

Schedule-II: Management Services

The Development Manager will provide services for overall management and coordination of the Project in terms of this Agreement with respect to (i) Branding, (ii) Sales & Marketing, (iii) Project management, (iv) vendors & contractors, (v) Day to day monitoring, (vi) Preparing budgets & Business Plans in mutual agreement with the Promoter, (vii) Deputing sufficient competent manpower for the Project, (viii) ensuring quality control, taking safety measures, overseeing the carrying out of the entire Project works in a cost effective manner, which are detailed in the Agreement and as indicatively summarized hereunder:

1. Financial and General Management Services.
 - (i) Formulation of Business Plan, in mutual agreement with the Promoter in accordance with Clause 6; and making changes in the Business Plan from time to time as mutually agreed with the Promoter in accordance with Clause 6.2 and Clause 6.3;
 - (ii) Preparation of financial reports and cash management reports, it being clarified that the books of accounts of the Promoter shall be maintained by the Promoter itself;
 - (iii) Preparation of annual/periodical budget and cash flow projections in mutual agreement with Promoter in accordance with Clause 6 and submission of MIS in relation to such budgets and projections in accordance with Clause 7;
 - (iv) To accept and deposit all collections from the purchasers of the Premises to be constructed in the Project in the Master Account (as defined under this Agreement and opened as per terms and conditions of this Agreement).
 - (v) The Development Manager shall review the accounting systems, its process and if required then Development Manager shall suggest changes for ensuring the adherence of timely statutory compliance.
2. Design:
 - (i) Conceptualization and development of the Project under Clause 7.8.10.1 (Design and Drawings)
 - (ii) Coordinating and procuring architectural and engineering designing and master-planning for the Project – all design development including master planning, detailed architectural, engineering drawings etc. as per Clause 7.8.10.1 and
 - (iii) facilitate through consultants drawing changes as required by authorities, drawing interpretation, explanation and coordination with the prior approval of the Promoter as per Clause 7.8.10.1



3. Construction and Project Management:

- (i) To oversee, supervise and manage the overall construction of the Project;
- (ii) To co-ordinate administration of all contracts on behalf of the Promoter in accordance with the terms of the Agreement;
- (iii) To coordinate appointment of the consultants (Architectural, structural, electrical/MEP, landscape, interior design, lighting design, quantity surveyor and such other consultants as required for the Project in accordance with the terms of the Agreement;
- (iv) To oversee, supervise and coordinate with all third party advisors, agents and contractors;
- (v) To monitor Project compliances including adhering to the quality standards and processes for the same and guide the Promoter to comply with the same; and
- (vi) To oversee, supervise and coordinate the handover possession of the respective flats/apartments to the prospective purchasers of Premises upon receipt of 100% of the consideration payable under the respective purchaser agreements;
- (vii) To coordinate the appointment of and oversee, supervise and manage the security agency in consultation with Promoters for security of the Project in accordance with the terms of the Agreement.
- (viii) To oversee and ensure the smooth execution of the Project observing and maintaining all the norms of standard quality and safety of construction.
- (ix) To maintain all the required records and statements as may be required for the Project from time to time and provide copies of the same to the Promoter.

4. Sales and Marketing Management:

- (i) To undertake sales and marketing and services relating thereto in accordance with the terms of the Business Plan (including minimum sales price) and specifically in accordance with Clauses 7.8.12 (Branding and Marketing), 7.8.13 (Sales) and 7.8.17 (Other Obligations);
- (ii) To coordinate construction, operation and maintenance of site marketing office including project 3-D models and sample apartments, as to be agreed in the Business Plan;
- (iii) To oversee, undertake and manage promotion campaigns for the Project in accordance with Clause 7.8.13 and Clause 7.8.17
- (iv) To oversee and manage advertisement and marketing of the Project in various local media in accordance with Clause 7.8.13 and 7.8.17 of
- (v) To ensure finalisation of all sales documentation and communication with the prospective purchasers of Premises and before execution of the same all sales documentation and all material (as determined by the Development Manager) communications shall be sent to the Promoter for



their records and signing;

- (vi) To be responsible to follow up and collect the advance amount, entire sale proceeds or any other receivable of the Premises in the Project and to deposit the same in the Master Account to be opened for the Project;
- (vii) Through the CRM team, customer relationship management activities including but not limited to the acquisition of customers, following up and collecting advance amounts, entire sale proceeds or any other receivable of the Premises in the Project and to deposit the same in the Master Account to be opened for the Project, addressing all queries raised by the customers prior or post the purchase of the Premises, responding to letters, emails or any other communication made by the customers and ensuring resolution of the same. All material communication shall be sent to the Promoters for their records
- (viii) To coordinate with brokers and estate agents and cause payment of brokerages on sales by the Promoter in a timely manner, in accordance Clause 7.3.17
- (ix) To collect and receive from the transferees of the premises in the Project, consideration that is payable by such transferees and for that purpose to make, sign, execute and/or give proper, effectual and lawful discharge for the same. Provided that on non-payment to immediately bring the same to the Promoter's notice, and subject to the prior written consent of the Promoter enter upon and restrain and/or take legal steps for the recovery thereof or to eject such defaulting transferees as the case may be
- (x) To cause to form, incorporate and register any organization/s comprising all or any of the prospective allottees, purchasers and transferees of the Premises comprised in the development carried out upon and in respect of the Said Property, including one or more Co-operative societies, Limited Companies, associations of purchasers of Premises (condominiums) or otherwise and for these purposes, to do and perform all necessary acts, deeds, matters and things, in consultation with the Promoter.
- (xi) To cause the handover of possession of the said Premises to the Transferees upon receipt of 100% of the consideration payable by the purchasers of Premises in the Project in accordance with their respective purchase agreements;

5. Monitoring and Reporting:

- (i) To organize management meetings and provide requisite MIS in formats and frequencies as agreed in this Agreement;
- (ii) To support the Promoter for ensuring statutory financial and other compliance reporting for the Project subject to the performance of the obligations (including statutory compliances) by the respective Parties; and
- (iii) To monitor quality, and undertake safety audits;



6. Miscellaneous:

- (i) To depute necessary resources/employees for carrying out the Management Services
- (ii) To immediately bring to the notice (but not handle), all/any potential legal issues and claims raised by the prospective purchasers of the Premises or in respect of the Project. All litigations, legal issues and claims, shall be dealt with jointly by the Parties.



Schedule - III

TATA - LG -27.06.2016 Financial Plan

Particulars	Phase IA	Phase IB	Phase II	Phase III	Phase IB(Retail)	Total
Saleable Area	392.850	938.005	1,234.360	360,542	11,787	2,937,502
No. of Units	3:1	717	956	284	-	2,268

Particulars [Cr.]	Phase IA	Phase IB	Phase II	Phase III	Phase IB(Retail)	Total	Remarks
Inflow							
Sale's Value	160.68	430.32	646.50	211.46	15.84	1,454.42	As per Business Plan
PTC	7.76	18.53	24.38	7.12	0.23	58.02	Pro-rata to Saleable Area
Car Park Revenue	9.26	21.11	29.10	8.50	0.28	69.24	Pro-rata to Saleable Area
Club House Revenue	4.67	10.76	14.34	4.26	-	34.02	Rs 150000/- per unit
Electronic Charges	1.96	4.69	6.17	1.80	0.06	14.69	Rs 50/- per sq ft
Fire Fighting Equipment Charges	1.96	4.69	6.17	1.80	0.06	14.69	Rs 50/- per sq ft
Power Back up charges	2.99	6.88	9.18	2.73	-	21.77	Rs 96000/- per unit
Total	169.27	497.97	735.84	237.69	16.07	1,676.85	
Outflow							
Land Cost	25.58	61.07	80.36	23.47	0.77	191.25	Pro-rata to Saleable Area
Construction Cost (Phase I)	75.11	179.34	236.00	68.93	1.50	560.98	As per Business Plan
Construction Cost (Other)	17.78	41.44	55.85	16.31	0.53	112.91	Pro-rata to Saleable Area
DM Fees	11.36	57.27	84.62	27.33	1.85	182.43	Rs 100/- per sq ft
DM Overheads	3.93	9.38	12.34	3.61	0.12	29.38	Rs 100 per sq ft
Engg Cost Estimation	7.88	18.87	24.77	7.23	0.24	68.94	Pro-rata to Saleable Area
Overheads	10.59	24.09	31.70	9.26	0.30	75.94	Pro-rata to Saleable Area
Reimbursable Margin to DM	1.55	3.71	4.88	1.43	0.05	11.61	Pro-rata to Saleable Area
Overhead-LG Team	12.30	32.37	47.83	15.45	1.04	109.00	6.5% of Topline
Add Contingency	3.33	7.94	10.45	3.25	0.09	24.87	3.5 of Const + Est. as per Business Plan
Legal Charges	0.53	1.28	1.68	0.49	0.02	4.00	Pro-rata to Saleable Area
Brokerage	6.62	17.43	25.75	8.32	0.56	68.69	3.5% of Topline
Marketing Spend	4.73	12.45	18.40	5.92	0.40	41.92	2.5% of Topline
Interest	1.77	4.21	-	-	-	5.98	
SURPLUS	6.72	26.28	101.21	46.86	8.52	189.49	
Surplus / Sales	4.18%	6.08%	15.65%	21.16%	55.19%	12.94%	

The above working is an approximate estimate for phase wise profitability only.

The changes in area have been done only for phase wise estimated surplus, cash flow shall be adjusted basis the final allotment and accordingly collect and beverage payout will be given.



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TOTAL AREA-Resi			2,937,542	914,889	484,277	413,232	194,993	170,308	300,540					
				552,124	68%	8%	96%	94%	97%					

Sale Collection Schedule	Area(sft.)	Rate (Rs./sft.)	Total	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11
				FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 19-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Phase IA (already sold by LG)	361,855		100%	78%	36%	36%	0%	0%	0%	0%	0%	0%	0%	0%
Phase IB	968,990		100%	16%	48%	56%	0%	0%	0%	0%	0%	0%	0%	0%
Phase I	1,234,360		100%	0%	1%	8%	26%	42%	23%	0%	0%	0%	0%	0%
Phase II	362,540		100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
Podium Car Park			100%	0%	23%	23%	21%	21%	12%	0%	0%	0%	0%	0%
Basement Car park			100%	0%	23%	23%	21%	21%	12%	0%	0%	0%	0%	0%
Commercial	11,787		100%	0%	78%	73%	0%	0%	0%	0%	0%	0%	0%	0%
Club House			100%	0%	0%	45%	0%	42%	12%	0%	0%	0%	0%	0%
P.C				0%	23%	23%	21%	21%	12%	0%	0%	0%	0%	0%

Y-o-Y structure construction			2,933,707	266,171	536,318	721,472	442,416	514,524	452,806					
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Construction Schedule	Area(sft.)	Average Rate (Rs./sft.)	Total	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11
				FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 19-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Phase IA (already sold by LG)	361,855		100.00%	20%	40%	40%	0%	0%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1991		1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991
Phase IB	968,990		100.00%	20%	40%	40%	0%	0%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1991		1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991
Phase II	1,234,360		100.00%		0%	15%	30%	30%	25%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1991		1,991	1,991	1,991	1,951	1,931	1,891	1,991	1,991	1,991	1,991	1,991
Phase III	360,540		100.00%		0%	0%	20%	40%	40%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1991		1,991	1,991	1,991	1,991	1,991	1,891	1,991	1,991	1,991	1,991	1,991
Site Development & Land Scaping			100.00%	10%	15%	20%	20%	20%	15%	0%	0%	0%	0%	0%
Average Rate/Sq ft		0		0	-	-	-	-	-	-	-	-	-	-
Carpark - Podium	234,332		100.00%		20%	30%	30%	20%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1150		1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Carpark - Covered Basement	708,282		100.00%	20%	25%	25%	30%	0%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		1300		1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,400	1,400	1,400	1,400
Club House	21,950		100.00%	0%	0%	50%	50%	0%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		3500		3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Commercial	7,957			0%	50%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Average Rate/Sq ft		2000		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Electric SS charges+Water charges				0%	0%	35%	0%	35%	30%	0%	0%	0%	0%	0%
Average Rate/Sq ft		27		27	27	27	27	27	27	27	27	27	27	27
Power back up charges[Avg 4.8 KVA per unit]				0%	0%	15%	0%	15%	30%	0%	0%	0%	0%	0%
Average Rate/Sq ft		27		27	27	27	27	27	27	27	27	27	27	27
Overheads			100.00%	20%	15%	15%	15%	15%	20%	0%	0%	0%	0%	0%
Add: Contingency			100.00%	0%	15%	0%	15%	30%	30%	0%	0%	0%	0%	0%
Marketing expenses			100.00%	24%	16%	19%	15%	13%	12%	0%	0%	0%	0%	0%
Legal Charges			100.00%	15%	15%	15%	30%	20%	25%	0%	0%	0%	0%	0%
Total area constructed in the year	3,899,271		3,899,271	407,827	760,255	980,317	736,675	561,390	452,806	0	0	0	0	0

INFLOWS (Rs. In Crores)	Area(sft.)	Rate (Rs./sft.)	Total	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11
				FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 19-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Phase IA (already sold by LG)	361,855	4,050	148	41	54	54	-	-	-	-	-	-	-	-
Phase IB	968,990	4,588	445	71	214	160	-	-	-	-	-	-	-	-
Phase II	1,234,360	5,738	642	-	2	55	171	273	105	-	-	-	-	-
Phase III	360,540	5,866	211	-	-	-	-	-	211	-	-	-	-	-
Phase III(Commercial)	11,787	11,102	15	-	8	8	-	-	-	-	-	-	-	-
P.C		4,09	58	-	8	16	5	15	14	-	-	-	-	-
Basic Revenue	2,937,542	5,188	1520	112	285	292	175	288	371	-	-	-	-	-
Carpark - Basement	708,282	275,000	58	-	14	13	12	17	7	-	-	-	-	-
Carpark - Podium	473	275,000	17	-	1	5	2	2	1	-	-	-	-	-
Carpark - Open	318	-	0	-	-	-	-	-	-	-	-	-	-	-
Car Park Revenue		240,264	69	-	16	16	15	15	9	-	-	-	-	-
Club House Revenue	21,950	1,00,000	34	-	-	75	-	24	4	-	-	-	-	-
Electric SS charges	2,937,542	50	15	-	-	7	-	6	7	-	-	-	-	-
Line Lighting Charges (Avg 4.8 KVA per unit)	2,937,542	50	15	-	-	7	-	6	7	-	-	-	-	-
Power back up charges (Avg 4.8 KVA per unit)	2,937,542	96,000	22	-	-	10	-	1	6	-	-	-	-	-
Other Charges			51	-	-	23	-	22	6	-	-	-	-	-
Total Inflows	2,937,542	5,713	1678	112	301	346	190	338	390	-	-	-	-	-



OUTFLOWS		Total	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11
			FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 19-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
DM Share Range		184	11	52	37	22	39	45	-	-	-	-	-
Overheads		29	9	5	4	4	4	4	-	-	-	-	-
DM Pay out		214	20	36	42	26	42	48	-	-	-	-	-
NQDA Lease Premium		191	15	29	27	26	24	70	-	-	-	-	-
NQDA Payment		191	15	29	27	26	24	70	-	-	-	-	-
Phase IA (already sold by LG)	2,829,578	347,490	1,991	69	14	28	28	-	-	-	-	-	-
Phase IB		930,513	1,391	185	37	74	74	-	-	-	-	-	-
Phase II		1,165,346	1,791	236	-	-	35	71	71	59	-	-	-
Phase II		346,224	1,491	69	-	-	-	14	28	28	-	-	-
Phase IBI(Commercial)		1,957	2,000	2	-	1	-	-	-	-	-	-	-
Site Development & Land Scaping	2,437,542	-	2	-	-	-	-	-	-	-	-	-	-
Club development	22,950	3,500	8	-	-	4	4	-	-	-	-	-	-
Carpark - podium	147,321	1,150	17	-	3	5	5	3	-	-	-	-	-
Carpark - basement	708,782	1,300	92	18	23	23	28	-	-	-	-	-	-
Electric SS charges		27	8	-	-	3	-	3	2	-	-	-	-
Power back up charges (Avg 4.8 KVA per unit)		27	8	-	-	3	-	3	2	-	-	-	-
Total Construction Cost		2,817	694	129	176	121	107	91	-	-	-	-	-
Ergo Cost Escalation			59		3	7	11	18	20				
Overheads			75		11	11	11	11	15				
Reimbursable Manpower to DM			12		2	2	2	2	3				
Overhead-LG Team		6.5%	109		7	20	22	12	22	25			
Add. Contingency		3%	25		4	-	6	7	7				
Legal Charges			4		-	2	-	2	0				
Brokerage		3.5%	59		14	10	11	9	7				
Marketing Spend		7.5%	47		10	7	8	6	5	5			
Total Outflows			1483	152	250	308	231	249	292	-	-	-	-
Interest		13.00%	6		6	-	-	-	-	-	-	-	-
Surplus / Deficit			189	-46	51	38	-41	89	98	-	-	-	-
Cumm. Surplus / Deficit		5.070	-46	-46	5	43	2	91	189	189	189	189	189

ROI	13%
IRR	81%
Net Present Value	100
Gross Margin	11%
Surplus	189

Assumptions basis of business plan:

1. Construction cost has been considered as confirmed by LG team @ Rs 1991/- psf. Variations if any at the time of award of contract shall have an impact on the Business Plan.
2. CRM manpower has been assumed w/ initial stage of project and in case of any requirement later can be increased.
3. Business Plan is indicative and non-binding and sales and cost assumptions are subject to market conditions and award of actual award of cost.
4. Cost shall be revised based on GFC Quantification and cost.
5. Quantities for construction cost have been considered basis Qlys submitted by LG.
6. Award of works shall be as per open tender process with empanelled contractors as per Tata Grouping process.
7. Sales are subject to market conditions and have agreed that the sales forecast shall be reviewed after 6 months of official launch of the project.
8. As agreed by LG team, in order to push above higher volume both teams shall have a strategy in line with market condition and competitive scheme offering.
9. The current estimates are basis CLP and cash flow that change basis suitable deferment payment plans to be offered in line with competition along to be offered from time to time which is an integral part of sales plan.
10. LG team is to provide complete and clear lines of communication as promised part of sports city.
11. PMC cost is an estimate and would be part of the competitive bidding where both parties opt for the cost basis quality and other requirements.
12. Overhead to LG towards corporate overhead @ 6.5% has been shown as advised by LG team.
13. The above cost estimates including contingencies are basis LG's cost estimate. Variation to this shall have an impact on Business Plan. Design and cost management responsibility shall be with LG.
14. As agreed Promoters funding will be infused in year 1 or 4 if required upto Rs 200 cr.
15. Mgt cost shall include the allowable cost for local management system i.e. inbound and outbound calls etc.
16. Sold area and no of units shall be reconciled after a final handover and collection. Business plan will get revised accordingly.



Phase IA & IB														
Total phase reconciliation														
Inflow														
Other revenue	1,523.98	616.24	112.39	266.84	247.01	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Inflow	154.29	63.04	0.00	6.43	21.24	5.97	20.52	1.77	0.00	0.30	0.50	0.00	0.00	0.00
DM Fee	796.08	679.26	112.39	273.27	259.25	5.97	20.62	7.77						
NOIDA prem	213.57	96.76	8.96	16.51	18.48	11.64	19.23	21.93	3.00	3.00	0.00	0.00	0.00	0.00
COC	191.25	86.04	6.94	13.27	12.45	11.64	10.83	11.51	0.00	0.00	0.00	0.00	0.00	0.00
Other Cost	560.98	254.15	50.89	101.78	101.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Outflow	523.53	238.14	17.58	37.21	45.12	43.40	38.47	54.95	0.00	0.00	0.30	0.00	0.00	0.00
Surplus	861.68	676.00	99.77	168.77	178.84	66.69	68.53	93.39						
Gross Margin	188.95	3.27	12.62	104.50	80.41	-60.72	-47.90	-85.63						
			0%											

Phase II														
Inflow														
Other revenue	672.36				80	171	273	145						
Total Inflow	68.77	0.00	7.02	24.26	6.51	22.50	8.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DM Fee	741.13		10.25	104.62	177.32	295.00	153.94							
NO DA prem	89.74	8.41	15.31	17.14	10.80	17.83	20.34	0.00	0.50	0.00	0.00	0.00	0.00	0.00
COC	80.16	6.43	12.30	11.55	10.80	10.05	29.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Cost	236.00			35	71	71	59							
Total Outflow	220.88	30.59	34.51	47.78	40.26	35.68	37.06	0.00	0.00	3.00	3.00	0.00	0.00	0.00
Surplus	626.98	45.34	62.13	106.87	132.66	134.36	145.62							
Gross Margin	114.25	(45.34)	(51.86)	(17.25)	44.16	160.65	8.31							
			15%											

Phase III														
Inflow														
Other revenue	235.38		7.72	16.18			211.48							
Total Inflow	27.50	0.00	7.30	7.94	2.13	7.36	2.77	0.30	0.30	0.00	0.00	0.00	0.00	0.00
DM Fee	257.88		10.02	24.12	2.13	7.36	214.25							
NO DA prem	27.07	2.51	4.62	5.17	3.26	5.38	6.13	0.00	3.00	0.00	0.00	0.00	0.00	0.00
COC	24.24	1.94	3.71	3.48	3.26	3.03	8.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Cost	70.52		0.80	0.80	13.79	27.57	27.57							
Total Outflow	64.51	8.93	10.08	12.43	11.76	10.47	10.82							
Surplus	186.35	13.38	19.21	21.95	32.06	46.40	53.35							
Gross Margin	71.53	(13.38)	(9.19)	7.17	(14.93)	(31.04)	160.50							
			28%											



17

S.NO	PROJECT NO DA SECTOR 150	BL / TUP AREA	CONSTRUCTION RATE / PER SQ FT	
1	1.1	1,954.641	1.21	
2	1.2	19.064	1.21	
3	1.3	11.787	1.21	
4	1.4	733.382	1.21	
	Total	3,778.874	sqft	
	Cost of Construction @ Rs 2000/sqft	7,557,748.84		
	Complete Over Head	754,367,384.46		
	% of complete over head	9.97%		
S.NO	DESCRIPTION	TOTAL COST (RS)	COST PER SQ FT OR SQUA (RS)	
1	Design Architect's /Consultancy Fees			
1.1	Design + Auto. CA, DC & EHS (Others)	27,345,727.25	7.24	
1.11	General Engineering Consultant	1,724,216.21	0.46	
1.12	General Engineering Consultant (Civil)	1,445,400.00	0.38	
1.13	General Engineering	27,145,297.25	7.19	
1.14	Infra design Consultant	0.00	0.00	
1.15	Civil Consultant	1,445,400.00	0.38	
1.16	Water Consultant	3,774,216.21	1.00	
1.17	Local travelling for the consultant as per the Agmt	1,445,400.00	0.38	
1.18	Service Tax @ 14.00% on Local fees	19,695,227.56	5.21	
	TOTAL -1	85,284,551.44	22.80	
2	Approval /Statutory Payments including Consultant fee & coordination charges			
2.1	MUL Approval & Its Regulator Monitoring/Comp/ work	27,931,621.56	7.50	cost generated only for monitoring and compliance
2.11	Pollution Control Board (Consent to Establish & Operate)	14,856,864.83	4.00	
2.12	CGWA for Water	1,724,216.21	0.46	
2.13	Electricity (Temporary + Permanent)	2,793,162.10	0.75	
2.14	Water, Sewer Approvals (Temporary + Permanent)	2,793,162.10	0.75	
2.15	DC Charges	55,883,242.12	15.00	
2.16	CC Charges	17,242,162.08	4.58	
2.17	Power Line Connections	1,867,108.10	0.50	
2.18	Other Govt Approvals	27,242,162.08	7.30	
	TOTAL -2	184,346,702.36	49.60	
3	Staffing			
3.1	PMU (outsourced)	232,349,158.37	62.30	
	TOTAL -3	232,349,158.37	62.30	
4	Site Security			
4.1	Site Security	32,780,000.00	8.80	
	TOTAL FOR -4	32,780,000.00	8.80	
5	Site Expenses			
5.1	Details			
5.11	Photography, fac. stationary Courier etc	3,120,000.00	40,000.00	
5.12	Internet Telephone	1,170,000.00	15,000.00	
5.13	Traveling expenses including 6 wheeler Rentals + running cost	6,630,000.00	85,000.00	
5.14	Magazines, Journals etc	780,000.00	10,000.00	
5.15	Tea collection + refreshments etc	1,550,000.00	20,000.00	
5.16	UG Cost -60 KVA	3,500,000.00	50,000.00	
5.17	Fuel Cost for DG + Maintenance	2,800,000.00	50,000.00	
5.18	Electricity Bills	3,500,000.00	50,000.00	
5.19	Staff Traveling	3,800,000.00	50,000.00	
5.20	Salary for House Keeping/Office Boy/Driver/Gardener	3,800,000.00	50,000.00	
5.21	Access Road Fencing	2,700,000.00	35,000.00	
5.22	Others	3,800,000.00	50,000.00	
	TOTAL FOR-5	39,780,000.00		
6	Miscellaneous Expenses			
6.1	Temporary Electricity & Tech doctor	3,724,216.21	1.00	
6.2	Other Engineering investigations	3,724,216.21	1.00	
6.3	CSR activity	14,895,604.03	4.00	
6.4	EHS Expenses	20,483,180.14	5.50	
6.5	Expenses During Handing Over Phase 1 to 2 Construction cost	81,832,756.58	22.00	
6.6	Other Misc. Expenses	29,753,720.56	8.00	
	TOTAL FOR-6	164,554,872.63	42	
7	Site Office (Sales Gallery)			
7.1	Site office - Projects - 1800 sqft @ 2800/- sqft	5,040,000.00	1.31	
7.2	Sample Display Gallery - 1500 sqft @ Rs 1500/sqft	2,250,000.00	5.72	This needs to be discussed as site preparation is already done
7.3	External Development and Landscape around Sample Flat/Sales Gallery @ 3000/sqft per acre for 10000 sqft	4,100,000.00	1.21	
	TOTAL FOR -7	11,390,000.00	7	
	TOTAL FOR OVERHEADS (1+2+3+4+5+6+7)	754,367,384.46	191.88	



GH-01 -----PLOT AREA = 83970 sqm

GH-01 Tower Distribution

Saleable	Unit Type	Nos. of units	No. of towers	No. of Floors	Sqm	Sqm
					Approx. Saleable	Approx. FSI
1100	2 BHK + 2 TQI	980	7	14	1078000	533.248
1285	3 BHK + 2 TQI	672	6	25	863520	542.114
1575	3 BHK + 2 TQI	616	7	22	970200	745.066
		2268	20		2911720	2,221.427
	CLUB					22.950
	COMMERCIAL				11787	7.858
Approx. Saleable (Sqft) (Resi + Comm.)					2923507	
Approx. F.S.I (Sqft) (Resi + Club + Comm.)					2,221,537	
Basement Built Up Area					708,282	
Super Structure Built Up Area					2,954,083	
Total Built Up Area					3,662,365	

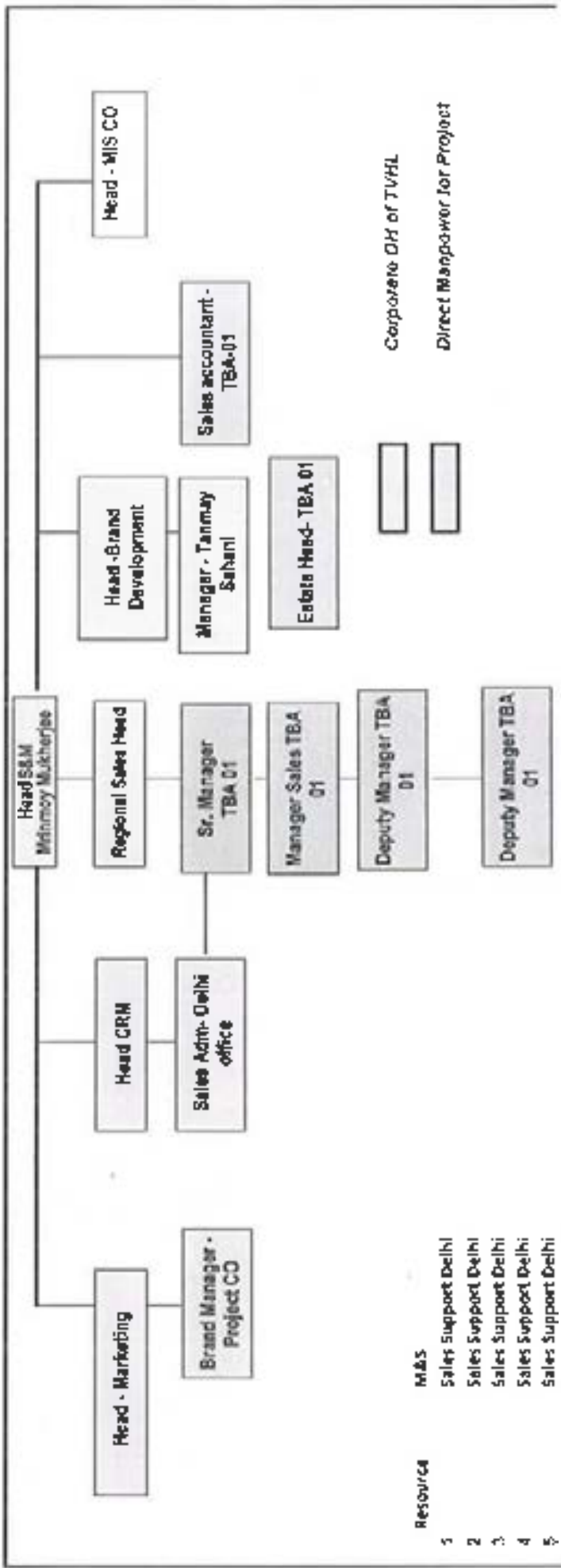
906

Car Parking Details GH-01

Car Parking Details GH-01		Area per CP	BUA
Required @ 1 per DU	2268		
Provided			
Basement	2095	344.45	721,619
Stilt + podium	622	322.92	200,856
Surface	318		

UNIT TYPE	TOWER TYPE	Saleable Area	No. of Units	Total Saleable Area (sq Ft)
2BHK + 2 TQI.	A	1100	980	1078000
3BHK + 2 TQI.	B	1285	672	863520
3BHK + 2 TQI.	C	1575	616	970200
			2,268	2,911,720
Average Area of Unit (Sq Ft)				1284



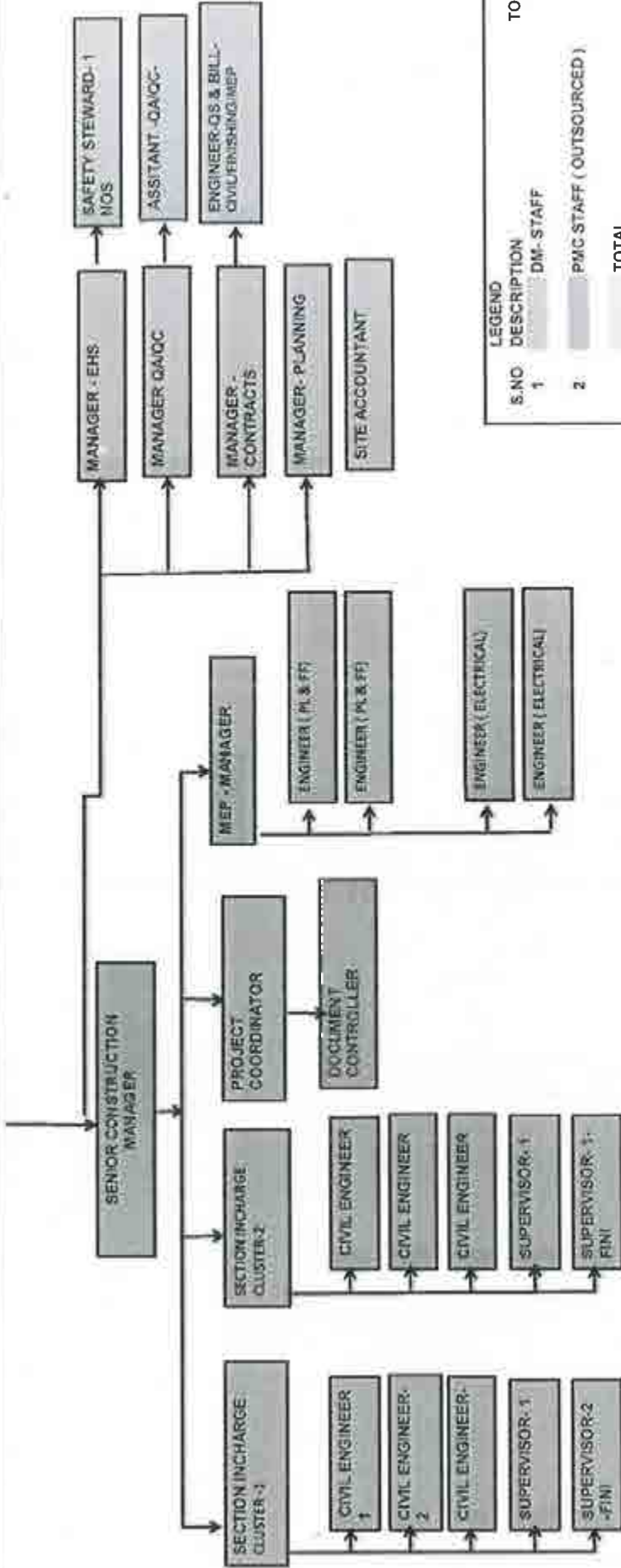


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DM STAFF



PROPOSED STAFF PLAN FOR PMC (OUTSOURCED)



S.NO	DESCRIPTION	TOTAL
1	DM-STAFF	3
2	PMC STAFF (OUTSOURCED)	28
	TOTAL	31

Notes :



64K

SCHEDULE-IV
(List of Project Management Consultants)

1. Colliers International
2. Synergy
3. Ascentis
4. Cushman and Wake Field
5. J.I.
6. Turner
7. Hill International



Annexure -- A
(Map)

Layout development is contemplated or mentioned herein and indicative and subject to change as may be required by the authorized developer and cannot form part of any offer or contract. 1 Sq. Mtr. = 10.764 Sq. Ft.



SITE PLAN

SECTOR - 201 NOIDA
LOTUS GREENS



- LEGEND
- 1. 100% HOLD UPON COMPLETION
 - 2. MULTISTORIED APARTMENT
 - 3. IN-SUIT CENTER
 - 4. COMMERCIAL/INDUSTRIAL/RESIDENTIAL
 - 5. PROPOSED FOOD AND RETAIL
 - 6. SITE FOR PROPOSED SCHOOL
 - 7. AND OTHER SERVICES, ADMINISTRATION
 - 8. CROQUET FIELD AND ACCOMPANYING
 - 9. RECREATION/ENTERTAINMENT
 - 10. PARKING
 - 11. PROPOSED "GREEN ZONE" APARTMENT
 - 12. RETAIL AREA
 - 13. MULTISTORIED/RESIDENTIAL
 - 14. PROPOSED BARBER SHOP
 - 15. COMMERCIAL FOR GROUP HOUSING
 - 16. PARKING LOT/STREET LIGHTS
 - 17. WATER RESERVATION IN GOLF AREA
 - 18. RECREATION/ENTERTAINMENT

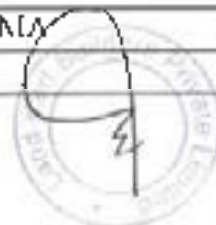
Annexure-B
(List of Approvals)

S. No.	Approvals	Status
1	Building Plan approval	Received
2	Provisional Fire NOC	Received
3	Height Clearance	Received
4	NOC for electrical connection	Not received
5	NOC for water connection	Received
6	NOC for sewer connection	Received
7	Temporary site office approval	Not Received
8	Proof checking of Structure design by Jamia	Received
9	Environmental clearance NOC	Received
10	CTE from UPPCB	Application submitted approval awaited
11	GRHA/IGBC Registration and certification	Registration with IGBC done. Pre-certification pending.



SOLD AREA DETAILS
Plot No. SC-02/A1, Sector-150, Noida

SJ.No.	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
1	MR. SAMIT VYAS	1602	14	1285.00
2	DR. ATUL AGARWAL	1404	8	1285.00
3	MR. KAZIM RAZA ZAIDA	1102	21	1575.00
4	MS. SHEENA CHOUDHARY	902	1	1100.00
5	MR. NIPUN KHURANA	402	9	1285.00
6	MR. GAJENDRA MANI AGARWAL	202	9	1285.00
7	MR. ASHUTOSH MISHRA	1504	8	1285.00
8	MR. SANJAY M AGARWAL	1503	1	1100.00
9	MR. RAJEEV MAHOTRA	1002	10	1285.00
10	MR. RAGHUVENDRA PRASAD TIWARI	1202	9	1285.00
11	MR. ANUJ BHAGRA	503	3	1100.00
12	MR. TALAPULA RAO SUNKARANAM	203	4	1100.00
13	MR. NIKHIL GARG	201	9	1285.00
14	MS. NUZHAT NADEEM	1402	9	1285.00
15	MS. RENU SHARMA	503	4	1100.00
16	MS. BRIJ SHARMA	1001	2	1100.00
17	MR. T. N. SHARMA	1002	2	1100.00
18	MR. RAJESH RUSTOGI	902	9	1285.00
19	MR. GARVESH KRIPAL SINGH	802	9	1285.00
20	MR. MOHT JINDAL	904	4	1100.00
21	MR. HARISH NANDA	101	19	1575.00
22	MRS. RAJESHWARI SHARMA	603	2	1100.00
23	MR. ADITYA THAKUR	801	1	1100.00
24	MR. EDMANSHU PRASAD KALA	501	2	1100.00
25	DR. RITUSHRI DENGRE	103	1	1100.00
26	MS. PRACHI KAPUR	1501	1	1100.00
27	MS. MADHU JAIN	601	1	1100.00
28	MS. MADHU JAIN	1502	14	1285.00
29	MR. AKHIL MAHESHWARI	804	2	1100.00
30	MR. RAJNEESH BARTWAL	702	1	1100.00
31	MS. TALWAR HOSPITALITY PVT. LTD	1105	1	1100.00
32	MS. SWATI GARG	1002	9	1285.00
33	MR. AKASH GOYLE	602	9	1285.00
34	MS. SURABHI MATHUR	1502	1	1100.00
35	CAPT. AMULYA KAPOOR	303	4	1100.00
36	MR. ROHIT OBEROI	803	2	1100.00
37	MR. RAHUL VARMA	902	21	1575.00
38	MR. L. K. GAHLOT	905	1	1100.00
39	MS. ANUPAMA AMRISHI SHARMA	802	1	1100.00
40	MR. ALOK BHUSHAN	1502	21	1575.00



Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
41	MR. GYAN MITAL	501	15	1575.00
42	MS. PRITI GUPTA	102	9	1285.00
43	DR. VIMAL DASSE	902	10	1285.00
44	MR. SHARAD SAXENA	502	9	1285.00
45	MR. UMESH CHANDRA GUPTA	1003	8	1285.00
46	MR. DEEPANSHU GUPTA	804	8	1285.00
47	MS. APOORVA TYAGI	303	1	1100.00
48	MS. SANGHAMITRA	803	4	1100.00
49	MR. JASWINDER SINGH KHERRA	503	20	1575.00
50	MR. MANOJ ANIL DAVE	2102	21	1575.00
51	MS. CHANDRA KANTA ARORA	502	2	1100.00
52	MR. SHANTANI VARSHELA LAD	801	19	1575.00
53	MS. INDIRA TYAGI	301	19	1575.00
54	MR. RAJAN PRANAMI	901	19	1575.00
55	MR. GANESH DUTT DWARI	1603	2	1100.00
56	MS. INDIRA TYAGI	301	10	1285.00
57	MS. AKAWARI SAI	1604	8	1285.00
58	MR. LALIT TETUS	1404	4	1100.00
59	MR. DEEPAK HANDA	701	1	1100.00
60	MR. RAJEEV SAINI	2302	10	1285.00
61	MR. SURJEET SINGH	1103	2	1100.00
62	MR. RAJPAL SINGH	2501	9	1285.00
63	M/s FLORENCE FENNEL INFORMATICA PVT LTD	701	19	1575.00
64	MS. NEHA DUBEY	802	10	1285.00
65	MR. BATUK MOHANTO	1102	10	1285.00
66	MR. WASIMUL HAQUE	1403	8	1285.00
67	MR. TAROK MOHANTO	1202	10	1285.00
68	MS. RITU SINHA	603	4	1100.00
69	MR. HARI SHANKAR VASHISTHA	1401	1	1100.00
70	MR. RAJESH MISRA	205	2	1100.00
71	MS. HARPREET KAUR	905	3	1100.00
72	MR. SATINDER SINGH BULDHIRAJA	502	4	1100.00
73	MR. RISHI KUMAR	501	9	1285.00
74	MS. SUNITA VERMANI	501	10	1285.00
75	MR. SHIKHAR GUPTA	502	10	1285.00
76	DR. PANKAJ BHARDWAJ	202	20	1575.00
77	MS. SHRUTI SINGH	802	20	1575.00
78	MS. NISHANT SHELLY MURAI	602	10	1285.00
79	MS. PRITI KOHLI	1101	19	1575.00
80	MS. MINAKSHI	1804	8	1285.00
81	MS. SUDESH KUMAR SHARMA	304	1	1100.00
82	MS. RAMA RANI PATHAK	401	19	1575.00

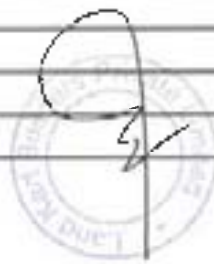


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Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
83	MS. LALI SHARMA	601	20	1575.00
84	MS. SEEMA HANDA	2301	9	1285.00
85	MR. RAMESH CHANDER RAINA	202	10	1285.00
86	MR. SANTOSH KUMAR MAJAR	1103	21	1575.00
87	MR. MUNINDER AWANA	1503	21	1575.00
88	MR. SELAIBAJ	1402	10	1285.00
89	MR. VINAY MEHTA	1503	3	1100.00
90	MR. SUNIL KUMAR SAINI	403	4	1100.00
91	MS. DEEPTI SHARMA	302	10	1285.00
92	MR. BALKRISHAN	1501	19	1575.00
93	MS. SHALU BANSAL	201	19	1575.00
94	MR. SUDHAR KUMAR	101	4	1100.00
95	MR. HARMELAR SINGH	1401	19	1575.00
96	MR. HIMANSHU AILAWADI	702	21	1575.00
97	MR. ANIL KUMAR GOEL	1601	14	1285.00
98	MR. ABHISHEK NIGAM	802	2	1100.00
99	MS. NEHA MISHRA	101	10	1285.00
100	MR. VIBIN YADAV	703	4	1100.00
101	MR. BRIJESH BHANOTE	502	14	1285.00
102	MR. NAKUL SHARMA	702	14	1285.00
103	MS. SEEMA SINGH	1602	10	1285.00
104	MS. MAHIMA SINGH	502	19	1575.00
105	MR. SONU MISHRA	1601	10	1285.00
106	MS. LALITA GUPTA	1601	4	1100.00
107	MS. LAXMI LATA KESHOTE	904	1	1100.00
108	MR. ASHISH BALSWARUP TYAGI	1504	9	1285.00
109	M/S. VINAYAK AIR PRODUCTS PVT. LTD	1503	10	1285.00
110	MR. RADHA KRISHNA SOMANCHI	1803	8	1285.00
111	MR. SIDHARTH RASTOGI	1801	8	1285.00
112	MS. VARSHA ARORA	1802	10	1285.00
113	MR. SHAILENDRA VIKRAM SINGH	601	10	1285.00
114	MR. DEEPAK KUMAR SRIVASTAVA	1201	19	1575.00
115	MS. SADIA UROOJ	1003	4	1100.00
116	LT. COL. RAMMNEK DADHWAL	502	21	1575.00
117	MS. FARHAT NAZ	1404	2	1100.00
118	MS. JASMEET KAUR SURI	1501	9	1285.00
119	M/S. SAGAR & SAGAR	1504	4	1100.00
120	MS. AMARJEET KAUR	801	20	1575.00
121	MR. PAVAN KUMAR SINGH	601	15	1575.00
122	MS. SEEMA DADHWAL	801	5	1100.00
123	MR. BALKARAN SINGH	402	8	1285.00
124	MR. PIUSH BISET	1604	4	1100.00
125	MS. ARCELANA PATHAK	1404	3	1100.00

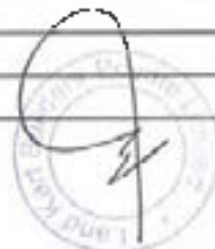


Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
126	MS. PREEH AGARWAL	703	2	1100.00
127	MR. CHANDER PAI.	102	8	1285.00
128	MS. ANNU GADARWAR	2203	4	1100.00
129	MS. SARIKA KAKKAR	1601	19	1575.00
130	MS. ARPITA SHARMA	801	10	1285.00
131	MR. NARESH KUMAR BANSAL	102	10	1285.00
132	MS. GARIMA BAJAJ.	1503	4	1100.00
133	MS. SIMRAN PREET	1701	15	1575.00
134	MR. ROHIT CHOUDHARY	801	2	1100.00
135	MS. VIDHYA RANI	302	9	1285.00
136	MR. RAKESH SINGH	12A02	10	1285.00
137	MS. SONIA SHARMA	1103	1	1100.00
138	MR. RAM BABU	701	21	1575.00
139	MR. BASANT GOEL.	801	3	1100.00
140	MS. SNEHLATA	901	3	1100.00
141	MS. RAMNEET KAUR SAINI	801	21	1575.00
142	MS. RAMNEET KAUR SAINI	901	21	1575.00
143	MR. ABHISHEK SHARMA	603	2	1100.00
144	MR. AMIT TRIPATHI	1103	2	1100.00
145	MR. SUMIT DAWAR	2102	9	1285.00
146	MS. YOJNA MEHTA	402	10	1285.00
147	MR. NITIN SAUN	701	10	1285.00
148	MS. SHAIKHA FABRIZ	602	20	1575.00
149	MS. RICHA TRIPATHI	1001	19	1575.00
150	MR. LALIT BISHI	802	19	1575.00
151	MR. SUMIT BISHI	702	19	1575.00
152	MS. RUCHIKA ARORA SAINI	302	19	1575.00
153	MS. RENU DUGGAL ARORA	1403	4	1100.00
154	MS. MAHA SHWETA	1102	14	1285.00
155	MS. DEEPIKA VARSENEY	1405	1	1100.00
156	MR. KARTIK KUMAR SINHA	503	2	1100.00
157	MR. REESHU RAJ	305	1	1100.00
158	MS. SHWETA RAWAT	702	10	1285.00
159	MR. SHASHANK MITTAL	301	21	1575.00
160	MR. AKHIL MITTAL	302	21	1575.00
161	MS. SUREKHA KUMARI	1801	15	1575.00
162	MR. ARVIND SAINI	502	18	1575.00
163	MS. ARUNA JAIN	1401	10	1285.00
164	MR. NIMISH SHARMA	801	14	1285.00
165	MR. ABHISHEK DEHMAN	601	8	1285.00
166	MRS. SUSHETA NADWAL	1103	4	1100.00
167	MR. DHRUV ARORA	901	1	1100.00
168	MR. AMIT JAYASWAL	1203	2	1100.00



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Sl.No.	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
169	MR. AMIT KUMAR SHARMA	1603	4	1100.00
170	MR. SUMIT SAXENA	2302	9	1285.00
171	MS. KAMLESH KUMARI	901	9	1285.00
172	MS. MONIKA TANDON	1203	3	1100.00
173	MR. NEERAJ AGARWAL	602	4	1100.00
174	MR. ANUJ ARORA	103	4	1100.00
175	MR. AJAY DAYAL	802	5	1100.00
176	MR. SANJAY MAJJUR	901	5	1100.00
177	MR. SUDHIR BIYALA	1201	11	1285.00
178	MS. RIKA SAXENA	801	11	1285.00
179	MR. SHAJI VADAKKE PARAMBATHI	1401	11	1285.00
180	MR. LAXMAN KUMAR BEARDWAJ	1402	14	1285.00
181	MR. DEVANAND YADAV	1502	9	1285.00
182	MR. LOVISH SEHIL	901	10	1285.00
183	MR. ABRAHAM JOSEPH	1502	10	1285.00
184	MS. RENU MALHOTRA	1702	9	1285.00
185	MR. RAVI SHANKAR CHAUBAY	204	2	1100.00
186	MR. NAVEEN SHARMA	1001	5	1100.00
187	MR. MOHAMMAD SHAD	1101	9	1285.00
188	MS. SONIA SHARMA	901	14	1285.00
189	MR. GAURAV GOEL	903	4	1100.00
190	MS. SHEPHALI MITTAL	1401	9	1285.00
191	MR. GAGANDEEP SINGH MALHOTRA	901	4	1100.00
192	MR. SHYAMLESH KAR	1405	2	1100.00
193	MOHD. SUAMIN KHAN	1005	1	1100.00
194	MOHD TARIQ	1702	10	1285.00
195	MS. ANJLI BHATNAGAR	1704	4	1100.00
196	MR. RAVI BHANOT	1001	20	1575.00
197	MR. RAVI SHANKAR	704	1	1100.00
198	MR. JIJENDRA KR TYAGI	1402	19	1575.00
199	MR. SATYENDRA KUMAR SINGH	1104	1	1100.00
200	MR. PRASHANT SINHA	1004	2	1100.00
201	MR. BALWINDER SINGH	1101	1	1100.00
202	Mr. MOHIT DUBEY	1905	1	1100.00
203	MS. SUNITA KUMARI PRASAD	601	19	1575.00
204	MR. SANJEEV KUMAR GUJERIA	401	9	1285.00
205	MR. ANIL KUMAR	602	3	1100.00
206	MS. VEENA BEFYANI	403	2	1100.00
207	MS. ANINDITA MIDDYA	401	2	1100.00
208	MS. POONAM LAIN SINGH	2204	8	1285.00
209	MR. RAMKARAN SINGH	1703	4	1100.00
210	MS. NEELAM GUSAIN	301	9	1285.00
211	MS. VINEETA	1801	19	1575.00



58.30

Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
212	MR. VIKRANT VIKRAM SINGH	2204	8	1285.00
213	MR. AVDESH KUMAR TOMAR	1001	10	1285.00
214	MR. DJI. MOHAN SINGH	602	19	1575.00
215	MS. PRIYAMVADA TRIPATHI	1002	19	1575.00
216	MR. AMIT GAUTAM	1004	4	1100.00
217	MR. YADU NISHAT NAIR	2102	10	1285.00
218	MR. VARUN MEHRA	802	4	1100.00
219	MS. MONALI BANERJEE	402	2	1100.00
220	MR. DINESH KUMAR SINGH	602	21	1575.00
221	MR. AKASH GUPTA	2101	1	1100.00
222	MS. MANISHA SRIVASTAVA	701	20	1575.00
223	MR. PRABHAT KUMAR	401	10	1285.00
224	MR. MANINDER SINGH	302	4	1100.00
225	MR. MRIDULA DEORI BHARALI	704	8	1285.00
226	MR. KAMAL JHAKAL	1502	4	1100.00
227	MS. KUMARI JADLIY	903	10	1285.00
228	MR. DEARMENDRA KUMAR SINGH	505	1	1100.00
229	MR. PAWAN KUMAR SHARMA	2207	10	1285.00
230	MR. PRAVEEN GAUD	501	4	1100.00
231	MR. ANAND SHANKAR	404	8	1285.00
232	MR. NEERAJ SINGH	1501	4	1100.00
233	MR. PAWAN	1804	4	1100.00
234	MR. PRADEEP GOEL	1605	2	1100.00
235	MS. SHEPHALI GUPTA	2002	10	1285.00
236	MR. OM KUMAR	1501	21	1575.00
237	MS. RITU ARORA	602	8	1285.00
238	MR. TARUN SHARMA	601	4	1100.00
239	MS. PRIY CHOUHARY	501	21	1575.00
240	MR. SUNIL KUMAR KAPUR	1701	19	1575.00
241	MS. RINKEY GUPTA	702	4	1100.00
242	MR. SUSHANT ARORA	902	4	1100.00
243	MR. SALMAN HABIB	1704	8	1285.00
244	MR. PAVAN KUMAR SRIVASTAVA	1002	8	1285.00
245	MS. NEETA SRIVASTAVA	501	19	1575.00
246	MR. NAVIN JAGDIARI	703	10	1285.00
247	MS. SUNAINA MALHOTRA	503	21	1575.00
248	MR. SIDDEHARTI BISHNOI	701	4	1100.00
249	MR. BIPIN KUMAR SINGH	502	3	1100.00
250	MR. ANIL KUMAR AGARWAL	1402	5	1100.00
251	MR. MRINAL MATHEUR	1401	3	1100.00
252	MR. ANMOL JACHARI	1903	4	1100.00
253	MS. RUCHIKA MALHOTRA BHATTANI	1801	10	1285.00
254	MR. RAJESH KUMAR SAHA	1004	3	1100.00



Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
255	MR. RAJENDRA BEHRA (TRIVEDI)	402	4	1100.00
256	MS. REETA SHUKLA	1701	10	1285.00
257	MR. PURUSHOTAM PARASHAR	205	21	1575.00
258	MR. AVINAV KUMAR SINGH	202	21	1575.00
259	MS. RASHMI TANDON	601	9	1285.00
260	MS. SIYAMAL MANI	1001	9	1285.00
261	MS. NEETU PANDEY	1505	4	1100.00
262	MR. RAM KUMAR SINGH	201	2	1100.00
263	COL. RAJEEV ANAND	705	1	1100.00
264	MS. ANJALI GUPTA	1501	10	1285.00
265	MR. SAURABH GULATI	702	3	1100.00
266	MS. REETU SINGH	2202	21	1575.00
267	MS. LAXMI DEVESH DUBEY	1801	21	1575.00
268	MS. NISID CHANDIRAMANI	1403	3	1100.00
269	MS. AAKHANKSHA CHAURASIA	102	1	1100.00
270	MR. BIJANU PRATAP	401	3	1100.00
271	MR. VAIBHAV AGARWAL	801	4	1100.00
272	MR. SANDEEP KHURANA	2004	8	1285.00
273	MR. MANOJ KUMAR	1101	10	1285.00
274	MOHD. ATEEL ANSARI	701	9	1285.00
275	MS. NASRA SHAMS	101	9	1285.00
276	MS. RASHMI RAMSINGHANIY	1402	3	1100.00
277	MR. DINESH KUMAR AGARWAL	1604	20	1575.00
278	MS. PINKI PANDEY	12A01	1	1100.00
279	MR. RAJ KUMAR TARANI	1204	4	1100.00
280	MR. AJAY KUMAR	1001	4	1100.00
281	MR. BOVINDRA SINGH	804	4	1100.00
282	MR. BOVINDRA SINGH	905	4	1100.00
283	MR. RAMJI PRASAD SRIVASTAVA	12A02	1	1100.00
284	MR. ANANT PANDAY	702	2	1100.00
285	MS. RADHIKA	501	20	1575.00
286	MR. JAGDISH PRASAD	12A01	4	1100.00
287	MR. RASHID SAYIED	801	15	1575.00
288	MR. VIKAS GOEL	1002	4	1100.00
289	CDR. ARVIND KUMAR	1405	4	1100.00
290	MR. CHANDRA MOHAN SHARMA	2001	20	1285.00
291	MR. AAYUSHI DHAMJA	1201	9	1285.00
292	MR. SAURABH AGARWAL	701	15	1575.00
293	MR. DEEPAK GUPTA	1102	4	1100.00
294	DR. GAURAV GUPTA	1403	10	1285.00
295	DR. RASHMI SHUKLA	101	1	1100.00
296	MR. SAURABH CHAUHAN	601	14	1285.00
297	MR. GAURAV CHAUHAN	602	14	1285.00



Sl.No	Name of Customer	Unit No.	Tower	Area in Sq. Ft.
298	MS. RITU SAINI	603	14	1285.00
299	MR. SURENDER	802	3	1100.00
300	MS. SEHVANI KAPUR	1402	2	1100.00
301	MR. GANESH PRASAD TIWARI	805	1	1100.00
302	MR. VINAY BHATIA	1401	4	1100.00
303	MR. PULKIT VERMA	2402	10	1285.00
304	MR. HIMANSHU DILLI	401	21	1575.00
305	MR. PRITAM KUMAR	901	15	1575.00
306	MS. MEENU CHOWDHARY	1605	1	1100.00
307	MS. SUMAN TIWARI	1602	9	1285.00
308	MS. SUNITA BANSAL	1705	1	1100.00
309	MR. ATIN BIHARDWAJ	601	3	1100.00
310	MR. SHOBHIT ASTHANA	904	3	1100.00
311	MS. VATSALA SRIVASTAVA	902	3	1100.00
				392850.00



VISTRA ITCL

Ref No: 3602

Date: August 30, 2016

To,
Land Kart Builders Private Limited
7th Floor, Tower B, Plot No. B
Sector 127, Noida - 201 301

Copy to

Tata Value Homes Limited
12th Floor, Times Tower, Kamala Mills Compound
Saugandh Bagel Marg, Lower Parcel (W), Mumbai - 400 013

Lotus Greens Constructions Private Limited
D-107, Panchsheel Enclave
New Delhi - 110 017

Dear Sir,

Subj: Proposed Development Management Agreement between Landkart Builders Private Limited ("Promoter") and Tata Value Homes Limited ("Tata") in relation to development of a group housing project under the Tata brand name ("Project") on the plot bearing number SC-62/A1 measuring 23,970 square meters, with a floor area ratio to the extent of 22.16 lakh square feet, situated at Sector 127, NOIDA ("Property").

This is in relation to the debenture trust deed dated 9 December 2014 in relation to the Series B and Series C Debentures, as amended from time to time in accordance with its terms read with the deed of accession dated 4 July 2016 executed by *inter alia* Lotus Greens Constructions Private Limited (as "Issuer"), Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) (as "Debenture Trustee") and the Promoter (the "DITD") and the Transaction Documents (as defined in the DITD, and in each case, as amended from time to time in accordance with its terms) (collectively referred to as the "Debenture Documents").

Capitalised terms used herein but not defined shall have the same meaning as ascribed to them in the Debenture Documents.

Pursuant to the Debenture Documents, the Issuer has availed of certain secured borrowings on the terms and conditions contained therein. The Issuer had subsequently sub-leased the Property in favour of the Promoter vide a sub-lease deed dated 15 June 2016 registered in the office of the Sub-Registrar - II NOIDA, vide Book No. 1, Volume No. 7881 Page No. 301 to 350, as Document No. 6336 dated 17th June 2016. We have been informed that the Promoter is entering into a Development Management Agreement with Tata in respect of the Property (an execution version of which is annexed to this letter as Annexure A and shall hereinafter be referred to as the "Definitive Agreement"), and in this regard we confirm, subject to the statements set out in this letter, that we have no-objection to the Promoter entering into the Definitive Agreement. On execution of the Definitive Agreement, executed copies thereof shall be shared with us.



FOR OFFICE USE
VISTRA ITCL (INDIA) LIMITED
12th Floor, Times Tower,
Kamala Mills Compound,
Saugandh Bagel Marg, Lower Parcel (W),
Mumbai - 400 013

VISTRA ITCL

In this regard, we state as follows:

1. This letter is being issued exclusively in relation to development management arrangement, as set out in the Definitive Agreement, over plot BC-02/A1 in Sector 130, NOIDA, forming part of the Project 2 Property. No pre-emptive rights or any other rights or interests shall be granted in respect of any other plot, land parcel or asset comprised within Project 1 Property or Project 2 Property or in respect of any other Obligor under the Debenture Documents. Separate consent of the Debenture Trustee shall be required in the event the Issuer or any of its affiliates propose to enter into any form of arrangement with any person with respect to any other portion of the Project 1 Property or the Project 2 Property.

2. The charge of the Debenture Trustee over the entirety of the Project 2 Property (including over all receivables and accruals therefrom in accordance with the Debenture Documents) shall continue in full force and effect post the execution of the Definitive Agreement, on a first and exclusive basis (subject to the existing charge in favour of the NOIDA Authority), and any further charge thereon, may be created and perfected only with the consent of the Debenture Trustee.

3. Any Financial Indebtedness (including by way of project or construction finance) may be availed on the Property only with the prior consent of the Debenture Trustee and on such terms as may be mutually agreed between the Promoter, Debenture Trustee and the prospective lender.

4. The Promoter shall create a first charge in favour of the Debenture Trustee over all accounts opened in relation to the Definitive Agreement and all amounts received in such accounts (other than such amounts that form part of Tata's entitlement under the Definitive Agreement).

5. Notwithstanding the generality of the foregoing, the Debenture Trustee shall have full rights in relation to the enforcement of all Security Interests created in its favour, including the enforcement of the pledge of the Promoter's shares as a pledgee, by way of effecting a change in capital structure of the Promoter, shall continue unaffected.

6. The Promoter and the Issuer shall ensure that all amounts received by the Promoter pursuant to, or in relation to, the Definitive Agreement, including the Promoter Corporate Expenses, the Phase I Surplus Amount, the Phase II Surplus Amount, and the Project Surplus Amount (each as defined under the Definitive Agreement), are deposited in the account bearing name 'Lotus Greens Construction Pvt Ltd - Debt Service Account' bearing # 914020052763740, maintained with Axis Bank, Swarthy Vihar Branch, having IFSC code # UTIB0000655.

Yours truly
On behalf of Vistra ITCL (India) Limited
(formerly known as IBSIS Trust Company Limited)


Authorised Signatory

