

DATE 04.01.2024

To,  
The Technical Advisor  
Uttar Pradesh Real Estate Regulatory Authority,  
Kalankar House, Old Hyderabad, Lucknow – 226007  
Email- [contactuprera@up-rera.in](mailto:contactuprera@up-rera.in)

**SUBJECT: RERA REGISTRATION OF THE NEW PROJECT – PURVANCHAL SKYLINE VISTA APPLICATION  
ID – ID928173.**

Respected Sir,

In response to your letter dated 30.12.2023, ref no. 3012231/Up-Rera/Proj Registration/2023-2024 on the cited subject, we most respectfully make following submissions to this Hon'ble Authority:

1. It is submitted that Mr. Shah Alam (DIN No. 01128691) and Mrs. Shahin Shah Alam (DIN No. 03368146) are the directors of the company **PURVANCHAL PROJECT PRIVATE LIMITED** (UPRERA REG NO. UPRERAPRM73757). In this regard, A Letter duly certified by the Company Secretary of the company is enclosed herewith as **Annexure A1** and an affidavit of the Directors is enclosed as **Annexure A2**. Other Supporting documents required in this regard are marked as **Annexure A3**.
2. It is submitted that Dr. Jagat Singh Thakur is the paid director of the company, appointed as Director – Planning & Business Promotions and has been authorized by the Chairman & Managing Director of the company in the Meeting of Board of Directors wide board resolution dated 09.10.2023 (Enclosed herewith as **Annexure A4**) to apply, appear, make representations, and applications on behalf of the company and act as Authorized signatory and to sign all documents with respect to UPRERA.
3. The Audited Balance sheet of the preceding FY and ITR of the preceding 3 AY have been uploaded on the portal.
4. In regard to the revenue map, it is submitted that the Land of the said project is allotted by the Noida Authority through E- Auction wide Scheme Code- 2022-23 (Commercial Builder Plots – 1). The Scheme Brochure page of the Noida Authority and Allotment letter from the Noida Authority dated 22.11.2023 for the said land is enclosed herewith as **Annexure A5**.
5. The Project Area demarcated on the layout plan, NO Encumbrance Certificate, the proforma of the Allotment Letter, revised form RA 1 form and the standing instructions to the bank with banks receipt on it, has been uploaded on the UPRERA portal.

In view of the above-mentioned submissions, it is humbly prayed that this Hon'ble Authority may kindly be pleased to accept our application for registration of new project under UP RERA and issue Registration Certificate at the earliest.

Thanking You,  
For Purvanchal Projects Pvt. Ltd

Dr. Jagat Singh Thakur  
Director (Planning & Business Promotions)  
Authorized Signatory  
Encl : As Above



**JAIN AKSHI & ASSOCIATES**  
**COMPANY SECRETARIES**



To,  
**The Technical Advisor,**  
**Uttar Pradesh Real Estate Regulatory Authority,**  
**Kalankar House, Old Hyderabad, Lucknow- 226007**

This is to certify that the Company **PURVANCHAL PROJECTS PRIVATE LIMITED** (the Company) bearing **CIN U70102DL2010PTC200716**, maintains its registered office at LSC A-7, 2nd Floor, Purvanchal Plaza, Mayur Vihar, Phase – II, New Delhi- 110091 and Corporate Office at Purvanchal Business World, A- 103, Sector-136, Noida, Uttar Pradesh- 201305.

Upon our examination and based on the information provided to us by the Company, we hereby state our opinion as of January 4, 2024, regarding the management structure and ownership details for the specified period:

**Management Structure :**

The current management composition of the Company as of January 4, 2024, is outlined as follows:

Sl. No.	Name of Director	DIN	Designation	Address	Date of Appointment
1.	Shah Alam	01128691	Managing Director	51A, Niyaz and Raza Apartment, Noor Nagar, Johri Farm, Jamia Nagar, New Delhi- 110025	25/03/2010
3.	Shahin Shahalam	03368146	Director	51A, ST NO-2, Johri Farm Noor Nagar Extn, Jamia, Okhla, New Delhi- 110025	27/12/2010



**Address: BA-343, Ground Floor,**  
**Tagore Garden, Delhi-110027**  
**Ph: 09899362348,**  
**Email: cs.akshijain@gmail.com**  
**Website: www.jainakshiandassociates.com**

**Ownership and Shareholding Pattern:**

The Shareholding Pattern of the Company as of January 4, 2024, is detailed as follows:

Sl. No.	Name of Shareholder	Address	Father's Name	No. of Shares
1.	Shah Alam	51A, Niyaz and Raza Apartment, Noor Nagar, Johri Farm, Jamia Nagar, New Delhi- 110025	Sh. Niyaz Ahmed Jamali	4751670
2.	Shahin Shah Alam	51A, ST NO-2, Johri Farm Noor Nagar Extn, Jamia, Ohkla, New Delhi- 110025	Sh. Ajaz Ahmed	440
<b>Total</b>				<b>4752110</b>

This certification is provided based on our knowledge and the information made available to us by the Company.



**For Jain Akshi & Associates  
Company Secretaries**

  
**Akshi Jain**  
Proprietor  
COP-12109

UDIN: A032912E003109876  
FRN: S2013OR216100  
Peer Review Certificate no. 5175/2023  
Place: New Delhi  
Date: January 4, 2024

# BHARAT SANCHAR NIGAM LIMITED

Supplier's Address: O/o Chief General Manager, UP(E), PMG Building, Hazratganj, Lucknow-226001, Uttar Pradesh

Name & Communication Address of the Customer  
**M/S Purvanchal Projects Pvt Ltd**  
 A-103 Sector-136  
 - Noida IN  
 Noida-NOIDA  
 201305  
 India

## Leased Circuit Bill/Tax Invoice\*

Customer ID: 7000888933  
 Account Number: **7000888938**  
 Invoice Number: NDCUP2311282168  
 Invoice Date: 03/12/2023  
 Customer Type: LEASED CIRCUIT  
 Leased Circuit id: 1000539456  
 Due Date: **26/12/2023**

Customer GSTIN: 09AAFPC4046B1ZO

Deposit: 0.00

Legacy Circuit Id ONLINE

Reverse Charge Applicability: No

### Account Summary

Previous Balance	Last Payment	Bandwidth & Other Current Charges	Tax Amount	Account Balance	Amount Payable
24582.73	24583.00	20833.00	3749.94	24582.67	<b>24583.00</b> (Rounded Up)

Amount In Words: Twenty-Four Thousand Five Hundred Eighty Three Rupees and Zero Paise

Lead A/Bill to Address:- PURVANCHAL PROJECTS PVT LTD A-103 SEC-136 NOIDA NOIDA-NOIDA IN 201305		Lead B Address:-		<b>Summary of Current Charges</b>		<b>Amount(Rs)</b>
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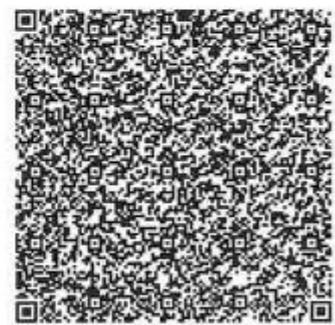
Circuit Type :Internet Circuit/ 100 MBPS LLA:- 7 LLB :- CHD :- 0 NON-MLLN

Recurring Charges	20833.00
One Time Charges	0.00
Usage Charges	0.00
Adjustments	0.00
Discount	0.00
Taxes	3749.94
<b>Total Charges</b>	<b>24582.94</b>

Description	Date	Amount(Rs.)
Payments	16/11/23	24583.00

Tax Details			
Description	Tax Rate	Amount	Taxable Value
CGST	9.00%	1874.97	20833.00
SGST/UTGST	9.00%	1874.97	20833.00

Recurring Charges						
Product	Plan	Period	Qty	Rate	Charges	
Circuit Rent-SAC-388414	Internet Circuit	01/12/23 to 31/12/23	NA	NA	20833.00	
Modem Discount-HSN-9973	Internet Circuit	01/12/23 to 31/12/23	1	0.00	0.00	
<b>Total Charges (Rs.)</b>					<b>20833.00</b>	



E-Invoice QR Code

Dear Customer, Income Tax Department, Govt of India has granted certificate no. 197(1)/AABCBS5576G/2023-24/1 Dt 17/05/2023 (can be downloaded from the link at [https://www.bsnl.co.in/opencms/bsnl/BSNL/about\\_us/pdf/Certificate197AABCXXXXG2023.pdf](https://www.bsnl.co.in/opencms/bsnl/BSNL/about_us/pdf/Certificate197AABCXXXXG2023.pdf)) to BSNL relating to TDS at lower rates applicable from 17/05/2023 to 31/03/2024. TDS to be recovered at the lower rates mentioned in the certificate issued by Income Tax Department..

Dear Customer Please dial toll free 1800-425-1957 (24 Hour) for any complaint regarding leased circuit.  
**Accounts Officer (TR)**  
 This is a Computer generated Bill and hence does not require any Signature.

\*Original For Recipient/Duplicate For Supplier E & OF Counter Foil

Invoice No: NDCUP2311282168	<b>BHARAT SANCHAR NIGAM LTD</b>	Account No.: 7000888938
Invoice Date: 03/12/2023		Leased Circuit id.: 1000539456
Due Date: 26/12/2023		<b>Amount Payable: 24583.00</b>
Mode of payment <input type="checkbox"/> Cash <input type="checkbox"/> Cheque/DD <input type="checkbox"/> Credit / Debit Card <input type="checkbox"/> E-payment <input type="checkbox"/> EFT	Cheque/DD No. _____ Dated <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Bank _____ Branch _____	
Please Charge Rs. _____ Against Card no. _____ <input type="checkbox"/> Visa <input type="checkbox"/> Masters <input type="checkbox"/> Diners <input type="checkbox"/> Amex	Expiry Date <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Signature _____ Card Holder's Name _____	

Please make crossed Cheque/DD/Pay order for Amount Payable (Rounded Up) in favour of AO (Cash),BSNL,NOIDA  
 Note: Post Offices / Banks to accept Bills against Account Number on or before Due Date only



GST REGISTRATION NUMBER:09AABCBS5576G1ZJ

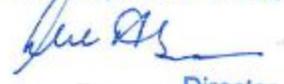
IRN:bd3facda5e0a984c619e1d61efee0a4b06a3e337c08019babee31061f1b5900c9

PAN NUMBER: AABCBS5576G CIN: U74899DL2000G0107739



We, the deponents, swear that all the information provided by us is true and correct to the best of our knowledge.

For Purvanchal Projects Pvt. Ltd.



Deponent 1  
Director

Mr. Shah Alam  
(51-A, Niyaz Raza Apartment, Noor Nagar Extn Okhla, Delhi 110025)

For Purvanchal Projects Pvt. Ltd.



Deponent 2  
Director

Mrs. Shahin Shah Alam  
(51-A, Niyaz Raza Apartment, Noor Nagar Extn Okhla, Delhi 110025)

Verification:

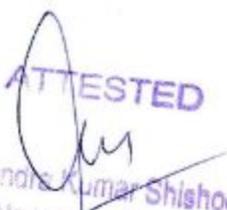
Subscribed and sworn to before me this 04<sup>th</sup> day of January, 2024, by Mr. Shah Alam and Mrs. Shahin Shah Alam, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

[Notary Public Signature]

[Notary Public Seal]



ATTESTED

  
Minendra Kumar Shishodia  
Notary Advocate  
Reg. No-13478

04 JAN 2024

ANNEXURE A3 - SUPPORTING DOCUMENTS

Removal / Cessation of Previous Director

**AFTAB ALAM**

51A, Gali No. 2, Johri Farm,  
Noor Nagar Extn., Jamia Nagar,  
Okhla, New Delhi- 110025

Date: 23/01/23

**PURVANCHAL PROJECTS PRIVATE LIMITED**

LSC A-7, 2nd Floor, Purvanchal Plaza, Mayur Vihar,  
Phase-II, Delhi-110091  
CIN: U70102DL2010PTC200716

**Sub: Resignation from post of Directorship of the Company**

Sir,

I, Aftab Alam, Director of the Company, would like to inform the Board that I am unable to continue as Director of the Company due to my pre-occupation in other works.

I hereby tender my resignation from the post of Director with immediate effect.

You are requested to accept the same.

Thanking You,

*Aftab Alam*

**Aftab Alam**  
DIN: 01128932  
Address: 51A, Gali No. 2, Johri Farm,  
Noor Nagar Extn., Jamia Nagar,  
Okhla, New Delhi- 110025

*Accepted.*  
For Purvanchal Projects Pvt. Ltd.  
*[Signature]* 23/01/23  
Managing Director

# Form No. DIR-12

Form language

English

Hindi

## Particulars of appointment of directors and the key managerial personnel and the changes among them

[Pursuant to sections 7(1) (c), 168 & 170 (2) of The Companies Act, 2013 and rule 17 of the Companies (Incorporation) Rules 2014 and 8, 15 & 18 of the Companies (Appointment and Qualification of Directors) Rules, 2014]



Refer instruction kit for filing the form  
All fields marked in \* are mandatory

### Company details

1 (a) \*Corporate Identity Number (CIN) of company

U70102DL2010PTC200716

(b) \*Name of the company

PURVANCHAL PROJECTS  
PRIVATE LIMITED

(c) \*Address of the registered office of the company

LSC A-7, 2nd FLOOR,  
PURVANCHAL PLAZA  
MAYUR VIHAR, PHASE -  
II, NEW DELHI, India,

(d) \*E-mail ID of the company

tkganguli@purvanchalpr  
ojects.com

### Particulars of Director/KMP

2 \*Number of Managing director or director(s) for which the form is being filed

1

3 Details of the Managing Director or Director of the company

(a) Purpose of filing the form

Appointment

Cessation

Change in designation

Appointment due to disqualification of  
all the existing directors

Appointment by liquidator

(b) Director Identification Number (DIN)

01128932

(c) Name

AFTAB ALAM

(d) Father's name

NIYAZ AHMED JAMALI

(e) Present residential address

House No. 51A, Johri  
Farm, Street 2, Noor  
Nagar Extn., Jamia  
Nagar, New Frien

(f) Nationality

India

(g) Date of birth (DD/MM/YYYY)

01/06/1969

(h) Gender

Male

(i) E-mail ID of director

tkgangulil@rediffmail.  
com

(j) Designation

Director

*(Director/Managing director/Alternate director/Additional director/Director appointed in casual vacancy/  
Nominee director/Whole-time director)*

(k) Date of Appointment or change in designation (DD/MM/YYYY)

(l) Category

*(Promoter/Professional/Independent/Small shareholder's director)*

(m) Whether Chairman, Executive Director, Non-Executive Director

Chairman

Executive Director

Non-Executive Director

(n) DIN of such director to whom appointee is alternate

(o) Name of the director to whom such appointee is alternate

(p) Name of the company or institution whose authorized representative or nominee  
the appointee is

(q) In case of cessation, hereby confirmed that the above-

Director  Managing Director is not associated

with the company with effect from

(DD/MM/YYYY) due to

#### Interest in other entities

(r) Number of such entities

S. No.	CIN/LLPIN/FCRN/ Registration number	Name	Address	Designation	Percentage of Shareholding	Amount	Others (specify)

4 \*Number of manager(s), secretary(s), Chief financial Officer or Chief Executive Officer for  
which the form is being filed

5 Details of manager(s), secretary(s), Chief financial Officer or Chief Executive Officer of the company

(a) Purpose of filing the form

Appointment

Cessation

(b) Director Identification Number (DIN), if any

(c) Income Tax permanent account number (PAN)

(d) Membership number of the company secretary

(e) (i) First Name *(Either of applicant's First name or Surname shall be mandatory to enter)*

(ii) Middle Name

(iii) Last Name *(Either of applicant's First name or Surname shall be mandatory to enter)*

(f) Father's name

(i) First Name *(Either of applicant's father's first name or Surname shall be mandatory to enter)*

(ii) Middle Name

(iii) Last Name *(Either of applicant's father's first name or Surname shall be mandatory to enter)*

(g) Present residential address

Address Line

Address Line

Country

Pin Code/Zip Code

Area/Locality

City

District

State/UT

(h) Date of birth (DD/MM/YYYY)

(i) Designation (Manager/Company Secretary/CEO/CFO)

(j) Date of appointment or cessation (DD/MM/YYYY)

(k) Mobile Number (with Country code)

(l) E-mail ID

6 SRN of form INC-28

#### Attachments

7 (a) Order from court/NCLT

(b) Notice of resignation

Resignation  
Letter\_Stamped.pdf

(c) Evidence of cessation

Resignation  
Letter\_Stamped.pdf

(d) Optional attachments – if any

#### Director's Consent and Declaration

I,  hereby give my consent to act as a director of

(name of the company), pursuant to sub-section (5) of section 152 of the companies Act, 2013 and Certify that I am not disqualified to become a director under the companies Act, 2013.

I declare that I have not been convicted of any offense in connection with the promotion, formation or management of any company or LLP and have not been found guilty of any fraud or misfeasance or of any breach of duty to any company under this Act or any previous company law in the last five year.

I further declare that if appointed my total Directorship in all the companies shall not exceed the prescribed number of companies in which a person can be appointed as a Director.

I further declare that I have not incurred disqualification under the Companies Act, 2013 in any of the above companies and that I, at present, stand free from any disqualification from being a director.

I also declare that:

- I am not required to obtain the security clearance from the Ministry of Home Affairs, Government of India under sub-rule (1) of rule 10 before applying for director identification number; or
- I am required to obtain the security clearance from the Ministry of Home Affairs, Government of India under sub-rule (1) of rule 10 before applying for director identification number and the same has been obtained and is attached,

I further declare that I have not incurred disqualification under the Companies Act, 2013 in any of the above companies and that I, at present, stand free from any disqualification from being a director.

To be digitally signed by the Director/ Managing

### Declaration

I\*  authorized by the Board of Directors of the Company/ by the court or NCLT

number dated\*  (DD/MM/YYYY) to sign this form and

declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above is true, correct, and complete including the attachments to this form and nothing material has been suppressed.

### \*To be digitally signed

SHAHIN  
SHAH  
ALAM

Digitally signed by  
SHAHIN SHAH  
ALAM  
DN: cn=SHAHIN SHAH  
ALAM, o=

### \*Designation

(Director/Manager/Company Secretary/Chief executive officer/Chief Financial Officer/Statutory Auditor/Liquidator)

Director

\*Director identification number of the director; or DIN or PAN of the manager or CEO or CFO or liquidator; or Membership number of the secretary or statutory auditor

03368146

### Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars [including attachment(s)] from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed.

I further certify that:

- The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order
- All the required attachments have been completely and legibly attached to this form;
- It is understood that I shall be liable for action under Section 448 of The Companies Act, 2013 for wrong certification, if any found at any stage

### To be digitally signed by

Category

- Chartered Accountant (in whole time practice)
- Company Secretary (in whole time practice)
- Cost Accountant (in whole time practice)

Whether associate or fellow:

Associate

Fellow

Membership number

Certificate of practice number

12109

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**For Office use only:**

eForm Service request number (SRN)

AA1318851

eForm filing date (DD/MM/YYYY)

04/02/2023

Digital signature of the authorizing officer

This eForm is hereby registered

Date of signing (DD/MM/YYYY)

OR

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company



# PURVANCHAL PROJECTS PRIVATE LIMITED

(ENGINEERS & REAL ESTATE DEVELOPER)

CIN NO. U70102DL2010PTC200716

Registered Office : LSC, A-7, 2nd Floor, Purvanchal Plaza, Mayur Vihar, Phase-II, Delhi- 110091

CIN: U70102DL2010PTC200716

**CERTIFIED TRUE COPY OF THE EXTRACTS OF THE MINUTES PASSED AT THE 9TH (2023-24) MEETING OF THE BOARD OF DIRECTORS OF PURVANCHAL PROJECTS PRIVATE LIMITED HELD ON MONDAY, ON THE 09TH DAY OF OCTOBER, 2023 DULY COMMENCED AT 10.30 A.M. AND CONCLUDED AT 11:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT LSC, A-7,2ND FLOOR, PURVANCHAL PLAZA, MAYUR VIHAR, NEW DELHI- 110091**

## AUTHORISATION FOR DR. JAGAT SINGH THAKUR TO SIGN RERA DOCUMENTS

"RESOLVED THAT consent of the Board be and is hereby accorded to authorize Dr. Jagat Singh Thakur, to apply, appear, Liaison, make representations and applications on behalf of the Company and act as Authorized Signatory and to sign and submit all the requisite documents, letters, forms, etc. for the registration with UPRERA in relation to the commercial project of the company located at Plot No 01A, Sector-94, Noida on behalf of the Company.

RESOLVED FURTHER THAT Any actions and documents executed by Dr. Jagat Singh Thakur, authorized representative of the Company in this regard shall be considered legally binding on the Company, until such time as a written notice of withdrawal is provided, as per the provided specimen.

Signatures of Authorized Signatory: (Signature)

RESOLVED FURTHER THAT Dr. Jagat Singh Thakur, authorized representative of the Company be and is hereby authorized to file declarations, undertakings, affidavits, statements, replies, and tender evidence or such other documents as may be necessary, to do all such acts and deeds necessary or incidental to or connected for the purpose of giving effect to this resolution in the interest of the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For Purvanchal Projects Private Limited

Shah Alam

Managing Director

DIN: 01128691

Address: 51A, Niyaz and Raza Apartment,  
Noor Nagar, Johri Farm, Jamia Nagar, New  
New Delhi- 110025

Date: 09.10.2023

Shahin Shah Alam

Director

DIN: 03368146

Address: 51A, ST NO-2, Johri Farm  
Noor Nagar Extn, Jamia, Okhla,  
New Delhi- 110025



## E-BROCHURE



**CONTAINING DETAILED TERMS AND CONDITIONS  
FOR ALLOTMENT OF  
COMMERCIAL BUILDER PLOTS IN SECTOR-25A, 33, 35,  
40, 44, 50, 58, 62, 63, 65, 72, 73, 92, 93B, 94, 96, 105, 108, 120, 121,  
122, 126, 132, 135, 142, 168 & Hotel Pocket at Noida Convention  
and Habitat Center, Sector 94 NOIDA ON E-AUCTION BASIS**

**SCHEME CODE:- 2022-23 (Commercial Builder Plot-1)**

**DATE OF OPENING OF SCHEME:- 01.09.2022**

**LAST DATE FOR REGISTRATION:- 30.09.2022**

**PRE BID MEETING:- 12.09.2022**

24	94	01A	10031	4.00/50%	1,59,000	159,49,29,000	5,90,000/-	15,94,92,900/-
25	94	01B	10031	4.00/50%	1,59,000	159,49,29,000	5,90,000/-	15,94,92,900/-
26	94	05B	12100	4.00/50%	1,59,000	192,39,00,000	5,90,000/-	19,23,90,000/-
27	105	C-01	36946.9	4.00/50%	1,59,000	587,45,57,100	5,90,000/-	58,74,55,710/-
28	105	C-02	41835.46	4.00/50%	1,59,000	665,18,38,140	5,90,000/-	66,51,83,814/-
29	105	C-04	7499	2.00/50%	1,41,100	105,81,08,900	5,90,000/-	10,58,10,890/-
30	105	D-250A	6161.25	2.00/50%	1,41,100	86,93,52,375	5,90,000/-	8,69,35,238/-
31	105	D-250C	5458.05	2.00/50%	1,41,100	77,01,30,855	5,90,000/-	7,70,13,086/-
32	108	COMM-01	49932.25	4.00/50%	1,59,000	793,92,27,750	5,90,000/-	79,39,22,775/-
33	108	COMM-154A	3424.5	2.00/50%	1,41,100	48,31,96,950	5,90,000/-	4,83,19,695/-
34	120	Near GH-03	5700	2.00/50%	1,35,150	77,03,55,000	5,90,000/-	7,70,35,500/-
35	121	COMM-01	6046	2.00/50%	1,35,150	81,71,16,900	5,90,000/-	8,17,11,690/-
36	122	E-02	4782	2.00/50%	1,35,150	64,62,87,300	4,72,000/-	6,46,28,730/-
37	122	E-06	1525	2.00/50%	1,35,150	20,61,03,750	2,36,000/-	2,06,10,375/-
38	122	E-07	1539	2.00/50%	1,35,150	20,79,95,850	2,36,000/-	2,07,99,585/-
39	122	E-08	1553	2.00/50%	1,35,150	20,98,87,950	2,36,000/-	2,09,88,795/-
40	122	E-09	1513	2.00/50%	1,35,150	20,44,81,950	2,36,000/-	2,04,48,195/-
41	126	COMM-01	5500	2.00/50%	1,25,800	69,19,00,000	5,90,000/-	6,91,90,000/-
42	132	COMM-01	20075	2.00/50%	1,02,850	206,47,13,750	5,90,000/-	20,64,71,375/-
43	135	COMM-01	8082	2.00/50%	1,41,100	114,03,70,200	5,90,000/-	11,40,37,020/-
44	135	COMM-02	5381	2.00/50%	1,41,100	75,92,59,100	5,90,000/-	7,59,25,910/-
45	142	11B	5200	2.00/50%	1,41,100	73,37,20,000	5,90,000/-	7,33,72,000/-
46	142	11C	5200	2.00/50%	1,41,100	73,37,20,000	5,90,000/-	7,33,72,000/-
47	168	COMM	58501	4.00/50%	1,59,000	930,16,59,000	5,90,000/-	93,01,65,900/-
48	93B	N.A.	11746	2.00/50%	1,35,150	158,74,71,900	5,90,000/-	15,87,47,190/-
49	93B	COMM-01	4927.24	2.00/50%	1,41,100	69,52,33,564	4,72,000/-	6,95,23,357/-
50	93B	COMM-02	6090	2.00/50%	1,41,100	85,92,99,000	5,90,000/-	8,59,29,900/-
51	96	H-03	24000	4.00/40%	159000	381,60,00,000	5,90,000/-	38,16,00,000
52	25A	CC-14	13731	4.00/50%	159000	218,32,29,000	5,90,000/-	21,83,22,900
53	25A	CC-15	13731	4.00/50%	159000	218,32,29,000	5,90,000/-	21,83,22,900
54	25A	CC-16	13042	4.00/50%	159000	207,36,78,000	5,90,000/-	20,73,67,800
55	25A	CC-17	13042	4.00/50%	159000	207,36,78,000	5,90,000/-	20,73,67,800
56	25A	CC-18	15000	4.00/50%	159000	238,50,00,000	5,90,000/-	23,85,00,000
57	25A	CC-19	15000	4.00/50%	159000	238,50,00,000	5,90,000/-	23,85,00,000
58	25A	CC-12	20000	4.00/50%	159000	318,00,00,000	5,90,000/-	31,80,00,000

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY  
MAIN ADMINISTRATIVE BUILDING, SECTOR-VI,  
NOIDA-201301

Commercial Department

BY SPEED POST

No. NOIDA/Commercial/2022/2066

Dated: 22/11/2022

M/s Purvanchal Projects Pvt. Ltd.  
LSC, A-7, 2nd Floor, Purvanchal Plaza Mayur Vihar,  
Phase-II, Delhi-110091

Sub: Acceptance of E-Bid for allotment of Commercial Property/ Plot No. 01/A, Sector - 94, Noida under Scheme No. 2022-23 (Commercial Builder Plot -I)

Dear Sir,

Please refer to your E-Bid dated 15-11-2022 wherein you have participated in the E-Auction for the above mentioned commercial property. We are pleased to inform you that your E-Bid has been accepted by the competent authority, therefore, you are allotted a property as per details given below:-

1.	Property No.	:	01/A, Sector - 94, Noida under Scheme No. 2022-23 (Commercial Builder Plot -I)
2.	Allotment Mode	:	E-Auction Basis
3.	Area in Sqm.	:	10031 Sqm.
4.	Highest E-Bid auctioned amount against property	:	Rs. 159,54,29,000.00
5.	Total premium of the property	:	Rs. 159,49,29,000.00
6.	10% Earnest Money Deposited	:	Rs. 15,94,92,900.00
7.	40% of total premium	:	Rs. 63,81,71,600.00
8.	After adjusting 10% EMD, remaining 30% amount to be deposited	:	Rs. 47,86,78,700.00
9.	Payment Mode for balance 60%	:	Instalment basis
10.	Balance 60% premium payable in 08 equal half yearly instalments along with interest	:	Rs. 95,72,57,400.00
11.	lease rent @ Rs.1/- per sqmt per year for the first three years from the date of execution of the lease deed	:	Rs. 10031.00 (per year for the first three year after that lease rent shall be charge @ 2.5% p.a. of the total premium of the plot)
12.	Stamp Duty (to be verified from Sub-Registrar, Sector-33, NOIDA)	:	
13.	Legal documents Fee	:	Rs. 50/-

You are requested to furthermore deposit 30% of the total premium money i.e. Rs. 47,86,78,700.00 through challans available Jan Suvidha Kendra, Sector-6, Noida within 60 days from the date of issue of this letter i.e. by 20 January, 2023. The copy of deposited challan be submitted to Commercial Department. No extension for deposit of this money shall be granted. In case of failure to deposit the above amount within stipulated period, allotment shall automatically stand cancelled and earnest money deposited shall be forfeited as per terms and conditions of the brochure. Balance 60% of the premium has to be deposited in 08 half yearly instalments along with interest @ 9% p.a. or as amended by the Authority from time to time. In case of default in payment, interest @ 12% compounded every half yearly shall be charged on defaulted amount for defaulted period. The other terms and conditions of allotment shall remain the same as specified in the brochure of the scheme.

You are also required to execute the lease deed & take over possession within 120 days from the date of issue of this letter i.e. by 21 March, 2023, failing which action shall be taken as per terms and conditions.

Encl: (1) Calculation details - Annexure-A.

Yours faithfully,

Office on Special Duty - (Commercial)

Copy to:

1. Accounts Officer (Commercial)
2. Project Engineer- (Work Circle -A) for information and necessary action.

Office on Special Duty (Commercial)

## Annexure-A

### Details of each instalment & due date of payment

Plot No. 01/A, Sector – 94, Noida

M/s Purvanchal Projects Pvt. Ltd.  
LSC, A-7, 2nd Floor, Purvanchal Plaza Mayur Vihar,  
Phase-II, Delhi-110091

Sl. No.	Due Date	Principle	Interest @ 4.5% (half yearly)	Total
1	21.5.2023	11,96,57,175.00	4,30,76,584.00	16,27,33,759.00
2	21.11.2023	11,96,57,175.00	3,76,92,011.00	15,73,49,186.00
3	21.5.2024	11,96,57,175.00	3,23,07,438.00	15,19,64,613.00
4	21.11.2024	11,96,57,175.00	2,69,22,865.00	14,65,80,040.00
5	21.5.2025	11,96,57,175.00	2,15,38,292.00	14,11,95,467.00
6	21.11.2025	11,96,57,175.00	1,61,53,719.00	13,58,10,894.00
7	21.5.2026	11,96,57,175.00	1,07,69,146.00	13,04,26,321.00
8	21.11.2026	11,96,57,175.00	53,84,573.00	12,50,41,748.00

INTEREST WILL BE CHARGED AS PER MCLR RATE  
\*GST @ 18% shall be payable on Premium & Lease Rent as per GST Act.  
(if you have GST number, GST shall not be charged on above, and allottee  
has to mention GST No on challan as per RCM)

  
Office on Special Duty – (Commercial)