

No. NBCC-LKW/Allotment/2018

Date: dd-mm-yyyy

To,

Joint Applicant

Sub: Allotment of COMMERCIAL BUILT UP SPACE at "**NBCC COMMERCIAL COMPLEX**" LUCKNOW.

Ref.: i) Notice Inviting Offer No. : NBCC/CGM/REM&D/2018/
ii) Your Application dated :

Sir/Madam,

With reference to your application dated..... Regarding allotment of Built-up office space at NBCC Commercial Complex Lucknow, We are pleased to intimate that based on your bid you have been successful for allotment of office no. at floor. Further in view of your acceptance of all terms and conditions of sale notified vide Notice Inviting Offer No. : NBCC/CGM/REM&D/2018/.... and accepted vide your above cited application; you have been provisionally allotted commercial Built-up office space at NBCC Commercial Complex, Lucknow as per details given hereunder:

Customer Details:

- | | |
|---|-----------------------|
| 1. Customer ID No. | |
| 2. Application No. | |
| 3. Type of Allotment | Built-up office space |
| 4. UNIT NO. | |
| 5. Floor | FLOOR |
| 6. Location | N.A |
| 7. Super Area of office/shop (Sqft) | |
| 8. Parking Slot (No.) Reserved for exclusive use | |
| (i)Covered Car Parking | 0 |
| (ii)Open Car Parking | 0 |
| (iii)Covered Scooter Parking | 0 |
| 9.Total Cost | |
| 10.Payment Plan | Instalment |

PAYMENT SCHEDULE:

Installment type	Installment Details	Tentative date of payment	Amount payable
Application Money	10% of the basic sale price	Already Received vide DD no	Rs.
Ist INSTALLMENT	First Instalment payable within 30 days from the date of Allotment Letter @ 10% of the basic sale price (along with applicable GST on application money and 1 st instalment)	dd-mmm-yyyy	Rs.
IInd INSTALLMENT	Second Instalment payable after 2 months of allotment letter or completion of 50% of Second floor roof slab, whichever is later @ 15% of the basic sale price (along with applicable GST)	dd-mmm-yyyy	Rs.
IIIrd INSTALLMENT	Third Instalment payable after 4 months of allotment letter or completion 50% of fourth floor slab, whichever is later @ 15% of the basic sale price (along with applicable GST)	dd-mmm-yyyy	Rs.
IVth INSTALLMENT	Fourth Instalment payable after 6 months of allotment letter or completion of 95% of RCC Structure, whichever is later @ 15% of the basic sale price (along with applicable GST)	dd-mmm-yyyy	Rs.
Vth INSTALLMENT	Fifth Instalment after 8 months of allotment letter or 90% completion of fixing of doors, windows & flooring, whichever is later @ 15% of the basic sale price (along with applicable GST)	dd-mmm-yyyy	Rs.
VIth INSTALLMENT	Sixth Instalment after 10 months of allotment letter or initial installation of lifts in the building whichever is later @ 15% of the basic sale price (along with applicable GST)	dd-mmm-yyyy	Rs.
FINAL INSTALLMENT	5% of the basic sale price (along with applicable GST) + 100% cost of parking space, maintenance charges+ IFMS and other balance, dues etc if any.	Within 30 days of issuance of demand letter for possession by NBCC	Rs.

NOTE:

- i) GST has been charged at the prevailing rates and may change as applicable from time to time.
- ii) Cess/any other taxes, as applicable shall be charged extra.
- iii) The status report regarding completion of a particular stage of construction linked with payment of installment shall be uploaded on NBCC's website under the head "NBCC Commercial Complex, Lucknow". No separate intimation shall be given to individual allottees.
- iv) The construction stage linked with payment of IInd installment has already been achieved

All payments are to be made by Demand Draft / Bankers' cheque / RTGS payable at par in favour of **NBCC (India) Ltd** payable at New Delhi as per annexure A. The payments are to be sent to the office of **General Manager (CRM), NBCC(India) Limited, NBCC Place, Bhisham Pitamah Marg, Pragati Vihar, New Delhi 110003, EmailID:-repost@nbccindia.com** so as to reach NBCC on or before the due dates.

Income tax Department, Government of India, vide its notification No.39 dt 31-05-2013 have introduced a new section for TDS. According to this section, the purchaser of property with value of Rs 50 lakh and above are required to deposit 1% TDS on the total amount of due instalment directly to Income Tax Department (refer form No. 26QB) and balance 99% to NBCC. After depositing 1% TDS through form 26QB allottees are required to submit a copy of the challan and Form(16B) generated to NBCC for our records, failing which, the amount payable towards TDS shall remain outstanding in our records and in the receipt issued.

In case of delayed payment of instalments beyond the scheduled date, interest will be applicable as per terms and conditions of sale document. NBCC shall not assume any responsibility for postal/courier delay. **Customer ID No. / Application number/Name of allottee and Office/Shop no should invariably be written on the back side of the payment instrument.**

The total cost of the Built-up office space in the price schedule is inclusive of GST (at Prevailing Rates) on sale /purchase of Built-up office space, applicable as on date but excluding VAT. Any increase/decrease in the applicable service TAX/VAT/CESS any other taxes will be to the account of allottee. You shall also be required to pay any other Charges, Taxes, Duties, Levies etc. with respect to the allotment and sale of the said premises including but not limited to Property Tax, Stamp Duty, Service Tax, VAT and any other statutory Cess, Duties, Levies for which separate demand shall be raised.

The Agreement to Sell shall be executed after issuance of Letter of Allotment for which you will be required to submit two nos. stamp papers of Rs.100/- each to NBCC.

The terms and conditions of Sale contained in the above referred notice inviting offer shall apply mutatis-mutandis to this allotment.

Thanking You

Your Faithfully
For NBCC (India) Ltd.

ENCL:As above.

AUTHORISED SIGNATORY