

occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1 This in consideration of the total premium of Rs 82,75,80,825.00 (Rupees Eighty Two Crore Seventy Five Lac Eighty Thousand Eight Hundred Twenty Five only) out of which 10% i.e. Rs. 8,27,58,082.50 (Rupees Eight Crore Twenty Seven Lac Fifty Eight Thousand Eighty Two & Paise Fifty only) which have been paid by the Lessee to the Lessor (the receipt where of the Lessor doth hereby acknowledge). There shall be moratorium of 24 months from the date of allotment and only the interest @ 11% per annum compounded half yearly, accrued during the moratorium period, shall be payable in equal half yearly instalments. After expiry of moratorium period the balance 90% premium i.e. Rs 74,48,22,742.5 (Rupees Seventy Four Crore Forty Eight Lac Twenty Two Thousand Seven Hundred Forty Two & Paise Five only) of the plot along with interest will be paid in 16 half yearly instalments in the following manner :-

SL NO	DUE DATE	INSTALMENT (in Rs.)	INTEREST (in Rs)	TOTAL (in Rs.)
1	15.09.2010	--	40965251	40965251
2	15.03.2011	--	40965251	40965251
3	15.09.2011	--	40965251	40965251
4	15.03.2012	--	40965251	40965251
5	15.09.2012	46551422	40965264	87516686
6	15.03.2013	46551422	38404935	84956357
7	15.09.2013	46551422	35844606	82396028
8	15.03.2014	46551422	33284277	79835699
9	15.09.2014	46551422	30723948	77275370
10	15.03.2015	46551422	28163619	74715041
11	15.09.2015	46551422	25603290	72154712
12	15.03.2016	46551422	23042961	69594383
13	15.09.2016	46551422	20482632	67034054
14	15.03.2017	46551422	17922303	64473725
15	15.09.2017	46551422	15361974	61913396
16	15.03.2018	46551422	12801645	59353067
17	15.09.2018	46551422	10241316	56792738
18	15.03.2019	46551422	7680987	54232409
19	15.09.2019	46551422	5120658	51672080
20	15.03.2020	46551422	2560329	49111751


LESSOR

For NEXGEN INFRACON PVT. LTD.


Director



LESSEE

For NEXGEN INFRACON PRIVATE LIMITED


LEASE INSTALLMENTS @ 11%					
Total Plot Cost		827580825			
Paid 10% on allotment		82758082.5			
Balance		744822752			
Interest		11%			
No Of Payments		16			
To start from 15-Sep-2012					
SL No	Due Date	Instalment	Interest	Total	Principal
1	15-Sep-2010	0	40965251	40965251	744822752
2	15-Mar-2011	0	40965251	40965251	744822752
3	15-Sep-2011	0	40965251	40965251	744822752
4	15-Mar-2012	0	40965251	40965251	744822752
5	15-Sep-2012	46551422	40965251	87516673	698271330
6	15-Mar-2013	46551422	38404923	84956345	651719908
7	15-Sep-2013	46551422	35844595	82396017	605168486
8	15-Mar-2014	46551422	33284267	79835689	558617064
9	15-Sep-2014	46551422	30723939	77275361	512065642
10	15-Mar-2015	46551422	28163610	74715032	465514220
11	15-Sep-2015	46551422	25603282	72154704	418962798
12	15-Mar-2016	46551422	23042954	69594376	372411376
13	15-Sep-2016	46551422	20482626	67034048	325859954
14	15-Mar-2017	46551422	17922297	64473719	279308532
15	15-Sep-2017	46551422	15361969	61913391	232757110
16	15-Mar-2018	46551422	12801641	59353063	186205688
17	15-Sep-2018	46551422	10241313	56792735	139654266
18	15-Mar-2019	46551422	7680985	54232407	93102844
19	15-Sep-2019	46551422	5120656	51672078	46551422
20	15-Mar-2020	46551422	2560328	49111750	0
SUM		744822752	512065642	1256888394	