

No. NBCC/Gomti Nagar/GN-.../Allotment/2019/

Date:

Name of Allotee

.....
.....

Sub: Allotment of built-up space in the Retail & Commercial Complex at Gomti Nagar Railway Station, Lucknow, Uttar Pradesh.

Dear Sir,

We are pleased to inform you that, you are successful bidder in the e-auction held on **02.01.2019** and NBCC (India) Ltd. on behalf of Railways/Rail Land Development Authority (RLDA) has provisionally allotted you following space in the Retail & Commercial Complex at Gomti Nagar Railway Station, Lucknow, Uttar Pradesh.

- | | |
|---------------------------|--------------------------|
| 1. Customer ID No. | GN-..... |
| 2. Type of Allotment | Commercial Built up area |
| 3. Unit No. | |
| 4. Block | Block- |
| 5. Floor |Floor |
| 6. Super Built up Area | sft (approx) |
| 7. Carpet Area | sft (approx) |
| 8. Parking slot No of ECS | |
| Attached to the unit | |
| 9. Total Cost | Rs/- |
| 10. Payment Plan | Instalment |

Kindly note that the Unit and ECS has been allotted to you subject to absolute complying with the terms and conditions stated in the Offer document and those to form part of the agreement to sale. The allotment of specific parking slots shall be done on completion of the building and at sole discretion of NBCC. You hereby agree that the ECS allotted to you shall be an integral part of the said Unit and cannot be sold or dealt with independent of the same. The decision of NBCC in this regards shall be final and binding on the allottee.

The sale of commercial Super built-up area is on 99 lease hold basis with the condition that any future increase in floor area ratio (FAR) and development rights that may arise there from shall remain with Railways/ Rail Land Development Authority (RLDA) and the purchaser has only rights of the specific purchased leasehold BUA. After expiry of the lease period, all assets shall vest with Railways/RLDA.

The amount of **Rs**...../- paid by you till date has been accepted and you shall pay the balance amount in accordance with the Payment Schedule specified in Annexure-I hereto.

PAYMENT SCHEDULE:

The detailed payment Schedule (in instalment) and the break-up of sale consideration of the Super built-up space allotted to you is enclosed at Annexure-I and the payment is to be made as per schedule given below:

Instalment	Description	Amount
1.	Along with Application Form/-
2.	Within 72 Hours of closing of the e-auction (in case the day of payment happens to be Sunday or bank holiday then it shall be deposited by next working day). 10% of the highest bid price = (i.e. 10% of highest bid rate * super BUA less EMD amount) plus applicable taxes/-
3.	On completion of 90% of excavation work of the Tower. 10% of the Basic sale consideration value of space allotted plus balance payment of ECS initial payment of 10%with applicable taxes./-
4.	On completion of 90% of the raft of basement for the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes./-
5.	On 90% completion of RCC work upto plinth level of the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes/-
6.	On 90% completion of RCC work upto 1 st floor roof slab of the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes./-
7.	On 90% completion of RCC work upto 2 nd floor roof slab of the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes./-
8.	On completion of 90% of RCC work up to 3 rd floor roof slab of the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes./-
9.	On completion of 90% of RCC work up to 4 th floor roof slab of the Tower. 10% of the Basic sale consideration value of space allotted plus applicable taxes./-
10.	On completion of 90% of fixing of doors, windows & flooring etc. of Tower. 5% of the Basic sale consideration value of space allotted plus applicable taxes./-
11.	On completion of 90% external development works (surrounding the Tower within the complex). 5% of the Basic sale consideration value of space allotted plus applicable taxes with advance Maintenance charges and Sinking Fund charges for two years with applicable taxes./-
12	On installation, and initial testing of equipment and offer to carryout fitment. 5% of the Basic sale consideration value of space allotted plus applicable taxes./-
13.	Within 60 days from offer of possession. 5% of the Basic sale consideration value of space allotted along with IFMS and other allied charges, advances etc. With applicable taxes./-

IMPORTANT NOTE:

- 1) GST, as applicable as on date is charged.
- 2) The charges like property Tax, Ground Rent, Stamp Duty, Registration ,Handling Charges and any other charges within ambit of terms of sale , shall also be payable by allottee.
- 3) Any increase /decrease in the applicable taxes or introduction of new taxes will be to the account of the allottees.
- 4) The allottee further agrees to abide that the property shall not be used for any purpose which may cause nuisance or annoyance to occupiers of the premises in the building or the owner or occupiers of the neighbouring properties or for any illegal or immoral purpose.
- 5) The terms of payment/stages are subject to change at the discretion of NBCC.

Please note that all payment is to be made by Online/RTGS/ Demand draft/bankers cheque payable at par in favour of **RLDA Escrow Gomti Nagar**. The detail of payment is to be sent to the office of **Executive Director, NBCC (India) Ltd., 5th floor NBCC Bhawan, Lodhi Road, New Delhi-110003**, so as to reach NBCC on or before the due dates. Any delay in payments of instalment shall attract a simple interest as per default rates the terms of sale on due amount for the period of delay. If any financial instrument is dishonoured due to the fault of the allottee or his Bankers, all the charges will be borne by the allottee.

The Payment can be deposit in the following form:

- DD in favour of RLDA Escrow Gomati Nagar.
- Local Station Cheque in favour of RLDA Escrow Gomti Nagar.
- E- Transfer through RTGS as per following details:
 - Bank Name : Indian Bank
 - Bank Add. : Indian Bank, New Delhi Main
 - Account No. : 6711071801
 - IFSC Code : IDIB000N022

The e-auction catalogue, Terms & Conditions of sale contained in the application form shall apply mutatis-mutandis to this allotment.

We thank you for your continued patronage and look forward to cater to your future requirement of the properties and investments.

In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

Thanking you,

Yours faithfully,

(Alok Rastogi)
Executive Director

Encl: As above.

I /we accept the above terms & conditions

(Name of allottee)