

**U.P. State Industrial Development Corporation Limited
Project Officer Trans Ganga,
A-1/4, Lakhanpur, Kanpur-208024**

APPLICATION FORM FOR RESIDENTIAL PLOT AT TRANS GANGA CITY, UNNAO.

To,
Project Officer, Trans Ganga,
U.P. State Industrial Development Corporation Ltd.,
UPSIDC Building A-1/4, Lakhanpur, Kanpur-208024

Photograph
Self Attested

Sir,
I/We hereby apply for a residential plot at Trans Ganga City Distt. Unnao as per details below:-

1. Area of the plot required (Please ✓)

- a) 120 Sq.Mt.
b) 200 Sq.Mt.
c) 250 Sq.Mt.
d) 260 Sq.Mt.
e) 300 Sq.Mt.

2. Full particulars of the applicant i.e. individual/firm/organization in whose name the plot is required to be allotted (TO BE FILLED IN BLOCK LETTERS) :-

- a) Name of the individual person(s) :
- b) Name of father/Husband :
- c) Nationality :
- d) Category (Please ✓)
1. General 2. OBC 3. ST 4. SC
- e) Category to avail reservation of Plot (Please ✓)
1. General 2. Industrialist of Trans Ganga / its employees 3. Former/Present MP/ MLA of U.P. 4. U.P. Govt's. Employee 5. UPSIDC Employee / Present Board member/Deputation Employee 6. Applicant of U.P. Bench / Bar 7. Journalist Recognized by U.P. Govt. 8. Handicaps of Uttar Pradesh
- f) Name of applicant organization/firm : (Please enclose details of org./co.)
- g) Address with Pin Code :
- h) Telephone number and e-mail address, if any :

3. Amount & other details of the Bank Draft/Pay order enclosed towards Processing fee & Earnest money .

- a. Amount :
- b. Bank Draft/Pay order No. & Date :
- c. Payable at :

4. Name, address and status of the person signing the application form:

- a. Name : b. Age :
- c. Address for correspondences with Pin Code No :
- d. Telephone no. and e-mail address, if any: e. Bank A/c detail with A/c No., Name of Bank, Name of Branch & IFSC code for refund through RTGS along with own cancelled cheque

5. Whether any plot has been allotted to the applicant or benefitted by any scheme of housing of UPSIDC Ltd.:

Encl.: Copy of cancelled Cheque, Pay Order/D.D, Proof of reservation category, Pan No. of Applicant :

I/We agree to abide by the terms and conditions of allotment . I/We affirm that the information as mentioned above are true to the best of my/our knowledge and belief.

Date :

Signature of the Applicant

Note : Incomplete application form shall not be entertained for allotment.

Terms & Conditions

for Residential plot at Trans Ganga City, Unnao.

1. The application form duly filled in and signed should be submitted to the designated branches of Bank as per list enclosed along with payment towards processing fee amounting to Rs. 2000/- and earnest money equal to 10% of the premium of plot in duplicate. The applicant in his own interest should get the date and time of receipt noted in his copy (i.e. third copy). Incomplete application is liable to be rejected. Applicant may also download the above form from website of the corporation namely www.upsidc.com and deposit with the designated branches as per list enclosed along with Cost of form Rs. 1050/- as extra.
2. **Payment Schedule :-**
 - a) The date of the allotment letter will be treated as the date of allotment. The allottee would be required to pay balance 15% of the total premium of plot after adjusting application money if any (Due to variation in plot size) within 30 days from the date of allotment as reservation money.
 - b) If the payments as stipulated in clause 2(a) above are not made, allotment shall stand cancelled and an amount of 1% of earnest money already deposited will be forfeited.
 - c) Interest on balance premium is chargeable from the date of allotment @ 14% p.a. payable half yearly on 1st day of Jan./July each year. The first of such payment will be due on 1st Jan./July whichever comes first after six months from the date of allotment. A rebate of 2% is, however, admissible in case the payments due are made on or before the prescribed date and if there are no arrears of dues.
 - d) The allottee is expected to pay the interest & installments as per schedule given in the allotment letter on due dates and the corporation will not be responsible to send demand notice for payment of dues.
 - e) All the payments are to be made through Bank Draft/ Pay orders only, except cost of form which may be paid in cash in favour of Project Officer Trans Ganga UPSIDC Ltd., Payable at Kanpur.
3. Stamp duty, registration charges and legal expenses/fees involved in the execution of lease deed and other arrangement/documents from time to time will be borne by the allottee.
4. Plot would be allotted on "as is where is" basis and leveling etc., if any to be undertaken will have to be done at the expenses/ cost of the allottee.
5.
 - a) The allottee will have to pay 0.5% of the total premium per annum as service charges on every 1st day of April in advance, which may be enhanced at the discretion of the corporation time to time.
 - b) The corporation further reserves the right to levy from time to time such recurring/ one time fee as it deems appropriate and the allottee will have to pay to UPSIDC within 30 days of such demand made by the corporation. In case of default, allottee will be liable to pay interest @ 14% p.a. on the demanded amount from the date of issuance of demand letter.
6. The possession of the plot will be delivered after payment of reservation money as indicated in clause 2a above after execution of lease deed. However, at the time of possession, the allottee is required to clear up-to-date payment of interest and premium. The possession of the plot will be delivered to the allottee or his/her duly authorized representative on date to be communicated by UPSIDC. Allottee shall have to take possession of the plot within 60 days from the date of such communication. In the event of failure to do so UPSIDC reserves right to cancel the allotment.
7. The allottee will abide by and submit to the rules of Municipal corporation or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the industrial area or so far as they affect the health, safety and convenience of the other inhabitants of the place and will not release any obnoxious gaseous, liquid or solid effluents from the plot in any case.
8.
 - a) After possession of the plot allottee will have to submit building plan within 3 months from the date of possession of the plot for approval of UPSIDC/other competent authority. Allottee has to submit building plan based on site plan/set backs of the plot provided by UPSIDC for approval before any type of construction on site to UPSIDC or the competent authority. Prior approval of UPSIDC will also be necessary for making any amendments/ extensions and alterations etc. in the building/ house.
 - b) Allottees shall be penalised upto the extent of Rs. 1000/- or as per the extent rules of UPSIDC/ competent authority for starting construction on plot before approval of drawings.
 - c) Any violation of building bye-laws shall be treated as unauthorised construction and allottee will have to pay the compounding charges as per prevailing U.P. Govt. Directives/ UPSIDA rules bye-laws or rules of the competent authority for regularization of unauthorized construction.
9. Allottee will complete the construction of the house within a period of five years from the date of possession of the plot to the satisfaction of the UPSIDC failing which the UPSIDC will be free to cancel the allotment, re-enter the premises and to allot the same in favour of other applicants or make use of the same in whatsoever manner it deems fit.
10. The land of the plot shall be allotted on lease basis for 90 years. Lease rent shall also be payable by allottee @ 10% of the total cost of the land in lump sum before the execution of lease deed.
11. Allottee shall not use the plots and houses for any other purpose except residential use. The allottee should not indulge in any such activity/ act which may amount to damage in land use and or is likely to cause pollution in view of UPSIDC.
12. Allottee shall not transfer the plot/ house in any form by direct sale, mortgage, Assignments etc. without the prior permission of the Corporation. Such permission will be granted on the basis of the terms and conditions as prevailing and such charges as prescribed and levied by UPSIDC when permission is granted.
13. In the event of cancellation of allotment on account of any default on the part of allottee the following amount shall stand forfeited to UPSIDC Ltd.:
 - a) Interest @ 14% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest mentioned in clause 2 above irrespective of the fact whether the dues had been paid on time or not.
 - b) Use & occupation charges/ lease rent/ service/ maintenance charges.
14. The balance amount, if any, out of deposits made by allottee till then after deducting the amount to be forfeited as above will be refundable without any interest.
15. Allottee will apply for and obtain power connection from the local agency/ UP Power Corporation as the case may be at his/ her own cost.
16. Allottee will have to pay water security charges before execution of lease deed. Allottee will apply for and obtain water/ Sewerage charges from UPSIDC for which the amount as charged by UPSIDC would be payable.
17. The precise measurement and area of the plot would be intimated after actual measurement at site and in case the actual area is found to be in excess upto 20% or less than allotted, a proportionate amount of the premium would be realised according to rate at the time of allotment. In case variation in actual area is found to be above 20%, the premium would be charged in accordance with the current rate for the additional area.
18. The Allottee will also have to pay maintenance charges as and when demanded as raised by UPSIDC. In the event of non- payment of aforesaid maintenance charges this allotment will be cancelled.
19. The Allottee having plot area more than 300 sq.mt. will have to adopt rain water harvesting system compulsorily in the building plan to be constructed in the allotted plot failing which lease shall be determined and allotment shall be cancelled.
20. The Managing Director, UPSIDC reserves the right to make such additions, alterations or modifications in the terms and conditions of allotment from time to time as he/ she may consider just and expedient.
21. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Managing Director, UPSIDC shall be final and binding on the allottee.
22. Under section 194-1A of Income Tax Act on purchase of property more than Rs. 50.00 Lacs, there is a provision of deduction of T.D.S @ 1% of the value of property. Allottee will deduct 1% T.D.S through Form No. 26 GB showing his PAN card No. after depositing will submit through Form No. 16B to the corporation. The above amount will be adjusted after verification through 26 AS.
23. Reservation for allotment of plot will be permissible as per the rules of Corporation as details available on our website.
24. In the event of enhancement of land compensation by any authority, the amount so demanded by corporation to be paid by allottee.
25. The possession of the plot is expected to be delivered by December 2016.

I/We have read the above terms and conditions and agree to abide by them.

Date:
Place:

Signature of Applicant