



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY GNIDA OFFICE COPY
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169, CHITVAN ESTATE SECTOR-GAMMA, GREATER NOIDA CITY, GREATER NOIDA

DISTRICT GAUTAM BUDDH NAGAR, (U.P.)

PH : 95120-232633/36/37/43/26150/151 FAX : 0120-232633/41/45/143

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : BHS13

Form Serial No : 19596

Flat Area : 40 Sqm.

Payment Plan : INST.-10 YR

Floor Type : FLATTED

Floor Type : SECOND FLOOR

Sector Code : MU-II

Ref. : Prop/BHS13 /AU /

Date : 11-02-2011

To,

Dear Sir/Madam,

We are pleased to inform you that you have been allotted flat number 108 of Sector MU-II in the draw held on 24 January 2011. For future correspondence kindly mention your allotment number along with Flat number, Pocket, Sector and floor.

Your Allotment Number is

Amount Deposited as Registration Money

Allotment Money

payable on or before

Rs. 90,000.00
Rs. 1,33,200.00
28-03-2011

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.

The allotment money/ 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-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. Challen 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 'L', 'M', 'N' & 'O' of the brochure.

As 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 the date of execution of lease deed. Annual lease rent may be enhanced by 50% after every ten years.

As per clause M of brochure: As per provision of Government Notification No. 3056/11-5-2009-500 (100)/2008 dated 12-06-2009 allottee has to execute an Agreement to Lease and get it registered with Sub-Registrar, Gautam Buddh 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)
Cont.2....

As per Clause N of the brochure: The allottee will be required to enter into legal documentation (execution and registration of lease deed) and 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 due 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 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 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. 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 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 BHS13 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 all 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,

(Signature)
(Name)

PAYMENT SCHEDULE

(Amount in Rs.)

Pay Type	Due Date	Principle Due	Interest @12%	Due Installment Amount
Allotment Money	28-03-2011			133200
Installment-01	28-09-2011	26040	31248	57288
Installment-02	28-03-2012	26040	29686	55726
Installment-03	28-09-2012	26040	28123	54163
Installment-04	28-03-2013	26040	26561	52601
Installment-05	28-09-2013	26040	24998	51038
Installment-06	28-03-2014	26040	23436	49476
Installment-07	28-09-2014	26040	21874	47914
Installment-08	28-03-2015	26040	20311	46351
Installment-09	28-09-2015	26040	18749	44789
Installment-10	28-03-2016	26040	17186	43226
Installment-11	28-09-2016	26040	15624	41664
Installment-12	28-03-2017	26040	14062	40102
Installment-13	28-09-2017	26040	12499	38539
Installment-14	28-03-2018	26040	10937	36977
Installment-15	28-09-2018	26040	9374	35414
Installment-16	28-03-2019	26040	7812	33852
Installment-17	28-09-2019	26040	6250	32290
Installment-18	28-03-2020	26040	4687	30727
Installment-19	28-09-2020	26040	3125	29165
Installment-20	28-03-2021	26040	1562	27602

Allot No : BHS131613

Flat No : 633SF

Pocket : A

Sector : MU-II