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U. P. State Industrial Development Corporation Limited

CUSTOMER ID: PTG\22160

Regional Office

SR. PROJECT OFFICER TRANS GANGA

OFFICE OF THE SR. PROJECT OFFICER TRANS GANGA CITY

DISTT. UNNAO

Reference No. 25360 /SIDC SR. PROJECT OFFICER TRANS GANGA

Residential Plot No. C-924 SECTOR - 6 Dated 17/01/2017

M/s/Shri/Smt. DEEPA. TRIPATHI W/O. VINOD. KUMAR. TRIPATHI

.....128/434 BLOCK- K, KIDWAI NAGAR, KANPUR 208011

Subject: ALLOTMENT OF RESIDENTIAL PLOT INTRANS-GANGA CITY (HOUSING SECTOR), DISTT. UNNAO.....

Dear Sir/Madam,

With reference to your application No. 0895 dated 24/11/2016.....

For allotment of Residential Plot in Industrial AreaTRANS-GANGA CITY (HOUSING SECTOR), DISTT. UNNAO We are pleased to inform that plot No.C-924 SECTOR - 6..... measuring Approx.120.00.....Sq. m. has been allotted in your name (hereinafter referred to as allottee) on the following terms and conditions: -

1. Premium of plot:

(a) Area of plot 120.00 sq. m.

(b) Rate per sq. Mtr Rs18000.00..

(c) Location charges:

(1) Plot on 30 m. Wide road. Rs..... per Sq.m.

(2) Plot on 24 m. Wide road Rs..... per Sq.m.

(3) Plot on 18 m. Wide road Rs..... per Sq.m.

(4) Corner Plot Rs..... per Sq.m.

(5) Facing Park/Green Belt/Open Space Rs..... per Sq.m.

2. Payment Schedule:

(a) The date of the letter will be treated as the date of allotment of the above plot in your favour.

(b) The allottee would be required to pay...25.00.....% of the total premium of plot after adjusting registration amount within 30 days from the date of allotment. The details are as given below:

Earnest Money / Registration amount already deposited Rs. 216,000.00
Amount to be deposited within 30 days Of the issue of this letter Rs. 324000.00

(c) If the payments are stipulated in clause 2 (b) above are not made, this allotment shall stand automatically cancelled and an amount of ...2,160.00.....(1% of Earnest Money) already deposited will be forfeited.

(d) Interest on remaining premium is chargeable from the date of allotment@14.00% p.a payable half yearly on first day of Jan./July each year. The first of such payment will be due on 1st. January 2018

(e) The remaining 75.00% premium shall be payable in 16 half yearly installments along with interest on 1st Jan/July each year as per scheduled below. The first installment of premium will be due on 1st January 2018 (1st premium to be due in Jan./July after 6 months of allotment)

A rebate of 2.00% is however admissible in case the payments due are made on or before the prescribed date and there are no arrears of due.

S.No	Premium Due	Interest Due	Total	Due Date of Installment
1	101250.00	185878.36	287128.36	01/01/2018
2	101250.00	90376.03	191626.03	01/07/2018
3	101250.00	85749.04	186999.04	01/01/2019
4	101250.00	78325.89	179575.89	01/07/2019
5	101250.00	73499.18	174749.18	01/01/2020
6	101250.00	66459.84	167709.84	01/07/2020
7	101250.00	61081.97	162331.97	01/01/2021
8	101250.00	54225.62	155475.62	01/07/2021
9	101250.00	48999.45	150249.45	01/01/2022
10	101250.00	42175.48	143425.48	01/07/2022
11	101250.00	36749.59	137999.59	01/01/2023
12	101250.00	30125.34	131375.34	01/07/2023
13	101250.00	24499.73	125749.73	01/01/2024
14	101250.00	18125.41	119375.41	01/07/2024
15	101250.00	12216.39	113466.39	01/01/2025
16	101250.00	6025.07	107275.07	01/07/2025

(f) The allottee is expected to pay the interest & installments as per the above schedule on due dates and the corporation will not be responsible to send demand notice for payment of dues in future.

(g) All the payments are to be made through Bank Draft/Pay orders only in favour of "SR. P.O. UPSIDC LTD. TRANS GANGA CITY" and payable at "KANPUR".

3. Stamp duty registration charges and legal expenses /fees involved in the execution of lease deed and other agreements/documents from time to time will be borne by the allottee.

4. Plot has been allotted on "as it is where it is" basis and leveling etc. if any to be undertaken will have to be done at the expenses /costs of the allottee.

5. (a) The allottee will have to pay 0.5 % of the total premium per annum as service charges on every first day of April in advance.

(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 this corporation. In case of default allottee will be liable to pay interest @....14.00...% on the demanded amount.

6. The possession of the plot may be delivered after payment of reservation money as indicated in clause 2(b) and after execution of Lease Deed. However at the time of possession the allottees are required to clear upto-date payment of interest and installments.
7. The allottee will abide by and submit to the rules of municipal 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 effect the health, safety and convenience of the other inhabitants of the place and will not release any obnoxious gaseous, liquid or solid effluent from the plot in any case.
8. (a) Before submission of building plan for approval of UPSIDC, allottee will have to execute lease deed. Allottee has to submit building plan based on the site plan/set backs of the plot provided by UPSIDC for approval before any type of construction on site. Prior approval of UPSIDC will also be necessary for making any amendments/extensions and alterations etc, in the building /house.
(b) Allottee shall be penalized up to the extent of Rs. 1000/- for starting construction on plot before approval of drawings.
(c) Any violation of building bye laws shall be treated as unauthorized construction and allottee has to pay the compounding charges as per prevailing U.P Govt. Directories/ UPSIDA rules Bye-Laws or Rules of the competent authority for regulation of unauthorized construction.
9. Allottee will complete the construction of the house within a period of five years from the date of taking over 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 is being allotted on lease basis for 90 years. Lease rent shall also be payable by the allottee @ 10% of the total cost of the land in lump sum before the possession of the plot is handed over. Details of the same shall be intimated at the time of giving possession of the plot.
11. Allottee shall not use the plot 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 the pollution in view of UPSIDC.
12. Allottee shall not transfer the plot/houses in any form by direct sale, mortgage, assignments etc. without the prior permissions of the corporation. Such permissions will be granted on the basis of the terms & condition as prevailing and such charges as per prescribed and levied by UPSIDC when permissions is granted.
13. In the event of cancellation of Allotment on account of any default on your part the following amount shall stand forfeited to UPSIDC Ltd.
(a) Interest @ 14.00% per annum from the date of allotment on the total unpaid premium from time to time till the cancellation of allotment without allowing rebate in interest mentioned in clause 2 above irrespective of the fact whether the dues had been paid in time or not.
(b) Use & occupation charges/Lease Rent/ Service/ Maintenance Charges
(c) 5% of the cost of dwelling units towards depreciation in case of constructed house.
14. The balance amount, if any, out of deposits, made by you till then after deducting the amounts to be forfeited as above will be refundable without any interest.
15. Allottee will apply for and obtain power connection from the local agency/ UPSIDC as the case may be at his/her own cost
16. Allottee will have to pay water security 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 areas of plot would be intimated after actual measurement at site and in case the actual area found to be in excess up to 20 % or less than area allotted, a proportionate amount of the premium would be realized according to the 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 transfer of allotted plot would be admissible only after execution of lease deed by allottee in his favour, as per rules.

19. Allottee shall have to get the lease deed executed within 30 days of the receipt of such communication and will take possession of the plot within 60 days of the receipt of such communication. The possession of the plot will be delivered to the allottee or his duly authorized representative after execution of lease deed on date to be communicated by UPSIDC. In the event of failure to do so UPSIDC reserves the right to cancel the allotment.

20. All the terms and conditions as given in the application form will also be applicable

21. 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.

22. In case of any clarifications or interpretation regarding these terms and conditions, the decision of the Managing Director, UPSIDC shall be final and binding on the allottee.

Your's Faithfully

For U.P. STATE INDUSTRIAL DEVELOPMENT CORPN. LTD

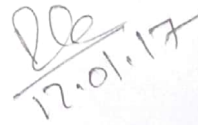

SR. PROJECT OFFICER

Reference No. ²⁵³⁶⁽ⁱ⁾...../SIDC..... Residential Plot No..C-924.SECTOR..6.....Dated.....17/01/2017

Copy to:

1. Incharge, (I.A) UPSIDC, A-1/4,Lakhanpur, Kanpur-208024
2. Executive Engineer, UPSIDC Ltd..
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