

SBFC / CTS-2010/1111



प्रीति मंगल भवन, 28001, लुट्टान प्रान्देश
NCS / NEFT FSC : HDFC0000073

Valid for 3 months

A/C Payee

28/04/2012

Pay ANSAL PROPERTIES AND INFRASTRUCTURE LTD.

By Order

Rupees only ELEVEN LAKH NINETY-ONE THOUSAND THREE

श्रीदेवी अग्रवाल

HUNDRED THIRTY-FIVE ONLY

श्रीदेवी अग्रवाल

₹ 11,91,335/-

A/c No. 00790350000122

For LIC HOUSING FINANCE LTD - DISBURSEMENT A/C - LUCKNOW

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

Not Over Rs. 11,91,335/-
Not Negotiable

Authorized Signatories
Please sign above / गृहण गरी रक्षित कर

54,2598 226,24,000 21: 900264 30

Anvita Sharma
1102061833

BANK

ZRAT GUNJ
UTTAR PRADESH
HDFC0000078

Valid for 3 months

A/C payee

26/03/2012
D D M M Y Y Y Y

ANSAL PROPERTIES AND INFRASTRUCTURE LTD.

पैसे रुपये

SIX LAKH ONE THOUSAND FOUR HUNDRED

By Order

आदेश अनुसार

NINETY-THREE ONLY

अदा करें

₹ 6,01,493/-

A/c No.

00780350000122

C/A

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For LIC HOUSING FINANCE LTD. DISBURSEMENT A/C - LUCKNOW

Not Over Rs.....

Not Negotiable Not Over Rs. 6,01,493/-

Amrita Shukla
[Signature]

Authorized Signatories
Please sign above / कृपया पद उपर पर

⑈539252⑈ 226240002⑈ 900264⑈ 30

CCod. 135433
3804-P-01/0002
Plots.

1102501839

Amrita Shukla
[Signature]

A1, SHAH NAJAF ROAD HAZARAT GANJ LUCKNOW-226001 UTTAR PRADESH

To,
MS AMRITA SHUKLA
Flat No.A-104, LAPLACE COLONY, OPP SAHARAGANJ,HAZRATGANJ,
LUCKNOW,
LUCKNOW, UTTAR PRADESH - 226001

Date : 03/05/2012

Dear Sir/Madam,

Re. Your Loan Account : 110200001667 Application No : 1102001833

Further to your acceptance of our loan offer dated 29/02/2012 ; we are disbursing the First Installment of loan. We enclose herewith a cheque (No 539252) for Rs. 6,01,493.00 drawn on dated 30/03/2012 favouring ANSAL PROPERTIES AND INFRASTRUCTURE LTD.

Sanction Amount	40,00,000.00	No of EMIs	0	Interest Type	New-Freedom
Total Disbursement	17,92,828.00	Interest Rate	10.40%		

Your Repayment Schedule for 12 instalments is as follows:

Due Mon/Year	EMI (Int.)	EMI (Prin.)	INT/BPI	Premium	Total Payable	O/S Loan
15/05/2012	5,212.94	9,495.06	5,092.00	0:00	19,800.00	17,83,332.94
15/06/2012	15,455.55	4,344.45	0.00	0.00	19,800.00	17,78,988.49
15/07/2012	15,417.90	4,382.10	0.00	0.00	19,800.00	17,74,606.39
15/08/2012	15,379.92	4,420.08	0.00	0.00	19,800.00	17,70,186.31
15/09/2012	15,341.61	4,458.39	0.00	0.00	19,800.00	17,65,727.92
15/10/2012	15,302.98	4,497.02	0.00	0.00	19,800.00	17,61,230.90
15/11/2012	15,264.00	4,536.00	0.00	0.00	19,800.00	17,56,694.90
15/12/2012	15,224.69	4,575.31	0.00	0.00	19,800.00	17,52,119.59
15/01/2013	15,185.04	4,614.96	0.00	0.00	19,800.00	17,47,504.63
15/02/2013	15,145.04	4,654.96	0.00	0.00	19,800.00	17,42,849.67
15/03/2013	15,104.70	4,695.30	0.00	0.00	19,800.00	17,38,154.37
15/04/2013	15,064.00	4,736.00	0.00	0.00	19,800.00	17,33,418.37

Thereafter you are required to pay Rs. 19,800.00 towards your installment payable Monthly.

Please note that you have paid Rs. 20,000.00 towards the Upfront Fees.

Please draw your Cheques / DD / Pay Orders favouring LIC Housing Finance Ltd. Only Local Cheques will be accepted.

Thanking you,

Yours cordially,

Area Manager

<http://10.0.1.100/webmodule/rasReportViewer.do>

5/3/2012

A1 SHAH NAJAF ROAD HAZARAT GANJ LUCKNOW-226001

File No : 1102001833

Date : 29/02/2012

To
MS AMRITA SHUKLA / MR ANAND DWIVEDI
Flat No A-104 LAPLACE COLONY,
OPP SAHARAGANJ HAZRATGANJ,
LUCKNOW
LUCKNOW UTTAR PRADESH - 226001

Dear Sir/Madam

We are pleased to inform you that we have 'In Principle' approved a HOUSING LOAN as per terms and conditions mentioned here

1. Scheme : Griha Prakash
2. Loan Amount : Rs. 40,00,000.00
Rupees Forty Lakh only
Rate of Interest : New-Freedom (Floating)
Current LHPLR : 14.40 %

SNo	Rate Type	Tenure	Spl.Offer Rate	Spread(Discount)
1	Floating Rate	1-180 months	10.40 % pa	340

The Rate of Interest of 10.40% will be applicable for 3 months or next review date as per clause 2.2a of terms and conditions of Home Loan Documentation kit. Thereafter, applicable rate will be LHPLR minus 340 bps.

4. Term : 180 Months
5. Purpose : Purchase of Plot
6. Repayment Terms -
6(a) Rest frequency : Monthly
6(b) Equated Monthly Installment : Rs. 43,969.00
Rupees Forty-Three Thousand Nine Hundred Sixty-Nine only
6(c) No of EMIs : 180 Months
7. Total Upfront Fees : 20,000.00 + Service Tax as Applicable
(Rupees Twenty Thousand only)
8. Commitment Fees : As applicable from time to time.
9. Security : As may be decided by LICHFL at its sole discretion
10. Fees on prepayment : Under floating rate period, prepayment charges are not applicable. Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2.00 % on the loan amount prepaid + ST(The company reserves the right to call for necessary documents as an evidence of source of funds.)

Kindly make payment of non refundable upfront fees as mentioned in clause (7) above through Cash/Cheque/Demand Draft marked 'payee's account only' in the name of 'LIC Housing Finance Ltd.'. In case you have already paid this amount kindly ignore this clause. Please sign the duplicate copy of this letter in token of your acceptance of the terms and conditions contained overleaf and contact us for execution of Loan Agreement and to complete the necessary formalities

The aforesaid sanction of the Loan amount will be subject to the following additional conditions

1. CLEAR & MARKETABLE TITLE, All APF condition, ceh/ u/t, fi. comp. app. form, SOUND GUARANTOR, ecs, USUAL T/C OF GP SCHEME

We would be happy to expedite the disbursement of the loan and request to contact our Office at LUCKNOW to complete the necessary formalities required by LICHFL.

We look forward to a long lasting relationship with you.

I/We accept the above terms and conditions

Yours faithfully,

1. MS AMRITA SHUKLA 2. MR ANAND DWIVEDI

ANNEXURE - 1 A
PAYMENT PLAN
(For Fresh Bookings)

COST

1.	Basic Price @ Rs. <u>17500</u> per Sq. mts.	Rs. <u>5909400/-</u>
2.	Preferential Location Charges @ Rs. <u>879</u> per Sq. mts.	Rs. <u>295470/-</u>
	Total	Rs. <u>6204870/-</u>

SCHEDULE - 1 A

Down payment with Rebate

PLAN-A

1.	At the time of allotment**	15%	Rs.
2.	Within 45 days from the date of allotment (less down payment rebate of 14%)	75%	Rs.
3.	At the time of Possession	10%+CIC & CLU Charges	Rs.

OR

Development Linked Installment Plan

PLAN-B

1.	At the time of allotment	15%	Rs. <u>930731/-</u> ✓
2.	Within 45 days from the date of allotment	10%	Rs. <u>620487/-</u> ✓
3.	Within 90 days from the date of allotment	10%	Rs. <u>620487/-</u> ✓
4.	Within 135 days from the date of allotment	10%	Rs. <u>620487/-</u> ✓
5.	On laying of Motorable road in front of the plot	10%	Rs. <u>620487/-</u> ✓
6.	On laying of Storm Water Drain in front of the Plot	10%	Rs. <u>620487/-</u> ✓
7.	On laying of Sewer Line in front of the plot	15%	Rs. <u>930731/-</u> ✓
8.	On laying of water Line in front of the Plot	10%	Rs. <u>620487/-</u> ✓
9.	On laying of Electric Cable in front of the Plot	5%	Rs. <u>310244/-</u> ✓
10.	At the time of possession	5% +CIC & CLU Charges	Rs. <u>310244/-</u> ✓ CLU + CIC

The development linked stages can be called for payment in any sequence, depending on the sequence undertaken by the Developer irrespective of the sequence mentioned herein above.

ANSAL PROPERTIES & INFRASTRUCTURE LTD.
1st Floor, Y.M.C.A. Building
13, Rana Pratap Marg, Lucknow - 226001
DEVELOPER

[Signature]
BUYER (S)

the standard specifications conforming to the government policies and the relevant IS / BIS codes, guidelines and practices.

AND WHEREAS the BUYER vide application dated 16.2.12 has applied for allotment of a residential plot by way of sale in the HI-Tech Township, popularly known as "SUSHANT GOLF CITY" being developed by the DEVELOPER which agrees to sell the desired plot as filled in the application form to the BUYER on terms and conditions mentioned in the proceeding paragraphs stated below and onwards:

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. That the BUYER has applied for a plot and the DEVELOPER has with the consent of the BUYER allotted the Plot No. 02 in Sector P Pocket 01 admeasuring 0.336 sq. meters (approx. 40.2 Sq. yards) @ approx Rs. 17588 per sq. meter (Rs. 14700 per sq. yard) in "SUSHANT GOLF CITY" Lucknow subject to the following terms and conditions:
2. That the above agreed price of the residential plot covers development of internal services such as laying of roads, development of parks and landscapes, laying of water lines, laying of sewer lines, laying of electrical HT / LT lines, street lights, laying of storm water drain lines and erection of electrical sub-stations and to develop necessary civic services essential for a convenient living. The payment is to be made in installments as prescribed in Schedule-I / Schedule-IA annexed to this Agreement. The applicable schedule shall form and be read as part of this Agreement.
3. The DEVELOPER will allot free hold plots to the BUYER; and in lieu there of the amount equal to conversion charges payable at the time of execution of sale deed will be paid by the BUYER to the DEVELOPER.
4. That the preferential location charges @ Rs. 735 per sq. yard (approx Rs. 879 per sq. meter) are applicable for preferential plots; and are in addition to the aforementioned rate determined by the DEVELOPER and shall be payable by the BUYER.
5. That the stamp duty and the registration fee incurred in the registration process which is to be paid to the revenue authorities is to be borne by the BUYER as according to the prevalent law on the date of the registration.

ANSAL PROPERTIES & INFRASTRUCTURE LTD.
1st Floor, Y.M.C.A. Building
13, Rana Pratap Marg, Lucknow - 226004

DEVELOPER

Abhishek Shukla
Abhishek
BUYER (S)



SUSHANT GOLF CITY
TECH TOWNSHIP, LUCKNOW

Stamped Rs. 105/- Only

PLOT BUYER'S AGREEMENT

Suppl. of Stamps
at Lucknow

THIS AGREEMENT is made at Lucknow on this 26th day of Feb, 2012

M/S ANSAL PROPERTIES & INFRASTRUCTURE LTD., a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at Ground Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow (hereinafter referred to as the DEVELOPER, which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc. unless the subject and context requires otherwise), of the ONE PART,

AND

1. Shri/Smt/Ms Amrita Shukla
S/W/D/ of Shri/Smt Anand Dwivedi
Resident of A-104 Laplace colony, Sahasganj
Hazratganj Lucknow

2. Shri/Smt/Ms Anand Dwivedi
S/W/D/ of Shri/Smt - Same As Above -
Resident of

3. Shri/Smt/Ms
S/W/D/ of Shri/Smt
Resident of

* (to be filled up in case of joint Buyer(s)/Purchaser(s))

ANSAL PROPERTIES & INFRASTRUCTURE LTD.
1st Floor, Y.M.C.A. Building
13, Rana Pratap Marg, Lucknow - 226001

DEVELOPER

Amrita Shukla
Dwivedi
BUYER (S)