

HARYANA STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD.

Regd. Office : C-13 & 14, Sector-6, Panchkula (Haryana)
Telephone: 0172-2590481-83, Fax : 0172-2590474

REGULAR LETTER OF ALLOTMENT WITH OFFER OF POSSESSION
(EMP -2005)

Registered

To
M/s. A.N. Buildwell (P) Ltd.,
B-14, Rajpat Nagar III,
New Delhi-24

Ref. No.: HSIDC: 92

Dated: 18/4/06

Subject: - Regular Letter of Allotment (RLA) for Site No. 4 in Sector 8, IMT Manesar for Campus Development

Dear Sir,

1. This is in continuation of our office letter dated 13/02/06 conveying in principle approval for allotment of site for setting up of a Technology Park in IMT Manesar.

While acknowledging receipt of 25% cost of land, please note that the site as detailed below has been allotted to you on freehold basis for setting up of an Technology Park on the Campus Development norms as laid down in the Industrial Policy 2005, as per Terms and Conditions contained hereinafter as well as in the format of Agreement annexed hereto as Appendix A which shall be read as part and parcel of this RLA.

Estate	Sector/ Phase No.	Plot No	Appx. Dimensions (Meters)	Area (Sq.mtr.)	Rate per square meter	Tentative Price (Rs.)
IMT Manesar	8	CP-4	167.33 x 228	38151.24	Rs 4200/-	16.02 Crores. (Approx)

AND WHEREAS this allotment, among other terms and conditions, contained in Appendix-A, is subject to following conditions precedent to be fulfilled by you within

- (i) You are advised to carefully go through the contents of the RLA, as well as the terms & conditions stipulated in the Appendix-A.
- (ii) You shall also be required to execute the Agreement, in writing, with HSIDC, at Panchkula, incorporating therein the terms & conditions, as contained in Appendix-A, on the printed agreement, attached with the RLA, as per instructions given therewith, within a period of 60 days from the date of issuance of RLA. This period of 60 days allowed for execution of the agreement will, however, be extendable further by HSIDC at its sole discretion, but incase, after fulfilling any of the conditions precedent as specified, you fail to execute the agreement within the extended period, the allotment shall be liable to be cancelled and the principal amount received towards the tentative price shall be refundable to you without any interest, after forfeiting 10% of the total tentative price of the aforesaid plot/shed. Any amount paid to HSIDC on account of interest or penal interest, as the case may be, shall be non-refundable.
- (iii) In case you do not opt to pay the balance amount of 75% of the tentative price of aforesaid plot, in lumpsum, within 60 days of the date of issuance of the RLA, in that eventuality, the remaining 75% tentative price of aforesaid plot shall be payable by you in five equal half yearly installments with interest @ 11% p.a. on the balance outstanding, as per following schedule of payment of installments: -

	First Instalment	Second Instalment	Third Instalment	Fourth Instalment	Fifth Instalment
Due Date	13 th Oct 06	13 th April 07	13 th Oct 07	13 th Apr 08	13 th Oct 08
Principal Amount (₹)	2,40,35,281	2,40,35,281	2,40,35,281	2,40,35,281	2,40,35,281
Interest (₹)	66,09,702	52,87,762	39,65,821	26,43,881	13,21,941
Total (₹)	3,06,44,983	2,93,23,043	2,79,01,102	2,66,79,162	2,53,57,222

(* Approx)

Please Note that no separate notice for payment of instalments due as per the above schedule will be issued by the HSIDC.

- (iv) Default in payment of installments shall, however, entail penal interest @ 14% p.a. for the defaulted period in respect of defaulted amount. In case you continue to be in default beyond the time allowed by HSIDC after the default having been committed, the plot/shed shall be liable for resumption.
- (v) Although possession of the aforesaid plot has also been offered, it is, however, made clear that physical possession of the same shall be delivered to you only after you have executed an agreement, in writing, as stipulated herein-above. Any delay on your part to execute the agreement and to take over the possession of the plot shall not exempt your liability to pay the interest on the outstanding amount towards the price as well as qua the non-implementation of the project within the stipulated period. Thus, after executing the aforesaid agreement, you may immediately contact our field office at Manesar to take the physical possession of the plot/shed through a letter of possession, in writing, from the concerned field office.

(vi)

Any additional price of the aforesaid plot, as a consequence of enhancement in compensation that may be awarded by the Court(s), in any matters/ cases arising out of the acquisition proceedings or any incidental or connected matter thereto, shall be payable by you, in lumpsum, within 30 days from the date of issuance of demand notice failing which penal interest @ 14% p.a. on the due amount shall be charged from the date of notice till the date of payment. In the event of non-payment of such enhanced compensation within a period of three months from the date of notice, the aforesaid plot/shed shall also be liable to be resumed.

The aforesaid plot shall be liable to be resumed interalia on the ground for breach of any of the terms & conditions stipulated in the agreement, referred to herein above.

3.

AND WHEREAS after having accepted the allotment and/or making payment of 25% of the tentative price or subsequent payment(s) of the installments, towards balance outstanding tentative price, if you choose to surrender the plot for any reason whatsoever, in that eventuality, the principal amount received towards the tentative price shall be refundable to you without any interest, after forfeiting 10% of the total tentative price of the aforesaid plot/shed. Any amount paid to HSIDC on account of interest and/or penal interest, shall be non-refundable.

NOW, THEREFORE, in view of this allotment of above noted plot, you are hereby requested to fulfill the conditions precedent as stipulated herein above and act accordingly, within the stipulated period failing which, this allotment shall automatically stand lapsed on the expiry of aforesaid stipulated period of 60 days.

For Haryana State Indl. Dev. Corpn. Ltd.


Authorized Signatory

Encls. 1. Appendix 'A'.

हरियाणा राज्य
औद्योगिक एवं अधारभूत
संरचना विकास
निगम लिमिटेड



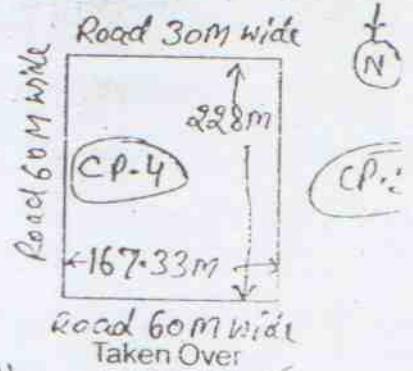
Haryana State
Industrial &
Infrastructure
Development
Corporation Ltd.
IMT, Manesar
(A State Government Undertaking)

IMT Manesar
Tel No. 2290501, 2290502

POSSESSION CERTIFICATE

This is to Certify that plot No. CP-4 of size 38151.24 Sq.m
has been handed over to M/s A.N. Buildwell Pvt. Ltd., B-14, Lajpat Nagar - III
New Delhi
in Sector No. 8 IMT-Manesar, Gurgaon on dated 4-9-06

SKETCH OF PLOT
(Not to Scale)



Handed Over
4/9/06

Asstt. General Manager (IA)
IMT Manesar, Gurgaon
IMT (Gurgaon)

Handed Over
Sunil Grewal
A.N. Buildwell P, Ltd
B-14, Lajpat Nagar - 3,
New Delhi - 24.

A Copy is forwarded to :

1. M/s A.N. Buildwell Pvt. Ltd., B-14, Lajpat Nagar - III
New Delhi
2. Estate Manager/Estate Officer, HSIIDC, IMT Manesar, Gurgaon w.r.t. his letter No. 4263
Date 4-9-06 & Head Office RLA No. 98 Dated 18-4-06
The Possession of Plot No. CP-4 at IMT Manesar
Sector. 8 has been handed over to M/s A.N. Buildwell Pvt. Ltd

No./HSIIDC/AGM (IA)/IMT 2006/2399
Date : 4/9/06

Dated 4-9-06

Asstt. General Manager (IA)
Asstt. ~~IMT Manesar~~ (IA)
H.S.I.D.C., Ltd.
IMT Manesar (Gurgaon)

hsidc - your partner in progress

पञ्चकुल कार्यालय : सी 13, 14, रोड नं. 6, पञ्चकुल
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