



establishment has been obtained through transfer and past owner had already obtained a residential flat/plot.

6. The eligibility for allotment of residential flat shall be for one flat only either in the name of establishment or its Bonafide Director/Partner/Sole proprietor irrespective of number of premises in the possession of establishment.
7. The applicant company shall submit its Resolution to the effect that the company is applying in its name or Sole owner/Partner/Managing Director/Full time Director and the same is authorized (name & designation) to apply and sign the application form.

B-5 ELIGIBLE BONAFIDE INSTITUTION

Bonafide institution fulfilling the under mentioned conditions on or before closing date of the scheme will be eligible:

1. The institution should have been allotted the institutional plot/premises in its name on or before 10-09-2013 & has taken Physical possession of institutional plot/premises after legal documentation and has been declared functional from GNIDA on or before closing date of the scheme. The applicant has to enclose a certified copy of the functional certificate with the application form.
2. The institutional establishment has cleared all payable dues of the Authority up to 30-06-2013 on account of premium, lease rent, interest etc. by the closing date of scheme. Applicant has to enclose No Dues Certificate issued by the Authority with the application form.
3. In case application is being made by Managing Director/Whole-time Director/Trustees/Executive member, their names should have been taken on record by the institutional Department of Greater Noida Authority on or before closing of scheme.
4. In case applicant is made by the Educational Institution, the names of their Directors / Trustees / Chairman / Vice-Chairman / Executive Members should have been taken on record of the Authority on or before closing date of the scheme. One application can be made by one institution.
5. Such institutional establishment / their Director / Trustee / Executive Member shall not be eligible where the institutional Establishment has been obtained through transfer and past owner had already obtained a residential plot/flat.
6. The eligibility for allotment of residential flat shall be for one flat only either in the name of institution or its Bonafide Managing Director/Whole-time Director/Trustee/Executive Member, irrespective of number of premises in possession of the institution.
7. Charitable/Religion institution and its members/trustees are not eligible for allotment of residential flat.
8. The applicant company shall submit its Resolution to the effect that the company is applying in its name or Sole owner/Partner/Managing Director/Full time Director and the same is authorized (name & designation) to apply and sign the application form.

B-6 ELIGIBLE FARMERS WHOSE LAND HAS BEEN ACQUIRED/ PURCHASED BY GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

The detailed eligibility conditions and the procedure for allotment under this category are enumerated as below:-

1. Only those farmers are eligible to apply under this scheme, whose land has been acquired/purchased and unhindered/without encroachment possession has been taken by **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY** on or after 01-04-2002 (**Undertaking-II** on Stamp Paper of Rs.10/- is to be given by the applicant farmer as per Performa given in the Brochure).
2. In case a land owner has already been allotted residential flat/plot built up house in his/ her name or his/her spouse/dependent children, in any of the residential schemes of the Authority, he/ she shall not be eligible to apply under this scheme.
3. In case there is more than one joint-khatedar, all joint khatedar can apply under this scheme. Draw between all such eligible joint khaedar of a khata shall be made and one successful applicant, out of all joint-khatedars, shall be selected and will be included in the final draw of lots.
4. Only those farmers who have been given 15% rehabilitation bonus are eligible to apply in this reservation category.
5. Under this category, successful applicant/allottee can not transfer the allotted Multi Storeyed flat up to five years from the date of allotment.
6. No encroachment should have been done by the applicant on land acquired/purchased by Greater Noida irrespective of acquired land or any other land against which the application for allotment is being made in this Scheme. A declaration to this effect shall have to be given on Stamp Paper of Rs10/- by the applicant farmer as per Performa given in the Brochure (**Undertaking-III**).
7. The applicant/allottee has received entire compensation of the land acquired without any contest/protest on the basis of karar/consensus. The applicant has to submit Form-11 issued by the Competent Authority with the application.
8. If, on verification or at any stage it is found that there is a violation of any of the above mentioned conditions then the application will be rejected and registration money will be refunded without any interest.

B-7 ELIGIBLE GREATER NOIDA AUTHORITY EMPLOYEES:

1. Eligible Greater Noida employee for registration under this scheme would mean Regular Employees of Greater Noida Industrial Development Authority on or before closing date of the scheme and still working in Greater Noida Industrial Development Authority, who have earlier not been allotted a residential plot or flat under any scheme, under this category. A certificate from Personal Department of the Authority should be enclosed along with application form stating that he is regular employee of the Authority. Employees on deputation to Greater Noida are not eligible for allotment under the scheme.

2. In this category, if Multi Storeyed flat is allotted to the occupier of staff-quarter, he/she shall have to vacate it after taking possession of the Multi Storeyed flat. In case of delay, market rent/penalty would be charged as fixed by the CEO.
3. Under this category, Allottee cannot sell the Multi Storeyed flat within 10 years from the date of allotment.
4. The eligible categories according to their Grade Pay as mentioned below:

Sl.no.	Grade Pay	Eligible Category (Area)
1.	Grade pay upto Rs.1800/-	Upto 120.00 sq. mts. flat
2.	Grade pay from Rs.1900 -4200/-	Upto 200.00 sq. mts. flat
3.	Grade pay from Rs. 4600 -6600/-	Upto 350 sq. mts. flat
4.	Grade pay above Rs.7600/-	Any size of the flat.

In case any employee wants to apply for higher size of Multi Storeyed flat category other than he/she is eligible, he/she will have to obtain specific written approval from Competent Authority before closing date of the scheme.

C PROCEDURE OF ALLOTMENT

Allotment would be made by the draw of lots within each eligible category. The draw of Multi Storeyed flat shall be first done for the allottees opting cash down payment plan and draw of remaining Multi Storeyed flat if any shall be done for installment plan. The draw of lots for allotment of specific Multi Storeyed flat numbers to the allottees shall also be done along with the draw for allotment. If the applications received are less than the Multi Storeyed flats reserved under any reserved category, the remaining Multi Storeyed flats will be transferred to General Category Applicants at the time of draw of lots.

D HOW TO APPLY

The application form can be purchased on payment of application-cum-processing fee of Rs. 1100/- from any of the Bank branches listed below. For getting application form by post, Demand Draft of Rs.1150/- should be sent to the Sr. Manager, Bank of Baroda, Gamma Shopping Complex, Sector-Gamma, Greater Noida City, Greater Noida, Pin Code-201308.

The form can also be downloaded from www.greaternoidaauthority.in. In such case, please submit Demand Draft of Rs.1100/- along with the registration amount towards the cost of brochure.

The application form duly completed and signed along with the required registration money should be submitted to any of the listed Bank branches on or before closing date of the scheme. Applicants as per their eligibility should apply in the application form attached herewith along with Demand Draft /Pay Order on account of Registration Money, drawn in favour of "Greater Noida Industrial Development Authority" payable at New Delhi/Noida/Greater Noida. The applications completed in all respect can be deposited in any of the Bank branches listed below.

The acknowledgement receipt of the application form shall be given by the respective Banks.

D-1 For General Category- Institutional, Industrial and Commercial Categories prescribed banks :

Sl.No	Bank Code	Name of the Bank & Address
1	01	Axis Bank, Sector-16, Noida
2	02	Axis Bank, D-1, Alpha Commercial Belt-1, Near Pari Chowk, Greater Noida
3	03	Bank of Baroda, Sector-Gamma-2, Greater Noida
4	04	Bank of Maharashtra, Sector-Alpha-1, Greater Noida
5	05	Canara Bank, Gamma Shopping Mall, Greater Noida
6	06	HDFC Bank, Sector-Alpha-Commercial Belt, Greater Noida
7	07	HDFC Bank, G-28 & 29, Sector-18, Noida
8	08	HDFC Bank, Shop no. 11, Parliament Street, New Delhi-110001
9	09	Indian Bank, S-7, Gamma Shopping Mall, Greater Noida
10	10	Indian Bank, 03, Navyug Market, Ghaziabad
11	11	Indian Bank, AB-20, Safdurjung Enclave, New Delhi
12	12	Indian Bank, N-9, Sector-18, Noida
13	13	Sydicate Bank, S-09, Gamma Shopping Mall, Jagat Farm, Greater Noida
14	14	Punjab & Sind Bank, Alpha Commercial Belt, Greater Noida
15	15	United Bank of India, A-4, Sunrise Tower, Alpha Commercial Belt, Greater Noida

D-1 For General Category- Institutional, Industrial and Commercial Categories prescribed banks :

Sl.No	Bank Code	Name of the Bank & Address
16	16	Oriental Bank of Commerce, Sector-20, Noida
17	17	Oriental Bank of Commerce, Sector-27, Near Vinayak Hospital, Noida
18	18	Union Bank of India, C-56A-28, Sector-62, Noida
19	19	Vijaya Bank, Sector-18, Noida
20	20	ICICI Bank, Alpha Commercial Belt, Greater Noida
21	21	ICICI Bank, K-1, Senior Mall, Sector-18, Noida
22	22	ICICI Bank, 9-A, Phelps Building, Connaught Place, New Delhi
23	23	ICICI Bank, Shalimar Tower, 31/54, M.G. Marg, Hazratganj, Lucknow
24	24	ING Vysa Bank, Ansal Fortune Arcade, Sector -18, Noida
25	25	Kotak Mahindra Bank Ltd, Harsha Mall, Shop no.3,4, Alpha Commercial Belt, Greater Noida
26	26	Punjab National Bank, Rana Pratap Bagh, New Delhi-110007
27	27	IndusInd Bank, Dr. Gopaldas Bhawan, 28, Barakhamba Road, New Delhi-11001
28	28	IndusInd Bank, Sector-18, Noida
29	29	Allahabad Bank, Sector-31, Noida
30	30	Dena Bank, Near Kailash Hospital, Greater Noida
31	31	Andhra Bank, A-3, Alpha Commercial Belt, Greater Noida
32	32	State Bank of India, Lagerstromia Shopping Centre

D-2 For Reserved Farmers Category

SL. NO	BANK CODE	NAME OF BANK & ADDRESS
1	01	Vijaya Bank, Jagat Farm, Gamma - 1, Greater Noida.

E PAYMENT PLAN

E-1 CASH DOWN PAYMENT PLAN (Payment Code E-1)

In this plan, successful applicant/ allottee are required to pay the total premium of the Multi Storeyed flat (after adjusting registration money already paid) within 90 days from the date of allotment. Once Cash down payment plan is opted, no change in payment plan will be permitted.

The rebate of 2% on balance premium shall be given to the allottees opting cash down payment plan.

The draw of Multi Storeyed flats shall be first done for the allottees opting cash down scheme and draw of remaining Multi Storeyed flats, if any shall be done for installment plan.

E-2 FIVE YEAR PAYMENT PLAN WITH INTEREST (Payment Code E-2)

In this plan, 30% of the total premium of the Multi Storeyed flat (after adjusting registration money already paid) shall be payable within 45 days from the date of allotment as allotment money. Balance 70% shall be payable in Ten equal half-yearly installments calculated from the 46th day from the date of allotment with interest @ 12% p.a. on reducing principal amount at the end of each half yearly

NOTE:

- For the purpose of documentation the date of issue of allotment letter shall be reckoned as the date of allotment.
- For the purpose of documentation the date of execution of lease deed shall be reckoned as the date of taking over of possession.

F MODE OF PAYMENT

F-1 All payments to the Authority can be made in the form of Demand Draft/Pay Order drawn in favour of "Greater Noida Industrial Development Authority "payable at New Delhi/Noida/Greater Noida". The payments shall be accepted directly at the Bank branches authorized in allotment letter.

F-2 Normally, no extension in payments shall be allowed. If the amount payable to the Authority is not paid within the prescribed time limit, extension of time for such default period under exceptional circumstances may be allowed up to a maximum of 3 months by CEO (GNIDA), subject to the condition that during the entire payment plan such extensions shall not be more than three times. In the event of extensions, interest @ 15% per annum compoundable quarterly shall be payable on the defaulted amount for the defaulted period.

F-3 The payment made by allottee/lessee shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the installment due and the lease rent payable.

G AREA

The area of Multi storeyed flat allotted may slightly vary at the time of handing over of the possession. The premium of the Multi Storeyed flats will proportionately vary due to such variation. If such variation is less than or equal to 10%, no change in location or surrender shall be allowed. However, if such variation is more than 10%, the allottee shall have the option of surrendering the allotment and take back entire money deposited by him/her with 4% simple interest.

H AS IS WHERE IS BASIS

The Multi Storeyed flat will be accepted by the allottee on "**as is where is basis**" on lease for a period of 90 years unconditionally.

I UNSUCCESSFUL APPLICANTS

Those applicants who have not been allotted Multi Storeyed flats will be returned their registration money without interest, if the period of deposit of such money with the Authority is less than one year. However, if the period of deposit is more than one year, 4% simple interest, shall be paid for the entire period of deposit.

J SURRENDER

- J-1 In case of surrender before draw of lots, the entire Registration Money deposited shall be refunded without interest.
- J-2 In case of surrender after the allotment/draw of lots but within 30 days from the date of allotment, 10% of the Registration Money shall be forfeited and balance amount deposited shall be refunded without interest.
- J-3 In case of surrender after 30 days of allotment but before 90 days (for Payment Plan E-1) and within 45 days of allotment (under Payment Plan E-2), 50% of the registration money will be forfeited and balance amount shall be refunded without any interest. No separate notice shall be given for the same.
- J-4 In case the allotment is sought to be surrendered after 90 days (under Payment Plan E-1) and after 45 days (under Payment Plan E-2) but before 6 months from the date of allotment, 10% of the total premium of Multi Storeyed flat shall be forfeited. Balance amount, if any, shall be refunded without any interest. No separate notice shall be given for the same.
- J-5 In case of surrender after six months from the date of allotment, entire deposited money shall be forfeited.
- J-6 In case the allottee fails to deposit the due amount within the stipulated time, allotment will be liable for cancellation and in case of such cancellation, the money so deposited till the date of cancellation will be forfeited.

NOTE:

The date of surrender in the above cases shall be the date on which application is received at the Authority's office. No subsequent claim on the basis of postal certificate will be entertained.

K CANCELLATION

In addition to the other specific clauses relating to cancellation, the Authority/Lessor, as the case may be, shall be free to exercise its rights of cancellation of allotment/lease in the case of:

- K-1. Allotment being obtained through misrepresentation/suppression of material facts.
- K-2. Any violation of directions issued, or rules or regulations framed by the Authority or by any other statutory body.
- K-3. Default on the part of the applicant/allottee/lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non deposit of allotment amount.

In the event of cancellation, under sub-clause (1,2,3) above, the entire deposits till the date of cancellation shall be forfeited and possession of the Multi Storeyed flat will be resumed by the Authority/Lessor with structure thereon, if any, and the allottee/lessee will have no right to claim any compensation thereof.

L PERIOD OF LEASE AND LEASE RENT

The allotment of Multi Storeyed flat will be given to the allottee on a lease of 90 years and lease rent shall be payable in lump sum 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.

M EXECUTION OF AGREEMENT TO LEASE

As per provision of Government Notification No. 3066/11-5-2009-500 (100)/2008 dated 12-6-2009 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 otherwise allottee shall have to pay stamp duty at circle rate at the time of execution/registration of Lease Deed. The copy of the Government Notification can be seen on the website of the Authority.

N EXECUTION OF LEASE DEED AND POSSESSION

The possession is likely to be offered to the allottees within a period of three years from the date of issue of allotment letter. The allottee will be required to enter into legal documentation (execution and registration of lease deed) and take possession of the Multi Storeyed flat within a period of 60 days from the date of offer of possession/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 extended time, action for cancellation of allotment and forfeiture of deposited money shall be taken.