



ASSOCIATION OF SCIENTIFIC & TECHNICAL OFFICERS

OIL AND NATURAL GAS CORPORATION LTD., NEW DELHI

Registered with the Registrar of Societies U.P., Lucknow, Registration No. 172 (1967-68)



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No. ASTO/DELHI/.....

DATE.....

December 11, 2008

NEWSFLASH

"Stop not till the goal is achieved"

Modified Housing Scheme "Exclusive offer for ONGC employees"

Ref : MOU with JM Estates/20081024/2462 dated 30.10.2008

In continuation to MOU dated 30.10.2008 with M/S J M Estate Builders Pvt. Ltd. & subsequent discussions with them, we are able to negotiate a further cut of Rs 80 per Sq ft (Rs 50 on Basic Rate & FFC charges waived off) exclusively for ONGC employee for the Park Sapphire project at Ramprashta Greens Vaishali Ghaziabad.

The IFMS has been reduced from Rs. 50,000.00 to Rs. 35,000.00

Further we are able to revise the payment terms which is annexed herewith.

Additional specification / facilities incorporated which is also annexed below.

Rest of the condition of MOU dated 30.10.2008 remains.

Please note the following:

1. Last date of Booking: 15 Dec 2008
2. Last date of balance: 15 Jan 2008

Booking amount

For agreement with builder, following document will be required.

1. One Passport size photo of owner(s)
2. ID proof along with address proof.
3. Copy of PAN Card

Long Live ASTO Unity

Amit Kumar Somesh Ranjan Narendra Goyal M.K.Hedao M.K.Shill
President Vice President Secretary Jt.Secretary Treasurer

Payment Schedule and Possession Details

| Description | As per earlier MOU | Revised |
|---|--|--|
| At the time of booking | Rs 45,000 | Rs 45,000 |
| Within 30 days of booking | Balance 15% of BSP | Balance 15% of BSP |
| On completion of foundation | 12.5% of BSP | 10% of BSP |
| On casting of ground floor | 12.5% of BSP | 10% of BSP |
| On casting of 1 st floor slab | 12.5% of BSP | 7.5% of BSP |
| On casting of 2 nd floor slab | 12.5% of BSP | |
| On casting of 3 rd floor slab | 10% of BSP | 7.5% of BSP |
| On casting of 5 th floor slab | 10% of BSP | 7.5% of BSP |
| On casting of 7 th floor slab | EEC+FFC+Power Backup | 7.5% of BSP |
| On casting of 9 th floor slab | 10% of BSP | 7.5% of BSP |
| On casting of 11 th floor slab | Car Parking | 7.5% of BSP |
| On casting of 12 th floor slab | | 7.5% of BSP |
| On casting of 14 th floor slab | | Car Parking + EEC +Power Backup |
| Completion of external plaster | | 7.5% of BSP |
| Offer of Possession | 5% of BSP + IFMS + Modular Kitchen charges (if applicable) | 5% of BSP + IFMS +Modular Kitchen charges (if applicable) |

Possession Details

| | | |
|-------------------------|---|----------------------------|
| Project Completion Date | - | 31 st Dec 2010 |
| Penalty Start Date | - | 1 st Jan 2011 |
| Penalty Amount | - | Rs 5/- per sq ft per month |

Specifications

| | |
|--|--|
| General | Earthquake resistant structure designed by highly experienced structural engineers, duly vetted. |
| Structure | R.C.C. framed structure with tie beams connecting the Columns, R.C.C. slabs & beam with brick wall partitions in between. |
| Doors/Windows | All external windows and door frames with powder coated aluminium glazing with additional one wire mesh panel on windows* . All Internal and main entrance door frame in hard wood (Miranti or equivalent) with designer penal door shutters duly polished. |
| Hardware | All shutter hinges in Steel. All internal and main entrance doorframes with aluminium powder coated fittings, all external doors and windows with aluminium fittings. |
| Flooring | Drawing / Dining and accompanied bedrooms have vitrified tiles, Master bedroom has quality wood laminated flooring. Ceramic Tiles flooring in Toilets, Kitchen, Balconies and servant rooms. Marble Stone Flooring in corridors, Lift, Lobbies and Staircases. |
| Internal Finish | All internal walls are plastered and painted in off white shade of oil bond distemper, ceilings with white shades. P.O.P. punning & Cornices in Drawing / Dinning and Bedrooms. Wooden cupboards/almirahs laminated finish in all three bedrooms. |
| External Finish/lift lobby Entrance lobby | Most modern and elegant outer finish with high quality texture paint. |
| Toilets | Provision for hot & cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C's. washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make. Green / Black marble counters. |
| Kitchen | Granite working platform with 2ft high glazed ceramic tiles top-up, stainless steel sink, Independent RO system, with option for Modular kitchen. |
| Electrical | All copper wiring in P.V.C. concealed conduit. Provisions for adequate modular switch/sockets for light and power points as well as telephone & TV outlets with protective M.C.Bs. Tubelights and fans in drawing, dining and all bedrooms. |
| Water Supply | Underground and overhead water tanks with pumps for uninterrupted supply of water. |
| *Intercom Facility | Provision of Intercom facility in each flat |
| *PNG Gas Pipeline | Provision of Gas pipeline infrastructure & provision of gas outlet in each flat. |

*** Additional facility/ Specifications.**

Notes

There will be provision of boundary wall towards park side incase total development does not take place in view of other buildings. Provision of entry will be provided in front of the building. Also all facilities i.e. water/electricity/roads will be provided in view of above.