

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY  
MAIN ADMINISTRATIVE BUILDING, SECTOR-VI,  
NOIDA-201301

Commercial Department

No. NOIDA/Commercial/2025/ 128

Dated: 23/01/2025

M/s Max Estates Limited (Consortium)  
Max Tower, L-20, C-001/A-1, Sector-16-B, Noida

Sub: Acceptance of E-Bid for allotment of Commercial Property/ Plot No. C-02, Sector – 105, Noida under Scheme No. 2024-25 (Builder Plot-I) Area Greater than 20000 Sqm. (EVENT ID NO. 31293)

Dear Sir,

Please refer to your E-Bid dated 21.01.2025 wherein you have participated in the E-Auction for the above mentioned commercial property. We are pleased to inform you that your E-Bid has been accepted by the competent authority, therefore, you are allotted a property as per details given below:-

1.	Property No.	:	C-02, Sector – 105, Noida under Scheme No. 2024-25 (Builder Plot-I)
2.	Allotment Mode	:	E-Auction Basis
3.	Area in Sqm.	:	41,835.46 Sqm.
4.	Highest E-Bid auctioned amount against property	:	Rs. 7,11,12,98,818.00
5.	Price (Per Sqmt)	:	Rs. 1,69,982.57
7.	Total premium of the property	:	Rs. 7,11,12,98,818.00
8.	40% of total premium	:	Rs. 2,84,45,19,528.00
9.	10% Earnest Money Deposited	:	Rs. 70,33,79,882.00
10.	After adjusting 10% EMD, remaining 30% amount to be deposited	:	Rs. 2,14,11,39,646.00
11.	Payment Mode for balance 60%	:	Instalment basis
12.	Balance 60% premium payable in 08 equal half yearly instalments along with interest	:	Rs. 4,26,67,79,290.00
13.	Lease Rent Rs.1/- Per Sqm per year for the first three years from the date of execution of lease deed	:	Rs. 41,836.00 (per year for the first three years after that lease rent shall be charge @ 2.5% of the total premium of the plot for next 7 years)
14.	Stamp Duty (to be calculated and verified from Sub-Registrar, Sector-33, NOIDA)	:	
15.	Legal documents Fee	:	Rs. 50/-

You are requested to furthermore deposit 40% of the total premium (after adjusting earnest money) i.e. Rs. 2,14,11,39,646.00 through challans available Jan Suvidha Kendra, Sector-6, Noida within 60 days from the date of issue of this letter i.e. by 26<sup>th</sup> March, 2025. The copy of deposited challan be submitted to Commercial Department. No extension for deposit of this money shall be granted. In case of failure to deposit the above amount within stipulated period, allotment shall automatically stand cancelled and earnest money deposited shall be forfeited as per terms and conditions of the brochure. Balance 60% of the premium has to be deposited in 08 half yearly instalments along with interest @ 10.50% p.a. or as amended by the Authority from time to time. In case of default in payment, interest @ 13.50% compounded every half yearly shall be charged on defaulted amount for defaulted period. The other terms and conditions of allotment shall remain the same as specified in the brochure of the scheme.

You are also required to execute the lease deed & take over possession within 120 days from the date of issue of this letter i.e. by 25<sup>th</sup> May, 2025 failing which action shall be taken as per terms and conditions.

Yours faithfully,

Asstt. General Manager – (Commercial)

Copy to :

1. Sr. Finance and Accounts Officer (Commercial)
2. Sr. Manager- (Work Circle - .....) for information and necessary action.

Asstt. General Manager – (Commercial)

