



APPLICANT COPY

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**

169, CHITVAN ESTATE, SECTOR-GAMMA-II, GREATER NOIDA

DISTRICT: GAUTAM BUDH NAGAR, (U.P.)

PH. : 95120-2326335/336/337/4326150/151 FAX : 0120-2326334/145/143

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : BHS14  
Form Serial No : 12810  
Plot Area : 35.96 Sqm.  
Payment Plan : INST-20 YR  
Floor Type : SECOND FLOOR  
Sector : XU-III

Ref. : Prop./BHS14 /AI/2011/ 156

Date : 15-06-2011

RAM KUMAR SHARMA S/W/O BISHAMDER DYAL SHARMA  
DENA BANK  
23, INSTITUTIONAL AREA  
GREATER NOIDA  
PINCODE : 201308

Dear Sir/Madam,

We are pleased to inform you that you have been allotted Flat number 92SF Pocket C of Sector XU-III in the draw held on 06, June 2011. For future correspondence kindly mention your allotment number along with Flat Number, Pocket, Sector and Floor.

Your Allotment Number is	:	BHS141586
Amount Deposited as Registration Money	:	Rs. 69,000.00
Allotment Money	:	Rs. 1,38,000.00
Payable on or before	:	30-07-2011

Allotment Money shall be payable within 45 days from the date of allotment. In case the allottee fails to deposit the allotment money within 45 days from date of allotment, mentioned as the due date of deposit above, the allotment will be liable for cancellation and the money deposited till the date of cancellation will be forfeited.

The cancellation terms as per Clause K of the brochure shall be applicable.

All allotment money and other payments can be deposited in any of the following bank branches directly through a Bank Draft / Pay Order drawn in favour of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY payable at NOIDA/NEW DELHI/GREATER NOIDA :-

Bank of Maharashtra, Sector Alpha-I, Alpha Commercial Belt, Greater Noida.


Bank of Maharashtra, Sector- 51, Noida.

Bank of Baroda, G-Block, Commercial Complex, Sector-Gamma-02, Greater Noida

Please write your NAME, ALLOTMENT NO., FLAT NO. (along with SECTOR and POCKET) on the covering letter and also on the back of the Draft/Pay Order. Challan of the concerned banks can be downloaded from the authority's website : [www.greaternoidaauthority.in](http://www.greaternoidaauthority.in) also. The following documents and formalities are to be complied with at the time of executing the lease deed, as per the clause 'L', 'M', 'N' & 'O' of the brochure.

per clause L of brochure : The Allotment of flat will be given to the allottee on a lease of 90 years and lease rent shall be payable in lumpsum at the rate of 10% of the premium of the plot before execution of lease deed and possession. In case allottee wishes to pay annual lease rent, he can do so. In this case, he shall have to pay 1% of the premium of the plot in advance, every year calculated from date of execution of lease deed. Annual lease rent may be enhanced by 50% after every ten years.

per clause M of brochure: As per provision of Government Notification No. 3066/11-5-2009-500 (100)/2008 dated 12-06-2009 allottee is to execute an Agreement to Lease and get it registered with Sub-Registrar, Gautam Budh Nagar, within six months from the date of allotment. During this period the allottee shall have to pay stamp duty on allotment rate. After this period the allottee shall have to pay stamp duty at circle rate of District Administration at the time of execution / registration of Lease Deed. The copy of the Government notification can be seen on the website of the Authority.

  
Manager (Property)  
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As per Clause N of the brochure: The allottee will be required to enter into legal documentation (execution and registration of lease deed) to take possession of the flat within a period of one year from the date of issuing checklist / intimation to do so. In the event of failure to do so, allottee shall be liable to pay administrative charges at the rate of 1% of the total premium for the extension of one year from the date given for the execution of legal documents. If the allottee fails to execute legal documents within the aforesaid time, action for cancellation of allotment and forfeiture of deposited money shall be taken.

As per Clause O of the brochure: The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee who will also pay the stamp duty of transfer of immovable property levied and any other duty or charge that may be levied by any authority empowered in this behalf.

1) U.P. State Non - Judicial stamp paper is required for an amount equal to rupees of 5% of the total premium of plot plus lease rent. (The aforesaid rates shall be applicable as determined by the Govt. of U.P from time to time). These stamp papers are to be purchased from Treasury, Distt.-Gautam Budh Nagar. Kindly confirm from the Sub-Registrar office about exact amount before purchasing of stamp papers.

2) Lease rent @10% of the total cost to the plot. The lease rent can also be paid annually @1% and premium of plot in advance. It may be enhanced by 50% after every 10 year.

3) Documentation Charges payable of Rs. 120/-.

4) Four copies of recent passport size photographs of the allottee duly attested by a Magistrate/Gazetted Officer/ Banker.

5) Two specimen signatures of the allottee on two separate sheets of paper attested by a Banker/Magistrate/Gazetted Officer.


6) In addition to above, you will be required to pay registration fee at the rate of 2% of total premium plus lease rent, subject to a maximum of Rs. 10050/- in cash to the Sub-Registrar at the time of registration of agreement to lease or lease deed.

7) Two persons competent to contract, above 18 years of age are required as witnesses in the registrar office, for execution of Agreement to Lease or Lease Deed.

8) If, at the time of lease deed it is found that the actual dimensions of the flat vary, the total cost of the flat will also vary the increased cost shall be borne by the allottee proportionately. Consequently the amount of Stamp Paper, lease rent and registration charges will increased/decreased accordingly.

The terms & conditions of the brochure of the scheme BHS14 BUILT-UP HOUSES SCHEME shall form part of this allotment and shall be binding on the allottees. If at any time it is found that the allotment has been obtained through misrepresentation / suppression of material facts and allottee was not eligible under certain category (General/ Reserve), then the allotment will be treated as cancelled and the money deposited till date will be forfeited and the possession of the flat/plot will be resumed by the Authority with structure thereon, if any, and the allottee will have no right to claim any compensation thereof.

Yours Sincerely

  
Manager (Property)  
GNIDA

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Allot No : BHS141586

Flat No : 92SF

Pocket : C

Sector : XU-III

### PAYMENT SCHEDULE

(Amount in Rs.)

Pay Type	Due Date	Principle Due	Interest @08%	Due Installment Amount
Allotment Money	30-07-2011			138000
Installment-01	30-01-2012	12075	19320	31395
Installment-02	30-07-2012	12075	18837	30912
Installment-03	30-01-2013	12075	18354	30429
Installment-04	30-07-2013	12075	17871	29946
Installment-05	30-01-2014	12075	17388	29463
Installment-06	30-07-2014	12075	16905	28980
Installment-07	30-01-2015	12075	16422	28497
Installment-08	30-07-2015	12075	15939	28014
Installment-09	30-01-2016	12075	15456	27531
Installment-10	30-07-2016	12075	14973	27048
Installment-11	30-01-2017	12075	14490	26565
Installment-12	30-07-2017	12075	14007	26082
Installment-13	30-01-2018	12075	13524	25599
Installment-14	30-07-2018	12075	13041	25116
Installment-15	30-01-2019	12075	12558	24633
Installment-16	30-07-2019	12075	12075	24150
Installment-17	30-01-2020	12075	11592	23667

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Installment-18	30-07-2020	12075	11109	23184
Installment-19	30-01-2021	12075	10626	22701
Installment-20	30-07-2021	12075	10143	22218
Installment-21	30-01-2022	12075	9660	21735
Installment-22	30-07-2022	12075	9177	21252
Installment-23	30-01-2023	12075	8694	20769
Installment-24	30-07-2023	12075	8211	20286
Installment-25	30-01-2024	12075	7728	19803
Installment-26	30-07-2024	12075	7245	19320
Installment-27	30-01-2025	12075	6762	18837
Installment-28	30-07-2025	12075	6279	18354
Installment-29	30-01-2026	12075	5796	17871
Installment-30	30-07-2026	12075	5313	17388
Installment-31	30-01-2027	12075	4830	16905
Installment-32	30-07-2027	12075	4347	16422
Installment-33	30-01-2028	12075	3864	15939
Installment-34	30-07-2028	12075	3381	15456
Installment-35	30-01-2029	12075	2898	14973
Installment-36	30-07-2029	12075	2415	14490
Installment-37	30-01-2030	12075	1932	14007
Installment-38	30-07-2030	12075	1449	13524
Installment-39	30-01-2031	12075	966	13041
Installment-40	30-07-2031	12075	483	12558

Allot No : BHS141586

Flat No : 92SF

Pocket : C

Sector : XU-III

  
Manager (Property)  
GNIDA