

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

169, CHITVAN ESTATE, SECTOR-GAMMA, GREATER NOIDA CITY, GREATER NOIDA
DISTRICT GAUTAM BUDH NAGAR, (U.P.)
PH. : 95120-2326335/336/337/2326150/151/152 FAX : 0120-2326334/145/2321511

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : BHS17
Form Serial No :
Flat Area : 83.38 Sqm.
Payment Plan : Instalments - 05 Yrs
Floor Type : TENTH FLOOR
Sector Code : GH-02
Location percentage : 0 %

Ref. : Prop./BHS17 /Alt/ /

Date : 29-01-2014

To,

Dear Sir/Madam,

We are pleased to inform you that you have been allotted Flat No. _____ of Sector _____ in the draw held on 15th January 2014. For future correspondence kindly mention your allotment number along with Flat number, Tower, Sector and floor.

Your Allotment Number is

Amount Deposited as Registration Money

Allotment Money (after adjustment of Reg. Money)

payable on or before

: Rs.

: Rs.

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. Bank of Baroda, G-Block, Commercial Complex, Sector-Gamma-02, Greater Noida.
2. ICICI Bank, Alpha Commercial Belt, Greater Noida.
3. Axis Bank, Sector 16, Noida.
4. HDFC Bank, C-1, Alpha Plaza, Alpha commercial Belt, Greater Noida.
5. Punjab National Bank, D1/1, Rana Pratap Bagh, Delhi.

Please write your **NAME, ALLOTMENT NO., FLAT NO.** (along with **SECTOR and TOWER**) 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 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. 3066/11-5-2009-500 (100)/2008 dated 12-06-2009 allottee has to execute an Agreement to Lease and get it registered with Sub-Registrar, Gautam 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)

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 60 days 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. 500/-.
- (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 increase cost shall be borne by the allottee proportionately. Consequently the amount of Stamp Paper, lease rent and registration charges will be increased/decreased accordingly.
- (9). OTHER CHARGES/FACILITIES TO BE PROVIDED
 - (a). In exigency partial changes can be done in designs of the flats and its lay-out.
 - (b). Allottees of the flats of first floor, second floor & third floor will have to pay additional 5% respectively of the sale amount as location charges.
 - (c). Besides the above estimated/calculated amount it is mandatory to every allottee to get space, stilt/open/covered space reserved for car parking. For covered parking Rs. 1.50 lakhs and for open Rs. 1.00 lakh additional amount is to be paid. Parking spaces will be allotted amongst the allottees through draw of lots.
 - (d). It is proposed to maintain the complex for 02 years from the date of possession of the first flat by the Authority, after that, as per rules the complex will be maintained forming the Resident Welfare Society. It is mandatory for every allottee to become member of the Welfare Society.
 - (e). For 02 years maintenance from the date of physical possession of the first flat the allottees have to deposit a lump sum fixed amount in "corpus fund". This amount is Rs. 100000.00 for 1 BHK; Rs. 125000.00 for 2 BHK; Rs. 150000.00 for 2 BHK Deluxe; Rs. 250000.00 for 3 BHK. The corpus fund will be deposited in the Greater Noida Authority within 60 days from the due date of lease deed.
 - (f). From the date of handing over possession to the first person, @ Rs. 1.50/square feet per month, super plinth area will be charged from every flat-allottee for regular maintenance and general services such as lift, generator, campus light electric bill and sweeping etc. Authority or the Society will have right to increase or decrease this amount.
 - (g). After 02 years from the date of handing over possession to the first person of the Scheme general maintenance work and the balance amount of the above Corpus Fund will be handed over to the Resident Welfare Society by the Authority, after that the expenses to be incurred on general maintenance will be borne by the Society by its own sources fixing with the consent of the allottees.
 - (h). In future, if any tax VAT, Service Tax, G.S.T., TDS etc. are levied by the State Government or by the Government of India that will be borne by the allottee themselves.
 - (i). Transformers of adequate capacity for each tower of the multi-storied flats are installed and power backup for general facilities such as water supply and campus lights etc. are also arranged.
 - (j). In the scheme provisions for boundary wall, guardroom, community center, shop and school are made.
 - (k). In the flats fire safety and in the complex provision for rainwater harvesting is made.
 - (l). Number of Multi Storeyed flats may increase or decrease at the time of draw.

The terms & conditions of the brochure of the scheme BHS17 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

Manager (Property)

PAYMENT SCHEDULE

Pay Type	Due Date	Principle Due	Interest @12%	Due Installment Amount
Allotment Money	15-03-2014			778900
Installment-01	15-09-2014	198932.3	163506	362438.3
Installment-02	15-03-2015	215282.9	147155.4	362438.3
Installment-03	15-09-2015	231633.5	130804.8	362438.3
Installment-04	15-03-2016	247984.1	114454.2	362438.3
Installment-05	15-09-2016	264334.7	98103.6	362438.3
Installment-06	15-03-2017	280685.3	81753	362438.3
Installment-07	15-09-2017	297035.9	65402.4	362438.3
Installment-08	15-03-2018	313386.5	49051.8	362438.3
Installment-09	15-09-2018	329737.1	32701.2	362438.3
Installment-10	15-03-2019	346087.7	16350.6	362438.3
Allotment No. : BHS172911 Flat No : 1008/I Tower : I Sector : OMICRON - 1A				