

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

Group Housing Department

By Speed Post

No. NOIDA/Commercial/2016/1930

Dated: 26-Aug-2016

M/s Shipra Estates Ltd. (Consortium)
502, 502-A, 5th floor,
Narain Manjil, Barakhamba Road,
New Delhi - 110 001

Sub: Acceptance of bid/tender for allotment of Group Housing Plot No. GH-01 Sector-43 Scheme No. 2016-17 (Group Housing - 1)

Dear Sir,

With reference to your bid/tender dated 12th August 2015, we are pleased to inform you that your tender has been accepted by the competent authority & Plot No. GH-01 Sector- 43 is being allotted to you as per details given below:-

1.	Property type	:	Group Housing Plot
2.	Allotment mode	:	Sealed Bid/Tender
3.	Plot No. /Sector	:	GH-01, Sector - 43
4.	Area of Plot	:	126600 Sqm.
5.	Tender/bid price Per Sqm.	:	Rs. 78200
6.	Total Premium of plot	:	Rs. 9900120000
7.	Earnest Money Deposited alongwith tender form	:	Rs. 500000000
8.	Allotment Money -20%	:	Rs. 1980024000
9.	Balance allotment money payable after adjustment of earnest money deposited as per sl. No. 7 above	:	Rs. 1480024000
10.	Payment mode	:	Instalment basis
11.	Balance 80% premium payable in 16 equal half yearly instalments alongwith interest	:	Rs. 7920096000
12.	Annual lease rent @ 1% of total premium for first 10 years (- thereafter the same may be increased as per terms of scheme)	:	Rs. 99001200
13.	Legal documentation charges	:	Rs. 50/-
14.	Stamp duty (@ 5% as applicable as on date (the same may be got verified from Sub Registrar, Sector-33, NOIDA)	:	Rs. 549456700

You are requested to deposit allotment money Rs. 1480024000 through challans available in Punjab National Bank, Sector-1, NOIDA or HDFC Bank, Sector-18, NOIDA or Indusind Bank, Sector-18, NOIDA or Canara Bank, Sector-6, NOIDA within 60 days from the date of issue of this letter i.e. by 24-Oct-2016, failing which action as per terms and conditions of the brochure shall be taken. Detailed calculation sheet is being enclosed. The other terms and conditions of allotment shall remain the same as specified in the brochure of the scheme and shall be binding on the allottee.

You are also required to submit the stamp paper within 60 days from the date of allotment i.e. by **24-Oct-2016**, take action to execute the lease deed & take over possession within 120 days from the date of issue of this letter i.e. by **23-Dec-2016**, failing which action shall be taken as per terms and conditions.

Encl: (1) Calculation Details – Annexure – A

Your faithfully,



Officer on Special Duty (GHP)

Copy to:-

1. Chief Architect Planner, NOIDA.
2. Accounts Officer (GHP) for necessary action.
3. Project Engineer -III, NOIDA for information & necessary action.

Officer on Special Duty (GHP)

ANNEXURE-A**Calculation Details of Group Housing Plot No. GH-01, Sector- 43 NOIDA**

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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	25-02-2017	495006000	435605280	930611280
2 nd	25-08-2017	495006000	408379950	903385950
3 rd	25-02-2018	495006000	381154620	876160620
4 th	25-08-2018	495006000	353929290	848935290
5 th	25-02-2019	495006000	326703960	821709960
6 th	25-08-2019	495006000	299478630	794484630
7 th	25-02-2020	495006000	272253300	767259300
8 th	25-08-2020	495006000	245027970	740033970
9 th	25-02-2021	495006000	217802640	712808640
10 th	25-08-2021	495006000	190577310	685583310
11 th	25-02-2022	495006000	163351980	658357980
12 th	25-08-2022	495006000	136126650	631132650
13 th	25-02-2023	495006000	108901320	603907320
14 th	25-08-2023	495006000	81675990	576681990
15 th	25-02-2024	495006000	54450660	549456660
16 th	25-08-2024	495006000	27225330	522231330