

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

By Speed Post
No. NOIDA/Commercial/2014/.....1498

Dated: 10-Sep-2014

✓ **M/s Lotus Greens Constructions Pvt. Ltd. (Consortium)**
D-107, Panchsheel Enclave, New Delhi - 110017

Sub: Allotment – cum – reservation letter of Commercial Plot No. **02** Block - **SC**
Sector- **150** Scheme No. **2014-15 (Sports City)**

Dear Sir,

In continuation of this office letter No. NOIDA/Commercial/Sports City/ 2014/1131 Dated 7th July, 2014, vide which bid for Plot No. **SC - 02** Sector- **150**, NOIDA measuring **1200000 Sqm.** was accepted in your favour as per terms and conditions mentioned in the brochure of the scheme No. 2014-15 (Sports City). As you have deposited required amount, the allotment of acquired land measuring approx. 3,00,000 Sqm. and reservation of un-acquired land measuring approx. 9,00,000 Sqm. is being made. Accordingly, in terms of brochure of the scheme, the same is allotted/ reserved in your favour as per details given below:-

1	Property type	:	Commercial Plot for Sports City
2	Allotment mode	:	Sealed Bid/Tender
3	Plot No. /Sector	:	SC - 02, Sector - 150
4	Area of Plot in sqm.	:	1200000 Sqm.
5	Tender/bid price Per Sqm.	:	Rs. 19400/-
6	Total Premium of plot	:	Rs. 23280000000/-
7	Earnest Money Deposited alongwith tender form	:	Rs. 200000000/-
8	Reservation Money equivalent to 5% of the total premium for 1200000 sqm. (a- Reservation money for 300000 sqm. land = Rs. 291000000/- (b- Reservation money for 900000 sqm. land = Rs. 873000000/-)		Rs. 1164000000/-
9	Balanced of Reservation Money deposited (after adjustment of earnest money deposited along with tender form) against the demand vide letter dated 7 th July, 2014 a. Balance of Reservation money deposited for 300000 sqm. land = Rs. 241000000/- b. Balance Reservation money deposited for 900000 sqm. land = Rs. 723000000/-	:	Rs. 964000000/-

10	<p>Total amount equivalent to 15% of the premium the plot payable within 90 days from the date of issue of this letter which includes;</p> <p>(a- Allotment money for 300000 sqm. land = Rs. 873000000/-</p> <p>(b- Reservation money for 900000 sqm. land = Rs. 2619000000/-)</p> <p>Allotment letter of un-acquired land shall be issued as and when land is available for handing over possession.</p>	:	Rs. 3492000000/-
11	<p>Balance 80% premium of 1200000 Sqm. payable in 16 equal half yearly instalments along with interest</p> <p>(a. Balance 80% premium payable in 16 equal half yearly instalments along with interest of acquired land i.e. 300000 Sqm. = Rs. 4656000000/-</p> <p>(b. Balance 80% premium of un-acquired land i.e. 900000 Sqm. payable in 16 equal half yearly instalments along with interest = Rs. 13968000000/-)</p>	:	Rs. 18624000000/-
12	Legal documentation charges	:	Rs. 50/-
13	<p>Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)</p> <p>For acquired land i.e. 300000 sqm. tentative stamp duty which should be got verified from Sub Registrar, Sector-33, NOIDA)</p>	:	Rs. 1484100000/-
	Lease rent shall be payable as per terms of the brochure of the scheme from the date of execution of lease deed		

You are requested to deposit allotment money amounting to Rs. 3492000000/- through challans available in **Punjab National Bank, Sector-1, NOIDA** or **HDFC Bank, Sector-18, NOIDA** within 90 days from the date of issue of this letter i.e. by **08-Dec-2014**, failing which action as per terms and conditions of the brochure shall be taken. You are also requested to execute the lease deed of land in possession of NOIDA within 180 days from the date of issue of this letter i.e. by **08-Mar-2015**. Detailed calculation sheet is being enclosed. The other terms and conditions of allotment/ brochure of the scheme shall remain the same as specified in the brochure of the scheme and shall be binding on the allottee.

The following orders of Hon'ble National Green Tribunal, New Delhi dated 11-08-2014 in Original Application No. 128 of 2014 (Raghubir Singh Vs Union of India & ors.) shall be adhered too by the allottee.

"It will be the obligation of the Project Proponent to obtain Environmental clearance in accordance with law before commencement of any work and make such declaration public at all appropriate stages."

Your faithfully,

Encl: (1) Calculation Details – Annexure – A

Assistant General Manager (Commercial)

Copy to:-

- 1- Dy. Chief Executive Officer (R.), NOIDA
- 2- Chief Project Engineer, NOIDA
- 3- Chief Architect Planner, NOIDA
- 4- Accounts Officer (Commercial) for necessary action.
- 5- Project Engineer – (Work Circle-X), NOIDA with the request to provide site plan of Plot No. SC - 02 Sector - 150, NOIDA.

(एल० पी० सिंह)
सहायक महाप्रबन्धक
नौएडा

Assistant General Manager (Commercial)

Calculation Details of Commercial Plot No. 02 Block- SC Sector- 150 NOIDA ANNEXURE-A

1	Property type	:	Commercial Plot for Sports City
2	Allotment mode	:	Scaled Bid/Tender
3	Plot No. /Sector	:	SC - 02, Sector - 150
4	Area of Plot in sqm.	:	1200000 Sqm.
5	Tender/bid price Per Sqm.	:	Rs. 19400/-
6	Total Premium of plot	:	Rs. 23280000000/-
7	Earnest Money Deposited alongwith tender form	:	Rs. 200000000/-
8	Reservation Money equivalent to 5% of the total premium for 1200000 sqm. a. Reservation money for 300000 sqm. land = Rs. 291000000/- b. Reservation money for 900000 sqm. land = Rs. 873000000/-)	:	Rs. 1164000000/-
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	b. Balance 80% premium of un-acquired land i.e. 900000 Sqm. payable in 16 equal half yearly instalments along with interest = Rs. 13968000000/-)		
12	Legal documentation charges		Rs. 50/-
13	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA) For acquired land i.e. 300000 sqm. tentative stamp duty which should be got verified from Sub Registrar, Sector-33, NOIDA)		Rs. 1484100000/-
	Lease rent shall be payable as per terms of the brochure of the scheme from the date of execution of lease deed		

Details of each instalment & due date

<u>Instalment No.</u>	<u>Due date</u>	<u>Principal amount</u>	<u>Interest @ 11%</u>	<u>Total</u>
1 st	10-03-2015	1164000000	1024320000	2188320000
2 nd	10-09-2015	1164000000	960300000	2124300000
3 rd	10-03-2016	1164000000	896280000	2060280000
4 th	10-09-2016	1164000000	832260000	1996260000
5 th	10-03-2017	1164000000	768240000	1932240000
6 th	10-09-2017	1164000000	704220000	1868220000
7 th	10-03-2018	1164000000	640200000	1804200000
8 th	10-09-2018	1164000000	576180000	1740180000
9 th	10-03-2019	1164000000	512160000	1676160000
10 th	10-09-2019	1164000000	448140000	1612140000
11 th	10-03-2020	1164000000	384120000	1548120000
12 th	10-09-2020	1164000000	320100000	1484100000
13 th	10-03-2021	1164000000	256080000	1420080000
14 th	10-09-2021	1164000000	192060000	1356060000
15 th	10-03-2022	1164000000	128040000	1292040000
16 th	10-09-2022	1164000000	64020000	1228020000