

Allotment Letter**Name of Scheme : YEA-GH-10/2025****Size of Plot: - 20235.00 Sqm****Payment Plan : INSTALLMENT**

To,

M/s. Eldeco Sohna Project Limited,
R/o- 201-212, Splendor Forum, 2nd Floor,
Jasola District Centre, New Delhi-110025.
Email: parag.dimri@eldecoproperties.com

Subject- Allotment Letter for Group Housing scheme-YEA-GH-10/2025, Plot No- GH-01B/1, Sector-22D in Yamuna Expressway Industrial Development Authority Area- 20235.00 Sqm.

Dear Sir,

May kindly refer to your Login Id. parag.dimri@eldecoproperties.com of Group Housing Plot Scheme YEA-GH-10/2025 for allotment of Builders Plot in YEIDA.

The Authority is pleased to allot the Builders Plot No. GH-01B/1, Sector-22D measuring area - 20235.00 Sqm. on lease for a period of 90 years.

1. a) Scheme Name - YEA-GH-10/2025
- b) Allotment Number - YEAGH102025/01
- c) Allotted area - 20235.00 Sqm
- d) Rate of Allotment - Rs. 81374.01 per Sqm
- e) Total Premium Amount - Rs. 1646603000/-
- f) Allotment money - Rs. 493980900/-
- g) Registration/Earnest Money deposited - Rs. 106230000/-
- h) Allotment Money payable by date 12/10 /2025 - Rs. 552411200/-
(After adjustment of deposited registration/earnest money)
- i) Balance (60%) premium Amount - Rs. 987961800/-

2. Balance 60% amount of premium with interest @applicable interest rate at that time will be payable in the 04 half yearly instalments. Details of payment plan of Balance premium/Instalments are given below: -

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प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नौएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० - 0 - 2395153, फ़ैक्स न० - 0120 - 2395150

PAYMENT SCHEDULE

No of Instilment	Due Date	Period		Days	Rate	Principal	Interest	Installment Amount	Cl. Balance
									987,961,800
Installment-01	13/02/2026	14/08/2025	13/02/2026	184.00	10.50%	246,990,450	52,294,307	299,284,757	740,971,350
Installment-02	13/08/2026	14/02/2026	13/08/2026	181.00	10.50%	246,990,450	38,581,262	285,571,712	493,980,900
Installment-03	13/02/2027	14/08/2026	13/02/2027	184.00	10.50%	246,990,450	26,147,153	273,137,603	246,990,450
Installment-04	13/08/2027	14/02/2027	13/08/2027	181.00	10.50%	246,990,450	12,860,421	259,850,871	-
Total						987,961,800	129,883,142	1,117,844,942	

Note:- GST will be paid extra if applicable

1. Above payment plan is on the basis of Interest @ 10.5% per annum is applicable from 2st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020
2. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide 2 N.13/2017 S. So.5, 5A dated 28.06.2017.
3. In case the due Allotment Money as mentioned above is not deposited within the stipulated time, the Allotment Letter will be mandatorily cancelled, and the Registration Money/Earnest Money will be forfeited by the Authority.
4. The allotment money and the instalment can be deposited through online portal of YEIDA <https://yamunaexpresswayauthority.com>.
5. For all future correspondence you may please quote your E-Auction ID Number, Allotment Number and details of plot etc.
6. In case of default on the part of the Applicant/Allottee/Sub-Lessee(s) or any breach/violation of the terms and conditions of the Scheme Document, allotment, lease and/or non-deposit of the allotment amount, instalments or any other dues or not completing the construction or making it functional within prescribed time, the allotment will stand cancelled.
7. The Lease Rent will be 1% of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed.
8. After every ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future. No separate notice shall be given in this regard.
9. The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
10. In case of any dispute regarding these terms and conditions the decision of the lessor shall be final and binding on the applicant/allottee/lessee.
11. The terms and conditions of the group housing scheme brochure - YEA/GH-10/2025 shall form part of this allotment letter and shall be binding on the allottee.
12. This allotment is made for a lease period of 90 years on the basis of execution of lease deed.
13. The allotment is on 'as is where is' basis.

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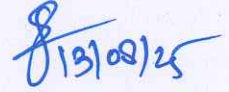
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Reference No-YEA/GH-10/4757/2025

DATE: 13/08/2025

14. The Allottee/ Lessee and his / her / their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as are issued there in from time to time.
15. Any dispute between the Lessor and Allottee/ Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Buddha Nagar or the High Court at Allahabad.

Yours faithfully,



(Gajendra Singh)
Manager (Builders)

Yamuna Expressway Industrial Development Authority

- Copy: 1. General Manager (Finance)
2. General Manager (Planning)
3. General Manager (Project)

Manager (Builders)

Yamuna Expressway Industrial Development Authority

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