissible limit @ 2.75 or more as available.
 - (iii) The sale of FAR beyond 2.75 up to 3.5 under the purchasable scheme or otherwise granted in Dream Valley Project, Plot No. GH-09, Tech Zone IV, Greater Noida, and other projects or any increase in FAR beyond permissible/purchasable due to whatever reasons such as the coming up of Metro project are to be sold & transferred under the Authority of the Court Receiver and Committee appointed by this Court.

- (iv) The above direction will be notwithstanding any previous dues of the Amrapali Group, their associate companies/ developers/ other contractors deployed by them, or any other previous/present outstanding.
- (v) The Noida / Greater Noida Authorities or any other Development Authorities, where these projects are situated, will not take into account any cost consideration and will provide additional FAR as may be available due to existing/proposed metro line and sanction their plans accordingly within a fixed time frame of 30 days after submission of the details and designs.
- (vi) The Noida / Greater Noida Authorities / Public Authorities /Various Service Departments / Authorities like Water/Power/Sewage/Pollution etc. shall adhere to the advice/ request of the Receiver appointed by this Court and will consider the same as a direction issued by this Court.
- (vii) With respect to purchasable FAR, if any amount is payable to Noida and Greater Noida Authorities it shall be paid after the sale of the FAR.
- (viii) Ld. Court Receiver and the committee be authorized to require Noida and Gr. Noida authority to act in the facilitation of sale or transfer, and the authority may directed to abide by the instructions or compliance that may be sought by the Ld. Court Receiver and the committee.
7. Concerning water and power, Electricity Department/Authorities have been directed to provide water, electricity & sewage connection to the prospective Institution/Builders/Developers, who would purchase the balance FAR as also to various Executing Agencies/Contractor who may be appointed by NBCC on behalf of Ld. Court Receiver during (i) execution of work, and (ii) after completion of work till handing over of possession.

B. TERMS & CONDITIONS

Unused FAR information at Princely Estate, Plot No. GH-02/A, Sector-76, Noida - Construction of 3 Residential Tower (Q, T1 and T2 of G/S+13 to 14 consist of 178 Units/Flats) and allied amenities with unused balance residential FAR of 18155.084 Sqm (up to 2.75 FAR), additional FAR 6050 Sqm (from 2.75 FAR to 3.5 FAR) and balance unused commercial FAR of 222.204 Sqm at stilt floor of Q tower as per sanctioned plan by Noida Authority.

1. All rights for the sale of unused sanctioned FAR of Amrapali Projects / Extra FAR over & above sanctioned FAR upto 3.5 in Amrapali Projects, are now vested with the Ld. Court Receiver vide court order dated 10.06.2020.
2. The intended bidder/purchaser may purchase Unused sanctioned FAR as a separate entity from the existing/adjacent housing/project. For the purpose, the scheme for new construction shall be redesigned / revised by the intended bidder/purchaser from the existing scheme and submitted to Ld. Court Receiver for its approval after making upfront fee of 20% of total sale value to Ld. Court Receiver.

3. The revised / redesigned scheme as per byelaws after getting approval of Ld. Court Receiver, the intended bidder has to get the approval for the revised FAR/ revised scheme/ plan at his own cost from Noida Authority as applicable. However the Hon'ble Supreme Court order in this regard is as under :-

"The Noida / Greater Noida Authorities or any other Development Authorities, where these projects are situated, will not take into account any cost consideration and will provide additional FAR as may be available due to existing/proposed metro line and sanction their plans accordingly within a fixed time frame of 30 days after submission of the details and designs'.

4. The construction on marked area & details should be carried out as per Noida authority approved/sanctioned plan. All due care shall be taken for the safety of adjacent buildings during construction by providing sheet piling (if required), erection of barricading structure with profile sheets as per NGT norms, which has to be vetted structurally from Govt. institute/NIT/IIT.
5. The social infrastructure amenities and other MEP services like STP, WTP etc shall be constructed separately within the marked area as per Annexure - VI in the sanctioned plan by Noida authority as per the requirement of new construction in the area.
6. A separate entry/ exit shall be provided by bidder as per revised sanction plan by Noida Authority. If approved, separation/retaining wall is to be constructed by the purchaser/builder. The entry/exit shown in the sanctioned plan for the vacant plot/unused FAR area may not be operational for vehicular movement / pedestal movement due to existing metro-line at entry/exit gate outside the plot. Hence, suitable entry/exit shall be plan for the vacant plot/unused FAR area in the revised plan with the consent /approval of Ld. Court Receiver/Noida Authority.
7. The copy of existing sanctioned plan from Noida Authority of Princely Estate, name of consultant, telephone no., address of consultant and configuration are enclosed at Annexure-VI for further action.
8. Provision of open and covered parking shall be as per bye Law of Noida Authority. If the purchaser/builder receives sanction for extra FAR over & above the FAR under consideration for sale due to any reason like metro line, Builder has to deposit the same amount based on quoted amount for extra FAR over & above the FAR sold to him.
9. The above FAR data is calculated on the basis on the information from sanctioned plan of Noida Authority. The builder/purchaser is requested to check the details from Noida Authority & confirm the actual site position, if required.
10. While designing the fire tender path in the marked area, the intended bidder should ensure that the movement of fire tender in the adjacent housing/project (Princely Estate) should not be interrupted/ blocked.
11. After completion of Project, the purchaser/ builder shall have to submit the Completion report of Project to Ld. Court Receiver.
12. It is strongly advised, that the intended Purchaser/ builder should verify the dimensions of site/plot/project before quoting the cost. Nothing shall be reimbursed by NBCC/Ld. Court Receiver due to any discrepancy on this account.
13. Upon registration from RERA, if necessary, and making payment, the bidder may launch their

scheme. However the land/ FAR/ lease sale deed shall only be executed after making full and final payment as per terms & condition.

14. After making the full payment, the possession shall be given to the Bidder.
15. If the bidder gets the revised drawing sanctioned and avails more FAR/BUA than considered in this auction for both residential and commercial, then the value of such additional FAR/BUA shall have to be paid additionally by the bidder as per quoted/agreed rate to Ld. Court Receiver.
16. The award of unused FAR/purchasable FAR over & above sanctioned FAR is subject to approval of Ld. Court Receiver / Hon'ble Supreme Court.
17. The transfer charges, stamp duty charges etc as may be applicable shall be payable over and above the final sale value of FAR. The successful bidder shall transfer these charges directly to the Bank account of Hon'ble Supreme Court or Noida authority may directed by Ld. Court Receiver.
18. Lease sale deed or transfer of deed shall be executed only after making full payment/GST as applicable.

INSTRUCTIONS TO BUYERs (ITB)

NBCC (INDIA) Limited, a Govt. of India Enterprise on behalf of Ld. Court Receiver, appointed by Hon'ble Supreme court announces Sale Of Unused Sanctioned FAR of Princely Estate Project of Erstwhile Amrapali Group through e-auction with the condition that any future increase in floor area ratio (FAR) and development rights that may arise there from shall remain with Ld. Court Receiver.

Corrigendum, if any, shall only be available on website of NBCC by the means of updating of this Catalogue. Prospective bidders are requested to download a fresh copy of this catalogue atleast SEVEN (7) days before the auction as all information will be updated herein.

NBCC on behalf of Ld. Court Receiver reserves the right to accept or reject the highest bid received or annul this e- auction process or withdraw FAR from the proposed e- auction / sale at any time without assigning any reason whatsoever and without assuming any liability, responsibility, obligation and recourse to or of NBCC on behalf of Ld. Court Receiver.

The intending bidder must read all the documents of sale including terms and conditions of sale as mentioned in this offer document carefully and he/she should only submit his/her bid if he/she considers himself eligible. NBCC on behalf of Ld. Court Receiver shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidders failure to seek any clarifications from NBCC which may be necessary. The bidder shall also be required to register themself with RAILTEL CORPORATION OF INDIA Ltd by paying the registration fees and submitting KYC documents as mentioned in instructions on website.

Note 1: Pre Bid EMD:

1. Earnest Money Deposit (EMD), as per Notice Inviting Tender, is required to be deposited for participation in bid, through RTGS/NEFT/e-Payment. EMD and Auction Processing Fee (APF) are to be paid online using available e-Payment gateway on the portal. EMD in any other forms shall not be accepted.
2. Details of the payment along with name, address, PAN No and details of the Account no along with IFSC code, Bank Name, Branch Name & address of buyer is to be mailed at rbg.amrapali.nbcc@nic.in, rbg.amrapali@gmail.com. Only successful bidders have to send the documents.
3. The EMD of the bidders other than highest bidders will be refunded within 15 (Fifteen) days of the date of the e-auction.
4. No interest will be payable by Ld. Court receiver on the EMD amount.
5. EMD of highest bidder (to be termed as Allottee after issuance of Allotment-cum-demand letter by NBCC on behalf of Ld. Court Receiver, shall be treated as part payment towards sale of unused FAR and shall be adjustable in the consideration value as per details mentioned in the "payment schedule"

Note 2: Registration:

1. Registration manual is available/ attached with the NIT. To Register click 'Bidder Enrolment' available on the homepage of the website <https://nbccauction.enivida.com> to get registered and avail User ID & Password.

Contact Details of Railtel Corporation of India Ltd Helpdesk for Registration/AuctionSupport are: 8448288988, 9355030630, 8448288980 and 9355030602

Contact Details of NBCC are: 08527495482.

Note 3: Auction details:

Minimum Reserve price for unused FAR at Princely Estate is Rs. 40.00 Cr.

Conversion factor of 1 Sqm =10.764 Sqft. shall be applicable wherever required.

NOTE: -The bidders are required to quote for the bidding amount in the e-auction equal to or above the reserve price for unused FAR on which the bid is submitted. The bid for e-auction shall start with the Minimum reserve price and the minimum increment shall be Rs 25 Lakh.

NBCC on behalf of Ld. Court Receiver appointed by Hon'ble Supreme Court for Amrapali Projects shall make allotment of Unused FAR only if the bid price quoted in e- auction is equal to or higher than the reserve price.

Note 4: Eligibility:

1. The Buyer should be legally competent to enter into a contract in India as per applicable laws in India and RBI Guidelines.
2. The Buyer may be an individual person, registered partnership firm / LLP, trust, registered co-operative society, incorporated public or private limited company, State Governments, Central Govt. Departments, Public Sector Undertakings/ Govt. Autonomous Bodies etc.
3. In case the application is being submitted by an entity (other than an individual i.e. a firm/ company/etc), the application shall be accompanied by inter-alia, a duly executed authorization (power of attorney signed by functional directors or Board Resolution etc.) in favour of the authorised signatory.
4. In case of an application made on behalf of a company or a registered partnership firm or registered co-operative society or trust, the Application shall be, inter-alia, accompanied by a notarized copy of the deed, MoA, AoA, certificate of incorporation / registration with concerned Government authority and such other charter documents thereof as may be relevant.
5. In case of application made by a minor, it should be through legal or natural guardian. In case of a minor, age proof and name of guardian is required along with submission of proof of guardianship.

Note 5: INSPECTION OF SITE AND DOCUMENTS:

1. The Buyers are expected to satisfy themselves about the location of the plot, built up area, title of the land, statutory approvals from concern authority and other details before submission of application for purchase of unused FAR. The submission of the Application shall be an acknowledgment of the Buyer having satisfied itself of the project in all respects.

Note 6: PAYMENT SCHEDULE:

PAYMENT PLAN FOR UNUSED FAR		
S.NO	DESCRIPTION	AMOUNT PAYABLE
1	At the time of submission of application	EMD i.e. Rs. 4.00 Cr
2	Booking amount within 72 Hrs of the time of closing of E-auction	20% of the highest bid price = (i.e. 20% of highest bid rate * Unused FAR less EMD amount) plus applicable taxes, if any
3	Within 2 month of award of allotment letter	30% of the quoted amount of unused FAR, plus applicable taxes, if any
4	Within 4 month of award of allotment letter	30% of the quoted amount of unused FAR plus applicable taxes, if any
5	Within 6 month of award of allotment letter	20% of the quoted amount of unused FAR plus applicable taxes, if any
	Total	100%

Note:-

- 1) The bid price is exclusive of GST and other taxes. The bidder shall pay / discharge the GST liability in addition to quoted value in compliance of applicable GST laws while making payment in terms of above payment plan, subject however to the orders of the Hon'ble Supreme Court. In case the bidder pays GST in reverse charge, he shall submit copy of system generated challan and GSTR-1 as proof of discharging GST liability.
- 2) In case of delayed payment up to one month after the due date of payment of instalment a simple interest of 12% PA would be charged on delayed amount. In case of non-payment by the bidder beyond one month after the due date for payment of instalment, the Committee shall have the discretion to take such adverse action, as it may deem fit, after due opportunity to the successful bidder.

- 3) In case of competitive higher offers than the reserve price, the Committee at the request of the bidder may negotiate the above stipulated payment schedules.
- 4) The final selection and terms of approval shall be in the discretion of the Committee and subject to approval by the Supreme Court.
- 5) Basic Sale Consideration shall be cost of unused FAR worked out on successful/bid price for the particular project.
- 6) The stamp duty, registration charges, GST and any other statutory charges/dues as levied by the Central Government/State Govt./Local Bodies shall be payable additionally solely by the Allottee/ buyer.
- 7) All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the Allottee in proportion to the unused FAR.
- 8) No separate demand letter will be issued from the installments with are time linked.

Account details for depositing EMD & Post auction payments is as under:

Account Name : Receiver Amrapali Sale and purchase account
Bank Name : UCO Bank
Branch : Supreme Court India Buildings, Tilak marg, New delhi-110001
A/c No : 02070210003237
IFS Code : UCBA0000207

Note 7: E-AUCTION METHODOLOGY AND TERMS

1. The bidding shall be for sale of unused FAR at Princely Estate. The bidders are required to quote the sale price in the e-auction equal to or above the Minimum reserve price.
2. For interested FAR, Auction Processing Fee (APF) are to be paid online using available e-Paymentgateway on the portal.
3. In case any bid is given within the last 8 minutes period before closing of bid, then an extension of time of 8 minute(s), shall become due automatically and this extension in period shall continue till no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid. If no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid then bid shall get automatically closed.
4. NBCC on behalf of Ld. Court Receiver reserves the right to amend/modify/add the terms & conditions of sale at any stage prior to the date of e-auction, without assigning any reasons whatsoever; and/or accept/reject any or all or withdraw of FAR from sale at any stage prior to issuance of allotment letter, without assigning any reason; but with prior intimation to buyer. Bidders are advised to download a fresh copy of this catalogue as available on at least 7 days before the auction so as to have an updated catalogue.
5. The bidders are not permitted to withdraw/ modify/ surrender the bid once the process of bidding is concluded and in case the bid is withdrawn/modified or surrendered then the EMD of the bidder shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to NBCC/Ld. Court receiver.
6. The highest bidder is required to pay a sum equivalent to 20% of its bid amount less EMD plus applicable taxes/proof of discharging liabilities of all taxes, within 72 Hrs of the time of closing of E-auction. This amount is to be paid to Ld. Court receiver. If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked / withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount with Ld. Court receiver in the above specified period without waiting for any demand notice from Ld. Court receiver.
7. The areas given and the drawings provided are subjective and may decrease/increase as per local / statutory authorities.

Note 8: ACCEPTANCE / REJECTION OF THE BID

1. The acceptance of the highest e-auction bid shall be at the sole discretion of the Ld. Court receiver, even if amount equivalent to 20% of the highest bid has been remitted by the successful bidder. NBCC/Ld. Court receiver does not bind itself to confirm to the highest bid & reserve its right to reject all or any of the bids without assigning any reasons, whatsoever and the decision of the NBCC/Ld. Court receiver in this regard shall be final and binding to the bidders.

Note 9: ISSUE OF ALLOTMENT-CUM-DEMAND LETTER TO THE ALLOTTEE:

1. The allotment-cum-demand letter will be issued by NBCC on behalf of Ld. Court Receiver to the allottee after acceptance of the bid. The allottee is required to deposit the balance bid amount and other due payments through bank transfer/e-Payment as per payment schedule to be mentioned in detail in the allotment-cum-demand letter. Any delay in release of balance payment by the allottee shall attract interest on delayed amount to be calculated at the Default Rate.

Note 10: INTERPRETATION OF CLAUSES OF THIS DOCUMENT:

1. In case of dispute between the parties in respect of interpretation of clauses of this catalog and/or subsequent allotment letter/demand letter/ contract to sell, terms and conditions of e-auction and allotment, etc the same shall be interpreted solely by NBCC on behalf of Ld. Court Receiver and shall be final and binding on the Allotees.

Note 11: Documents to be signed and submitted to NBCC within 72 hrs of close of e-Auction by successful bidders

- 1) Instruction to Buyers/Bidders
- 2) Application form
- 3) Acceptance Letter
- 4) Authorization & Undertaking
- 5) Terms & Conditions
- 6) Agreement of sale

AGREEMENT TO SELL

Ld. Court Receiver will sign the 'Agreement to Sell' (as per Annexure V) in favour of the Allottee/ buyer after payment of 20% of sale consideration value and on completion of all other formalities.

The Allottee shall bear all costs, charges and fees towards the applicable stamp duty, registration charges as well as applicable taxes, cess, surcharges thereto.

The 'Agreement to sell' will be executed in U.P. and will be subject to exclusive jurisdiction of the Courts at U.P.

SALE DEED

Ld. Court Receiver shall execute the Sale Deed in favour of the Allottee and NBCC shall however facilitate the execution.

The Allottee shall bear all costs, charges and fees towards the applicable stamp duty,

registration charges as well as applicable taxes, surcharges thereto.

The Sale Deed shall be executed in U.P. and shall remain subject to the exclusive jurisdiction of the Courts in U.P.

PROPERTY TAX AND OTHER TAXES

The Allottee/ buyer shall be responsible for making payment of property tax and all other applicable taxes directly to concern statutory authority w.e.f. the date of handing over of possession of unused FAR.

Any amount towards any other applicable tax/surcharge applicable on such payment shall be payable additionally by the Allottee/ buyer at such rates, terms & conditions which may be applicable under law.

COMPLIANCE WITH STATUTORY REGULATIONS

The Allottee shall comply with all statutory provisions, rules & regulations, bye-laws etc., in all respects, including payment of all fees, taxes in accordance with the provisions of:-

- i) Any Central or State enactment/ notification, ordinance or other Statute, or any regulation or bye law of any local or other duly constituted authority in force from time to time.

12.0 MISREPRESENTATION/FRAUD/BREACH OF TERMS AND CONDITIONS

If it is discovered at any point of time that the Allottee/ buyer has purchased the FAR by suppression of any material factor misrepresentation or fraud, NBCC on behalf of Ld. Court Receiver reserves the right, at its sole discretion, to cancel the allotment and/or revoke the Agreement to Sell and other amounts paid by the Allottee/ buyer shall be forfeited. NBCC on behalf of Ld. Court Receiver shall also be entitled to take over possession of FAR from the Allottee/ buyer.

In such an event, the Allottee/ buyer will not be entitled to any compensation whatsoever, or refund of any amount paid by him and NBCC on behalf of Ld. Court Receiver at its sole discretion shall re-sell / re-allot of FAR.

13.0 TERMINATION / CANCELLATION OF BOOKING / ALLOTMENT

The proposed unused FAR is under the authority of Ld. Court receiver appointed by Hon'ble Supreme court of India. As such sudden cancellation of booking / allotment may threaten the project in its entirety. Therefore, upon such termination / cancellation of allotment, the amount paid by the Allottee shall be refunded without

any interest and after deduction of the forfeiture / cancellation amounts as mentioned below:

i)	Termination / cancellation of booking due to Non-payment of 20% within 72 hrs of closing of e-auction	Entire EMD shall be forfeited
ii)	Withdrawal / Termination / cancellation of allotment due to Allottee's default, after payment of 20%	10% of the final / successful bid price shall be forfeited + taxes as applicable if any

The refund to the Allottee / buyer, after deductions as provided for, shall be made within 60 days from the date of withdrawal/cancellation by sending a cheque / DD / RTGS in the name of Allottee / buyer at the registered postal address only. It is further clarified that no claims for any damages shall be tenable in the event of cancellation of the allotment and NBCC on behalf of Ld. Court Receiver shall proceed with resale of FAR at its solediscretion.

14. CLARIFICATIONS

The bidder requiring any clarification on the bid document may notify NBCC in writing at least 7 days prior to the schedule date of submission of offer document. No request for clarification shall be entertained thereafter. NBCC on behalf of Ld. Court Receiver shall try to send the clarifications on the email address of intending bidder. However, if the bidder Participates in the e-auction then it shall be presumed that no query of the bidder remains unanswered, even if no reply has been sent by NBCC.

15. VALIDITY

The highest bid or the second highest bid shall be valid for acceptance by NBCC on behalf of Ld. Court Receiver for a period of 90 (ninety) days from the date of e-auction.

NBCC (INDIA) LIMITED
(Government of India Enterprise)

APPLICATION FORM

Affix photo of
First/ Sole
Buyer

This form is to be submitted by the intending Buyer / bidder along with cost of offer document, EMD (if applicable), participation fee, transaction fee and the documents duly signed by authorized representative as token of acceptance of terms & conditions of document.

The particular of the Buyer(s) / bidder(s) are given for NBCC reference and record.

A. PARTICULARS OF THE BUYER

1. Name (Individual) :

/ Company / trust, co-operative society] (IN CAPITAL)

2. Status of the Buyer :

(Whether individual, sole proprietorship, firm, company, trust, society etc)

3. i) Year of incorporation

(In case of buyer being other than individual):

ii) Date of birth (in case of individual) :

4. *Whether the buyer is competent to contract under Indian Contract Act, 1872, Foreign Exchange Management Act, 1999 and FDI policy of Government of India (Tick whichever is applicable)*

YES _____

NO _____

5. Name of the authorized signatory of the

Firm/Company and designation : Mr./Mrs./Ms.....
: Designation.....

6. Name of Father/Husband of the Buyer:
(In case of individual)

7. Nationality Age:

8. Full residential address:
.....
.....
.....
.....

9. Correspondence address:
.....
.....
.....
.....

10. Permanent account number & Aadhar Card of the Buyer:
.....

(Photocopy of the PAN CARD & AADHAR CARD is to be enclosed)

11. Contact Numbers/ Name

Office :
Res :
Mobile :
E MAIL- ID :

12. Bank Details for refund of amount

Name of the Bank :
Name of the branch and its address:.....
Account number of the Buyer :.....
RTGS code of the bank :.....

Note:

I/We have read and understood terms & conditions of allotment as well as the conditions contained in the offer document and hereby unequivocally accept the same. I/We also understand that I/We shall be legally bound to purchase the FAR at the final bid price offered by me in the e-auction, subject to selection / acceptance by NBCC/Ld. Court Receiver.

Notwithstanding the fact that NBCC on behalf of Ld. Court Receiver has issued a receipt of an acknowledgement of the money tendered with this Application Form, I have clearly understood that this Application Form does not constitute any kind of contract including allotment confirmation or an agreement to sell and I/we have no right, interest or entitlement towards allotment of the FAR in the said project. I/We have clearly and unequivocally understood that such rights and entitlements shall accrue only after selection of my/our bid and an allotment letter has been issued to me/us. I/We understand that the final approvals of the drawings etc are yet to be received from the statutory authorities.

I/We have sought detailed information from NBCC pertaining to all aspects of the project and the FAR and after careful consideration of all facts, terms and conditions; I/We have signed and submitted this Application Form being fully conscious of my/our liabilities and obligations.

In case any detail mentioned in this Application Form is found to be false, I /we agree that the allotment shall be summarily rejected and the Ld. Court Receiver/ NBCC shall, without prejudice to any other right or remedy, be at liberty to forfeit the full EMD.

I/We shall pay the balance amount payable within 72 hours, execute the agreement to sell in the prescribed Performa attached herein and in accordance with the terms & conditions of the offer document.

An acknowledgment / acceptance of terms & conditions mentioned in this offer document is also signed and being submitted along with the Application Form, as a token of acceptance of the same unconditionally.

Date:

Place:

Signature of the Buyer
or on behalf of the Buyer/
Authorized Signatory

Note:

- a) Any correction in the Application Form and the Acceptance of Terms & Conditions of Sales should be initialed by the Buyer/ authorized signatory thereof.
- b) All pages of the Application Form and the Acceptance of Terms & Conditions of Sales should be signed by the Buyer/ authorized signatory thereof.
- c) A copy of MoA/ AoA / partnership deed, wherever applicable shall also be furnished with the Application Form. Along with the financial of Bidders – In case of Individual ITR (last 2 yrs), company (Annual report/Balance sheet last 2 yrs.).
- d) In case of more than one Buyer (but subject to maximum of three), please attach additional sheets setting out the particulars of all such additional co-Buyer.

ACCEPTANCE LETTER

(TO BE SUBMITTED WITH 72 HOURS OF CLOSE OF E-AUCTION)

To,

THE EXECUTIVE DIRECTOR (ENGINEERING),
RBG (Amrapali Works)
Leisure Park RBG Office, GH01, Sector-2, Tech Zone 4,
Opposite: Lotus Valley International School, Gr. Noida – 201306
E-MAIL – rbg.amrapali.nbcc@nic.in, rbg.amrapali@gmail.com,
rv_ramani@hotmail.com

Sir,

ACCEPTANCE OF TERMS & CONDITIONS OF SALE

1. The offer document containing terms & condition for Sale Of Unused Sanctioned Far (up to 2.75) and extra FAR (from 2.75 to 3.5) of Princely Estate Project of Erstwhile Amrapali Group, has been downloaded by me/us from website of NBCC. I/We have carefully read through the same and hereby unconditionally accept the terms & conditions and bid document in its entirety. I hereby accept the condition that any future increase in FAR and development rights that may arise there from shall, to the extent available and subject to be used strictly in the manner permitted under applicable laws, remain with the land-owning authority.
2. I/ we acknowledge and consent that after unconditionally accepting the terms & conditions in its entirety, it shall not be permissible for me/us to put any remark(s)/ condition(s) along with the bid and the same has been followed in the present case. In case this provision of bid document is found violated at any time, I/we agree that the Application Form shall be summarily rejected and NBCC on behalf of Ld. Court Receiver without any prejudice to any other right or remedy be at liberty to forfeit the full earnest money deposit (EMD) absolutely.

Yours faithfully

(Signature of Buyer)

Date:
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Signature and Name of Buyer

Authorization & Undertaking

(On Non-Judicial stamp paper of Rs. 100)

We, (1) _____(Name of 1st partner),
(2) _____(Name of 2nd partner),
(3) _____(Name of 3rd partner) hereby authorize

Sh. _____(Name of lead partner) to act as lead partner to sign the bid offer document, to make payments and conclude the sale on our behalf as per provisions of offer document at _____, New Delhi.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s (Lead Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc. It is clearly understood by us that in case of default of any condition by any of us, Ld. Court receiver/NBCC at its sole option can cancel the booking/allotment and forfeit the application amount and / or any amount deposited by any of us with Ld. Court receiver. We herewith confirm that in this eventuality we (individually or collectively) shall have no right or lien on unused FAR & Ld. Court receiver/NBCC at its sole option can proceed with the sale of property to any other party.

We further ratify & confirm and agree that it is not permissible to subdivide the unused FAR for the purpose of subletting or sale.

In witness whereof those present have been signed by us onth day of2021
(1st partner)
(2nd partner)
(3rd partner)

AGREEMENT TO SALE/PURCHASE

This Agreement to Sale/Purchase ("Agreement") is executed on this [Insert date] day of [Insert month], 2021

BETWEEN _____ acting through its Authorized Signatory (hereinafter referred to as "SIGNATORY" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns); OR _____, acting through its attorney, [•], a company registered under the provisions of the Companies Act, 2013, having its registered office at _____, (PAN _____), further represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____(hereinafter referred to as

"SIGNATORY" which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns); AND [If the Allottee is a company] _____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR] [If the Allottee is a partnership firm] _____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar No. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR] [If the Allottee is an individual] Sh./Smt./Ms. _____, (Aadhar no. _____) son / daughter/wife of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the 28 of 44 context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns). [OR] [If the Allottee is a trust] _____, a trust registered under the Indian Trusts Act, 1882, having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean successor in-interest,

and permitted assigns).

[OR] [If the Allottee is a society] _____, a society registered under the Societies Registration Act, 1860, having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, herein after referred to as the "Allottee" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean successor-in-interest, and permitted assigns). [Please insert details of other Allottee, in case of more than one Allottee]

DEFINITIONS: For the purpose of this Agreement, unless and context otherwise requires:

- (a) 'Authority' means the [Insert the name of the authority].
- (b) 'Rules' means the [Insert the name of the state specific rules].

INTERPRETATION:

(a) The definitions in this Agreement shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms.

(b) All references herein to Clauses, Schedules, Exhibits and Annexures shall be deemed to be references to Clauses of, and Schedules, Exhibits and Annexure to, this Agreement unless the context shall otherwise require.

(c) The Parties have participated jointly in the negotiation and drafting of this Agreement; accordingly, in the event an ambiguity or a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favouring or disfavours any Party by virtue of the authorship of any provisions of this Agreement.

(d) It is hereby expressly clarified that any obligation, covenant, warranty, representation or undertaking in this Agreement that is expressed to be made, 29 of 44 undertaken or given by the Allottee shall be deemed mutatis mutandis to be jointly and severally made, undertaken and given by all the Allottees in case of joint Allottees, and the Allottees shall be jointly and severally responsible in respect of the same.

(e) "consent" of any Party shall always mean prior written consent. (f) Reference to 'it' shall include reference to he, she, they, them, their, those, his, hers, as the context may require. WHEREAS:

A. SIGNATORY has been constituted for the purpose of monetisation of various land properties/land assets owned by _____.

B. The Said Land admeasuring [●] acres is a part of a larger land parcel, admeasuring [●] acres situated at [●], which is earmarked for the purpose of monetisation through outright sale of FAR.

C. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

D. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

F. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing herein;

E. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, SIGNATORY hereby agrees to sell the Land parcel/FAR to the Allottee on as is where is basis and the Allottee hereby agrees to Purchase the said Land parcel/FAR on as is where is basis.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, SIGNATORY agrees to sell the Land Parcel on "as is where is" basis to the Allottee and the Allottee hereby agrees to purchase the land parcel on as is where is basis.

1.2 The Parties confirm that they have read and understood the provisions of this Sale/Purchase Agreement.

1.3 The total sale premium payable by the Allottee for the FAR is Rs. 40.00 Cr (Rupees Forty Cr. only ("Total Sale Premium")).

(i) The Total Sale Premium above includes the initial booking amount (Rs. 4.00 Cr – EMD) paid by the Allottee for the Unused FAR;

(ii) Ld Court Reciever shall periodically intimate in writing to the Allottee, the amount payable as stated above and the Allottee shall make payment within the time and in the manner specified therein. In addition, NBCC on behalf of Ld. Court Receiver shall provide to the Allottee, the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such Taxes/levies etc. have been imposed or become effective;

(iii) The Total Sale Premium of the FAR includes not only the Land cost but also the buildings/structures if any, existing on the land parcel.

(iv) The Total Sale Premium above excludes the Stamp duties, Registration charges, statutory charges and taxes, which may be levied, in connection with the sale of the FAR and the Allottee agrees to pay any & all such stamp duties, registration charges, taxes and statutory charges levied on the sale of FAR. Further, in case any of new taxes and/ or statutory charges are imposed subsequently and/ or any existing taxes and/ or statutory charges are changed/ modified, the Allottee shall be liable for payment of the new as well as increased taxes and/ or statutory charges. For avoidance of any doubt, it is hereby clarified that if any statutory charges (including development fee), taxes and/or any other charges are levied, or if any existing statutory charges, taxes and/or other charges are enhanced by the Competent Authority with retrospective effect after the date of notice inviting offer dated, the same shall be borne by the Allottee. NBCC, while raising a

demand on the Allottee for increase in the development fee, taxes, cost/charges imposed by the Competent Authority/ any other statutory authority/ Government, shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1.4 The Total Sale Premium is escalation-free.

1.5 The Allottee shall make the payment as per the payment plan set out in E-auction document ("Payment Plan").

1.6 The area of land parcel is as provided by the concerned department and is indicative only. NBCC will not take any responsibility for the correctness of the area.

1.7 Allottee, at its discretion, may get the survey done on his own to ascertain the exact area of the Land Parcel with prior intimation.

1.8 In case of any ambiguity in the areas surveyed by the Allottee and NBCC/Ld. Court Receiver, a combined survey maybe undertaken jointly by the Allottee and the NBCC/Ld. Court Receiver and in that case, the cost of any such survey shall be borne by the Allottee.

1.9 The area that may be worked out from the joint survey of the Allottee and NBCC/Ld. Court Receiver shall be binding on the parties.

2.0 Allottee may get the survey done (if so desired) at the earliest and in any case, before payment of the final installment. No claim whatsoever on account of areas of the land parcel will be entertained after depositing the final installment.

2.1 In case it is found that the actual area derived as above is higher than the area indicated in the offer document, the allottee (if so desired) may purchase that additional area as per the unit rate (calculated on pro rata basis derived from his quote)

2.2 In case the actual area is found to be less than 75% of the area shown in the offer document, the bidder if so desires can withdraw from purchasing and in that case, all the amounts (except auction processing fee) paid by the bidder will be returned back within Three months without any interest.

2.3 The Allottee shall have the right to visit the Land parcel to assess/survey the area/extent up on permission.

2.4 It is made clear by Signatory and the Allottee agrees that the individual Land Parcel shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said FAR only and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee.

- 2.5 SIGNATORY shall pay all outgoings/dues whatsoever pertaining to the FAR/Land Parcel to Competent Authorities before transferring the physical and peaceful possession by SIGNATORY to the Allottee. If SIGNATORY does not pay all or any of the outgoings /dues before transferring the FAR/Land Parcel to the Allottee, SIGNATORY shall be liable, even after the transfer of FAR/Land Parcel to pay such outgoings /dues pertaining to the Land Parcel, till the date of transfer. SIGNATORY is also liable to pay the penal charges, if any, to the Competent authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.
- 2.6 The Allottee has paid a sum of 20% as the booking amount within 72 hrs of E-auction being part payment towards the Total Sale Premium of the FAR as per payment plan at the time of submission of its application, the receipt of which SIGNATORY hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the FAR as prescribed in the Payment Plan as may be demanded, within the time and in the manner specified therein:
- 2.7 Without prejudice to the other rights that SIGNATORY may have under this Agreement and/ or under the applicable laws, if the Allottee delays in payment towards any amount which is payable by him in terms of this Agreement, the allotment stands cancelled automatically and all amounts deposited by the Allottee shall be forfeited.

3 MODE OF PAYMENT:

- 3.1 Subject to the terms of this Agreement, Allottee shall make all payments, on demand, within the stipulated time as mentioned in the Payment Plan through demand draft or online payment (as applicable) in the account having the following details:

Account details for depositing EMD & Post auction payments is as under:

Account Name : Receiver Amrapali Sale and purchase account
Bank Name : UCO Bank
Branch : Supreme Court India Buildings, Tilak marg, New delhi-110001
A/c No : 02070210003237
IFS Code : UCBA0000207

4 COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 4.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act, 1934 and the rules and regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc., and provide SIGNATORY with such permission, approvals which would enable

SIGNATORY to fulfil their obligations under this Agreement.

Any refund, transfer of security, if provided in terms of this Agreement shall be made in accordance with the provisions of FEMA or the statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on its part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/ it may be liable for any action under FEMA or other applicable laws, as amended from time to time.

4.2 SIGNATORY accept no responsibility in regard to matters specified in Clause 4.1. The Allottee shall keep SIGNATORY and NBCC fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to SIGNATORY and NBCC immediately and comply with necessary formalities if any under the applicable laws. SIGNATORY and NBCC shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of Land Parcel in any way and SIGNATORY/NBCC shall be issuing the payment receipts in favour of the Allottee only.

5 RESALE/LEASE/SUB-LEASE BY THE ALLOTTEE

5.1 The Allottee shall not have the right to sale/re-sale/lease/sub-lease/ license, or otherwise give possession, pursuant to any other valid legal instrument, of the FAR/ Land Parcel or any portion thereof to any third party, till payment of the full consideration amount. 6 ADJUSTMENT/APPROPRIATION OF PAYMENTS:

6.1 The Allottee authorizes SIGNATORY and NBCC on behalf of Ld. Court Receiver to adjust/appropriate all payments made by him/her/it under any head(s) of dues against lawful outstanding of the Allottee for the rights over the Land Parcel, if any, in its name and the Allottee undertakes not to object/demand/direct SIGNATORY and NBCC on behalf of Ld. Court Receiver to adjust its payments in any manner.

7 TIME IS ESSENCE:

7.1 Time is of essence for SIGNATORY as well as the Allottee. SIGNATORY shall abide by the time schedule for handing over the FAR/ Land Parcel to the Allottee. Similarly, the Allottee shall make timely payments of the installments of Total Sale Premium and all other dues, taxes payable by the Allottee in terms of the Payment Plan and meeting its other obligations under this Agreement.

8 POSSESSION OF THE LAND PARCEL:

8.1 The Allottee agrees and confirms that, in the event it becomes impossible for SIGNATORY to handover the possession of the Land Parcel due to any reason within the stipulated time, the allotment shall stand terminated and in that case, the entire amount deposited by the Allottee will be returned back in three months time however without any interest.

8.2 After refund of the money paid by the Allottee, the Allottee agrees that it shall not have any right and/ or claim, whatsoever it may be, against SIGNATORY/NBCC on behalf of Ld. Court Receiver and that SIGNATORY/NBCC on behalf of Ld. Court Receiver shall be released and

discharged from their respective obligations and liabilities under this Agreement.

8.3 Procedure for taking possession – SIGNATORY, upon receiving the full and final amount of Sale consideration, shall offer in writing the possession of the Land Parcel to the Allottee in terms of this Agreement to be taken within 15 days from the date of receipt of possession offer. Provided that, in the absence of any provision in the applicable laws in this regard, the Sale Deed in favour of the Allottee shall be executed by SIGNATORY within 3 (three) months from the date of receipt of full & final sale consideration.

8.4 Failure of the Allottee to take possession of the Land Parcel - Upon receiving the offer of possession letter from SIGNATORY, the Allottee shall take possession of the Land Parcel by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and SIGNATORY shall give possession of the FAR/ Land Parcel to the Allottee.

In case the Allottee fails to take possession within the time specified in Clause 8.3 above, such Allottee shall be liable to pay to SIGNATORY, holding charges at the rate of Rs. 1.00 (Rupee one only) per month per square feet of respective FAR ("Holding Charges") for the period beyond 3 (three) months till actual date of handover of possession. During the aforesaid period of delay in taking possession of the Land Parcel by the Allottee, the FAR shall continue to be in possession of Ld. Court Receiver at the sole risk, liability, responsibility and cost of the Allottee w.r.t. its physical condition during such period of delay.

8.5 Cancellation by Allottee – The Allottee shall not have the right to cancel/ withdraw this allotment of sale rights over the land parcel except on occurrence of an event of default by SIGNATORY of its obligations hereunder in terms of Clause below.

8.6 Cancellation by SIGNATORY shall be entitled to forthwith cancel the allotment of the Land Parcel in favour of the Allottee in case SIGNATORY, during the subsistence of this Agreement, decides that the Said Land is required by SIGNATORY for its own use. Upon cancellation of allotment as aforesaid, all the amounts deposited by the Allottee in terms of the Payment Plan including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever within 90 (Ninety) days after such cancellation.

9 REPRESENTATIONS AND WARRANTIES OF SIGNATORY:

9.1 SIGNATORY hereby represent and warrant to the Allottee as follows:

9.2 Ld Court Reciever has the absolute, clear and marketable title with respect to the Said FAR;

9.3 There are no encumbrances upon the Said FAR;

9.4 There are no litigations pending before any Court of law or Authority with respect to the Said FAR.

9.5 All approvals, licenses and permits issued by the Competent Authorities with respect to the Said Land parcel are valid and subsisting.

9.6 At the time of execution of the Sale Deed, SIGNATORY shall handover lawful, vacant, peaceful, physical possession of the FAR to the Allottee.

9.7 SIGNATORY has duly paid and shall continue to pay and discharge all government dues,

rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said FAR/Land Parcel to the Competent Authorities till the scheduled date of handing over of the possession to the Allottee.

10. REPRESENTATIONS AND WARRANTIES OF THE Allottee:

The Allottee represents and warrants as follows:

- 10.1 The Allottee has all necessary corporate, statutory and legal power and entitlement to execute and deliver this Agreement and perform all of its obligations hereunder. In case the Allottee is an individual (executing individually or jointly with other individual(s) or representing any firm, entity or as a karta of an HUF), he/she represents that this Agreement has been executed by him/her with sound mind and under no duress, undue influence or coercion.
 - 10.2 In case the Allottee is a body corporate, it is duly incorporated, validly existing and in good standing under the applicable laws. Neither the execution nor delivery of this Agreement nor the compliance with the terms of the Agreement will violate the constitution documents of the Allottee.
 - 10.3 The execution and performance of this Agreement does not constitute any breach of any applicable laws, contract, agreement, arrangement or understanding to which the Allottee may be subject to in any capacity nor will it violate any of the terms or provisions of any judgment, decree or order or any statute, rule or regulation applicable to the Allottee.
 - 10.4 The Allottee has executed this Agreement after due consideration and understanding of the terms hereof and has taken necessary legal advice in relation thereto.
 - 10.5 The Allottee has undertaken all necessary due diligence on the Said Land, Parcel with respect to the rights of SIGNATORY and is fully satisfied with regard to the rights and interest of SIGNATORY. The Allottee has understood all limitations and obligations of NBCC and/ or SIGNATORY and in respect thereof. The Allottee assures SIGNATORY and Ld. Court Receiver/NBCC that the investigations by the Allottee are complete and the Allottee is fully satisfied that SIGNATORY and Ld Court Receiver are competent to enter into this Agreement and that there shall not be any further objections, observations, complaints or queries with respect to the aspects covered in this Clause 10.5.
 - 10.6 The Allottee acknowledges that SIGNATORY have provided all information and clarifications as required by the Allottee and that the Allottee has not unduly relied upon and is not influenced by any marketing plan, sales plans, sale brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by SIGNATORY and/ or NBCC/Ld. Court Receiver, its agents/brokers or otherwise including but not limited to any representations relating to description or physical condition of the FAR/Land Parcel (including the size and dimensions and any other physical characteristics thereof), the services to be provided by SIGNATORY and/ or NBCC on behalf of Ld. Court Receiver or any other data except as specifically represented in this Agreement and that the Allottee has relied solely on its own judgment and investigation(s) in deciding to enter into this Agreement to acquire the full rights over the FAR/Land Parcel.
11. EVENTS OF DEFAULTS AND CONSEQUENCES: The Allottee shall be considered under a condition of default, on the occurrence of the following events:

- 11.1 In case the Allottee fails to make payments as per the Payment Plan annexed hereto.
- 11.2 In case of default by Allottee, SIGNATORY will cancel the allotment of the Land Parcel in favour of the Allottee without any notice and all the payments made by the Allottee till that time will be forfeited.
- 11.3 In the event the Allottee is adjudged bankrupt or insolvent, or if a trustee or receiver or interim resolution professional/ resolution professional is appointed for the Allottee or for the whole or material part of its assets that has a material bearing on this Agreement and the transactions contemplated hereunder, SIGNATORY shall have a right to forthwith terminate this Agreement and forfeit the amounts paid by the Allottee till that time; and/or
- 11.4 In the event a resolution for winding up of the Allottee is passed, or any petition for insolvency resolution process/ liquidation/winding up of the Allottee is admitted by a court/tribunal of competent jurisdiction or the Allottee is ordered to be wound up/liquidated by Court/tribunal, SIGNATORY shall have a right to forthwith terminate this Agreement and forfeit the amounts paid by the Allottee till that time.

12 SALE DEED:

- 12.1 SIGNATORY only on receipt of Total Sale Premium with respect to the FAR/Land Parcel from the Allottee, along with any other payments due on account of change of Land use, etc., in terms of this Agreement and/or applicable law, shall enter into a Sale deed with the Allottee for the Term ("Sale Deed") and grant full rights in and to the Land Parcel within 3 (three) months from the date of payment of Full & final payment to the Allottee, on the terms and for the consideration set out in the Sale Deed.
- 12.2 The registration fee, stamp duty and any other statutory costs, as applicable, payable in connection with the registration of the Sale Deed shall be borne solely by the Allottee.

13 PROPERTY TAX AND OTHER TAXES:

- 13.1 The Allottees shall be responsible for making payment of property tax and all other applicable taxes with respect to the Land Parcel directly to the concerned statutory authority from the date of handing over of possession of the Land Parcel to the Allottee. Any amount towards any applicable tax/ cess/ surcharge applicable on such payment shall be payable additionally by the Allottee at such rates, terms and conditions which may be applicable under law.

14 GENERAL COMPLIANCE WITH RESPECT TO THE FAR/LAND PARCEL:

- 14.1 The Allottee undertakes, assures and guarantees that it would not put any signboard/ name-plate, neon light, publicity material or advertisement material etc. anywhere on the Land Parcel till payment of the Final installment of the sale consideration. The Allottee shall also not undertake any activity such as fencing, boundary wall, gate, security post, etc till the payment of final installment. The Allottee shall also not remove any wall, building, structure, etc existing on the land parcel till payment of the final installment.
- 14.2 The Allottee shall be solely responsible and liable for all deviations, violations of any of the conditions or rules or bye laws of local, State or Central Government and Competent Authority and shall be responsible for fire and other safety measures at all times after handing over of the Land Parcel to the Allottee.

14.3 The Allottee agrees that it shall use and permit usage of the Land Parcel only for the purpose which is permissible under applicable laws and shall not use the Land Parcel for any purpose which may or is likely to be a cause of nuisance or annoyance to occupants of surrounding properties or for any illegal or immoral purpose ("Permitted Use"). In the event of violation of the aforesaid, the Allottee shall be solely responsible and liable for all damages/liabilities that arise including penalties from local authorities/Central or State Government, if any. Additionally, the Allottee shall obtain all requisite licenses, permits, permissions, approvals, sanctions, registrations from the authorities concerned from time to time, as required for proper usage.

15 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

15.1 The Parties are entering into this Agreement for sale / purchase of a Land Parcel with the full knowledge of all laws, rules, regulations, notifications applicable.

16 SIGNATORY and NBCC SHALL NOT MORTGAGE OR CREATE A CHARGE:

16.1 After SIGNATORY/NBCC on behalf of Ld. Court Receiver execute this Agreement, neither of them shall create mortgage or a charge on the Land Parcel and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has purchased or agreed to purchase such Land Parcel on sale.

17 INDEMNITY:

17.1 The Allottee or any of its employee, agent, director, partner, shareholder, relative or any person claiming through or under them (collectively the "Indemnifying Parties" and individually each an "Indemnifying Party") hereby agrees to jointly and severally indemnify, defend and hold harmless SIGNATORY, NBCC, their respective directors, officers, representatives, employees and agents and persons claiming title, rights and interest under it (collectively the "Indemnified Parties" and individually each an "Indemnified Party") from and against any and all damages, losses, penalties, fines, fees, liabilities, obligations, claims, penalty, costs, charges, taxes, interest or expenses (including without limitation, reasonable attorney's fees and expenses and cost of enforcing this Clause 17) (collectively "Losses") to the extent not indemnified as per the provisions of the Act, arising out of or suffered, incurred or paid, directly or indirectly by the Indemnified Party or Parties, as a result of:

17.1.1 Breach by Indemnifying Party of any obligation, covenant, representation, warranty or undertaking under this Agreement, the application form, or any document, agreement or instrument executed pursuant hereto or which may apply to the Parties;

17.1.2 Breach of any applicable laws by Indemnifying Parties;

17.1.3 Any act of fraud, misconduct, misrepresentation or misfeasance on the part of the Indemnifying Party;

17.1.4 Third party claim, statutory or legal or judicial action in relation to the Land Parcel due to any actions or inactions of the Allottee.

18 BINDING EFFECT:

Forwarding this Agreement to the Allottee by SIGNATORY / NBCC does not create a binding obligation on the part of SIGNATORY, NBCC or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned registering authority [Insert address of the registering authority] as and when intimated to the Allottee. If the Allottee fails to execute and deliver this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the authority for its registration as and when intimated, then SIGNATORY/NBCC shall serve a notice to the Allottee for rectifying the default, which if not rectified within 10 (ten) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be forfeited by SIGNATORY.

19 ENTIRE AGREEMENT:

19.1 This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Unit.

20 RIGHT TO AMEND:

20.1 This Agreement may only be amended through written consent of the Parties.

21 SEVERABILITY:

21.1 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulation made there under or the applicable laws, as the case maybe, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

22 FURTHER ASSURANCES:

22.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23 PLACE OF EXECUTION:

23.1 The execution of this Agreement shall be complete only upon execution by SIGNATORY through its authorized signatory at SIGNATORY's office, or at some other place, which may be mutually agreed between SIGNATORY, NBCC on behalf of Ld. Court Receiver and the Allottee. After the Agreement is duly executed by the Allottee and SIGNATORY or

simultaneously with the execution of the said Agreement, it shall be registered at the office of the designated registering authority at Ld. Court Receiver office at C-240, Sector 44, Noida. Hence, this Agreement shall be deemed to be executed at Noida.

24 NOTICES:

24.1 That all the notices to be served on the Allottee and SIGNATORY as contemplated by the Agreement shall be deemed to have been duly served if sent to the Allottee or SIGNATORY by registered post at their respective addresses specified below: If to Allottee: Kind Attn: [●] Address of the Allottee: [●] If to SIGNATORY: Kind Attn: [●] Address of SIGNATORY: [●]

24.2 It shall be the duty of the Allottee and SIGNATORY to inform each other of any change in address subsequent to the execution of this Agreement by registered post failing which all communications and letters posted at the above address shall be deemed to be received by SIGNATORY and the Allottee, as the case may be.

25 JOINT ALLOTTEES:

25.1 That in case there are joint Allottees all communication shall be sent by NBCC on behalf of Ld. Court Receiver /SIGNATORY to the Allottee whose name appears first and at the given address by him/her shall for all intents and purposes to consider as properly served on all the Allottees.

26 SAVINGS:

26.1 Any application letter, allotment letter, agreement or any other document signed by the Allottee, in respect of the Land Parcel, prior to the execution and registration of this Agreement, shall not be construed to limit the rights and interest of the Allottee under this Agreement or under any Act or the Rules or the Regulations made there under.

27 GOVERNING LAW:

27.1 That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act or the Rules or the Regulations made there under include other applicable laws of India for the time being in force.

28 DISPUTE RESOLUTION:

28.1 All or any disputes arising out of or touching upon in relation to the terms and conditions of this Agreement, including the interpretation and validity of terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion between SIGNATORY and the Allottee, failing which the same shall be settled, as the case may be, through the Authority.

28.2 Subject to Clause 28.1 above, the Courts at Delhi, India shall have exclusive jurisdiction in the matters arising out of or concerning this Agreement.

28.3 The terms and conditions of the application form shall form part and parcel of this Agreement and shall apply mutatis-mutandis to the Allottee, irrespective of whether any such provision thereof has been reproduced herein or not.

29 SURVIVAL

29.1 Provisions of Clause 17 (Indemnification), Clause 24 (Notices), Clause 28 (Dispute Resolution), Clause 27 (Governing law), Clause 29 (Survival) shall survive the termination of this Agreement. 30COUNTERPARTS: 30.1 This Agreement is being executed in original of which original copy has been retained by SIGNATORY and a copy shall be with the Allottee. IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at

[•]in the presence of attesting witness, signing as such on the day first above written. SIGNED AND DELIVERED BY THE WITHIN NAMED: Allottee(s): (Including joint Allottees)

1 Signature _____ Name_____ Address _____

2 Signature _____ Name_____ Address _____
SIGNED AND DELIVERED BY THE WITHIN NAMED:

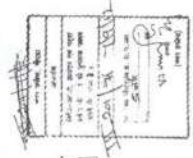
SIGNATORY: Ld Court Reciever (Authorized Signatory) Name_____ Address _____ SIGNED AND DELIVERED BY THE WITHIN NAMED: WITNESSES: Please affix photograph and sign across the photograph Please affix photograph and sign across the photograph Please affix photograph and sign across the photograph 42 of 44

1 Signature _____ Name_____ Address _____

2 Signature _____ Name _____ Address _____

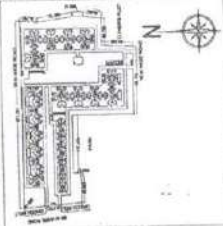
Annexure-VI

44



(LAYOUT PLAN) S-01

- NOTE: 1
- * TOWER A IS TYPICAL
 - * TOWER B IS TYPICAL
 - * TOWER C&D ARE SIMILAR
 - * TOWER E IS TYPICAL
 - * TOWER F IS TYPICAL
 - * TOWER H IS TYPICAL
 - * TOWER J IS TYPICAL
 - * TOWER K IS TYPICAL
 - * TOWER L&Q ARE TYPICAL
 - * TOWER M IS TYPICAL
 - * TOWER N IS TYPICAL
 - * TOWER O IS TYPICAL
 - * TOWER P IS TYPICAL
 - * TOWER R&S ARE TYPICAL
 - * TOWER T IS TYPICAL
- NOTE: 2
- * AREA CHART IS IN SHEET NO. - S-02



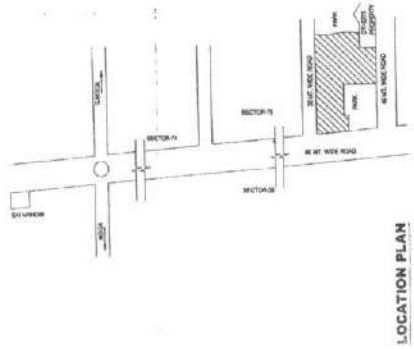
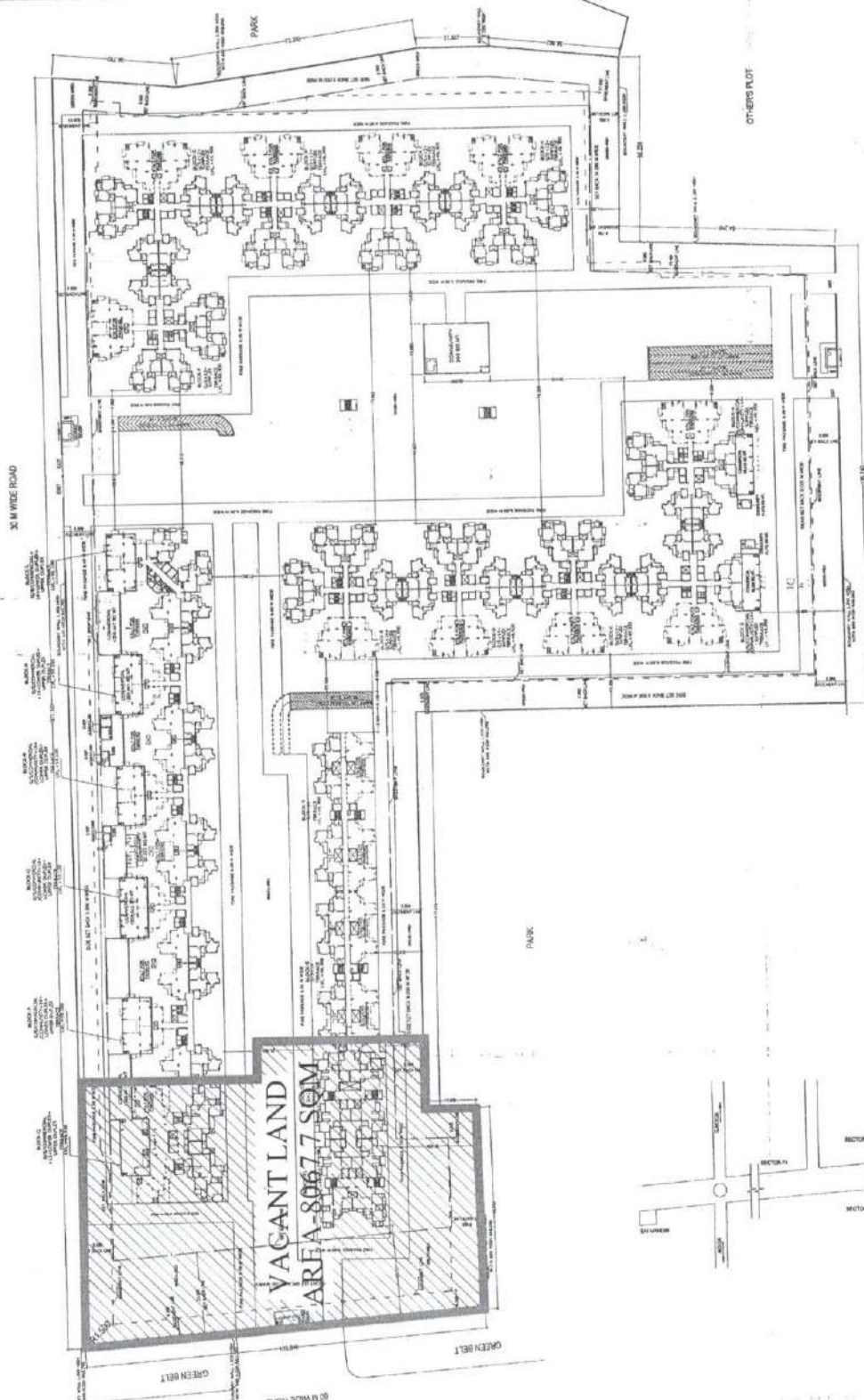
PROJECT TITLE
 PROPOSED GROUP HOUSING PLAN FOR
 KUNAWALI PRINCIPALLY ESTATE PVT. LTD.
 PLOT NO.-GH-427A SECTOR-76, NOIDA

DRAWING TITLE:
 LAYOUT PLAN

S-01

SCALE	1:100
DATE	20/10/2024
DESIGNER	
CHECKER	

DEEPAK MEHTA & ASSOCIATES
 ARCHITECTS, PLANNERS, ENGINEERS & INTERIORS
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



LOCATION PLAN N.T.S.

Remark:- As and where basis including feasibility of Sanctional drawing