

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY 34

169, CHITVAN ESTATE, SECTOR-GAMMA, GREATER NOIDA CITY, GREATER NOIDA
DISTRICT GAUTAM BUDH NAGAR, (U.P.)

PH. : 0120-2326335/336/337/4328150/151 FAX : 0120-2326334/145/143

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : RPS02
Form Serial No : 46534
Size of Plot : 300 Sqm.
Payment Plan : INSTALLMENT 5 YR.
Location percentage and Description : 0 % for Normal

Ref. : Prop./RPS02 /AIW

Date : 07-01-2011

Dear Sir/Madam,

We are pleased to inform you that you have been allotted plot number _____ In Block _____ of Sector **ZETA-02** in the draw held on 30th December 2010. Kindly mention your allotment number along with Plot Number, Block and Sector for future correspondence.

Your Allotment Number is _____

Amount Deposited as Registration Money _____

Allotment Money _____

payable on or before _____

Rs.

3,50,000.00

Rs.

6,89,500.00

21-02-2011

Allotment Money shall be payable within 45 days from 07-01-2011, 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 J of the brochure shall be applicable.

The allotment money and the installments 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 :-

1. Union Bank of India, C-56A/28, Sector-62, Noida
2. Bank of Baroda, G-Block, Commercial Complex, Sector-Gamma-2, Greater Noida
3. State Bank of Bikaner & Jaipur, Sector-18, Noida
4. Indian Bank, S-7, Gamma Shopping Mall, Greater Noida.

Please write your **NAME, ALLOTMENT NO., PLOT NO.** (along with **SECTOR and Block**) on the covering letter and also on the back of Draft/Pay Order. Challan of the concerned banks can be downloaded from the authority's website: 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 'K', 'L', 'M' and 'N' of the brochure:

As per clause K of brochure : The allotment of plot 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 the date of execution of lease deed. Annual lease rent may be enhanced by 50% after every ten years.

As per clause L of the brochure : The allottee will be required to enter into legal documentation (Execution and Registration of lease deed), and take possession of the plot within a period of 3 months from the date of offer of possession/intimation to do so. The possession is like to be offered to the allottees within 2 years from the date of issue of allotment letter. In the event of failure to do so, allottee shall be liable to pay penal charges at the rate of 1% of the total premium for the extension of one year from the due date given for the execution of legal documents. If the allottee fails, to execute legal documents within extended time, action for cancellation of allotment and forfeiture of deposited money shall be taken.

Manager (Property)
Cont.2....

As per Clause M of the brochure: As per provision of Govt Notification No. 3066/11-5-2009/500(100)/2008 dated 12th June 2009 allottee shall execute an Agreement to lease and get it registered with Sub-Registrar, Gautam Budh Nagar, within 6 month from the date of allotment. Otherwise allottee shall have to pay stamp duty at circle rate at the time of execution / registration of lease deed. The copy of the Notification can be seen on the web site of the Authority www.greaternoidaauthority.in.

As per Clause N 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 or 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 foresaid 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 years.

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. 10100/- 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 plot vary, the total cost of the plot also vary. The increased cost shall be borne by the allottee proportionately. Consequently the amount of Stamp Paper, lease rent and registration charges will be increased/decreased accordingly.

The terms & conditions of the brochure of the residential plot scheme RPS02/2010 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 all the money deposited till date will be forfeited and the possession of the 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)

PAYMENT SCHEDULE

(Amount in Rupees)

Pay Type	Due Date	Principle Due	Interest @12%	Due Installment Amount
Allotment Money	21-02-2011			689500
Installment-01	21-08-2011	242550	145530	388080
Installment-02	21-02-2012	242550	130977	373527
Installment-03	21-08-2012	242550	116424	358974
Installment-04	21-02-2013	242550	101871	344421
Installment-05	21-08-2013	242550	87318	329868
Installment-06	21-02-2014	242550	72765	315315
Installment-07	21-08-2014	242550	58212	300762
Installment-08	21-02-2015	242550	43659	286209
Installment-09	21-08-2015	242550	29106	271656
Installment-10	21-02-2016	242550	14553	257103

Allotment No. : RPS021239

Plot Number : 41

Block : A Sector : ZETA-02