

New Okhla Industrial Development Authority
Main Administrator Office, Sector-VI
NOIDA-201301

Provisional

Regd. No. 514

No. NOIDA/Instt./05/3998

Dated 30-11-05

INSTITUTIONAL DEPTT.

To,

M/s Pioneer E. Serve (P) Ltd.,
503-504, Padma Place,
86, Nehru Place,
Delhi-110019.

Sub : Reservation Cum-Allotment Letter

Sir,

This Authority is pleased to reserve and allot the plot measuring 20,000 Sqm. for IT Enabled Services on lease hold basis for 90 years.

(A)	Plot no.	B-8/ Sector-62.
(B)	Total Area of Plot	20,000 Sq. Mtrs.
(C)	Allotment Rate of Land	3700/- Per Sq. Mtr. + 4 % Location Charges
		i. e. 3848/- Per Sq. Mtr.
(D)	Total Premium of the Plot	Rs. 7,69,60,000.00
(E)	Registration Money Deposited	Rs. 75,00,000.00
(F)	One Year Advance Lease Rent	Rs. 19,24,000.00
(G)	Balance Allotment Money + one year	Rs. 1,75,12,000.00
	Lease rent to be deposited within 30 days from issue of this letter in Vijaya Bank HDFC Bank NOIDA (20 % of Total premium)	

1. Balance 70 % amount with interest @ 12 % per annum will be payable in 10 half yearly installments. Rs. 5,38,72,000.00
2. In case of default on the part of the allottee for non-deposit of allotment Money, the allotment will be cancelled. Defaults in the payment of installments shall bear @ 15 % interest on late payments till time the allotment is not cancelled due to default as per terms of allotment. The non-execution of the legal documents and/not taking over possession of the plot or delay in payment of lease rent, the allotment of the plot is liable to be cancelled.

3. No change in project can be made without the prior written permission of the Authority.
4. In case of any clarification about the allotment letter, you may meet the concerned officer in the office on any working day.
5. In case of any problem in implementation of the project with any State Govt. Deptt. or/and co-ordination is required is required please contact the Authority on any working day.
6. Allottee will obtain all necessary permissions and clearance etc. from the requisite Department / Agency as if necessary according to Law, Rules and Regulations in force. This shall also apply in case of relevant amenities / facilities that allottee may need for their project. However in case of any problem the allottee may approach this Authority, which will provide all feasible and available assistance to the allottee assistance to the allottee in procurement of the subject amenities / facilities.
7. The allottee shall ensure full compliance with the conditions imposed in the No Objection Certificate issued by the U. P. pollution Control Board and will work according to the pollution control laws in force.
8. The allottee will comply with all the terms & conditions pertaining to the supply of water and drainage / sewerage facilities when provided by the Authority.
9. The plot is allotted on as where is basis.
10. The terms & conditions laid down for IT and IT enabled services and the lease deed designed. Will be binding.
11. Permission to Rent out / transfer will be granted after the declared functional.
12. Allottee shall have to make sufficient provision of parking in the plot itself. The other term & conditions of allotment shall remain the same as specified in the prochure of the scheme.

Copy to :-

- 1 CAP
- 2 AO (Institutional)
- 3 Project Engineer


Desk Officer

Desk Officer