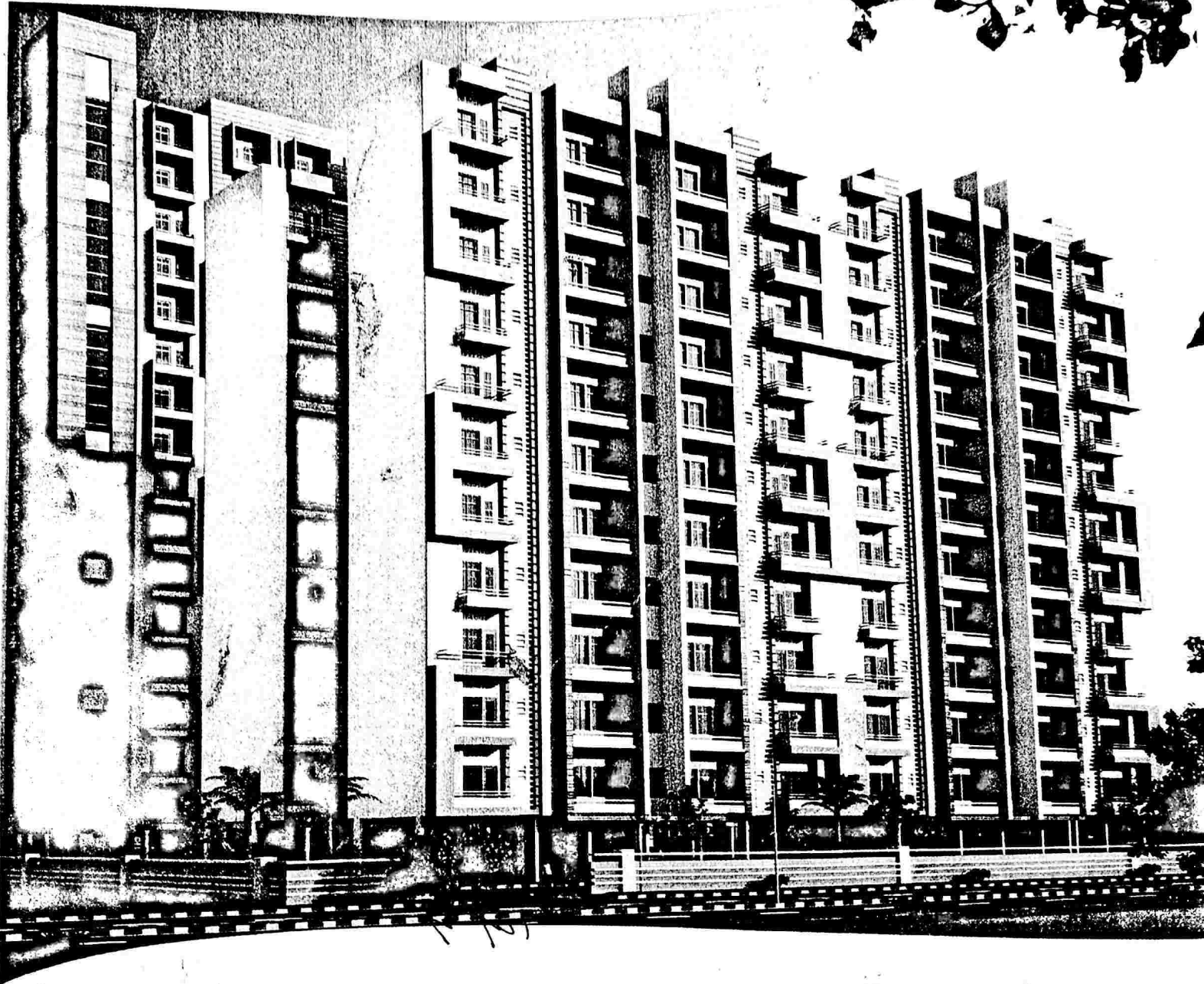


OFFERING THE MOST
**AFFORDABLE 2BHK, 3BHK HOMES
& 1BHK FURNISHED APARTMENTS**
WITH MOST MODERN AMENITIES



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

TERMS AND CONDITIONS FOR ALLOTMENT OF MULTI STOREYED FLATS

**IN SECTOR
Omicron-01, Omicron-1A, Sector-12**

**IN
GREATER NOIDA**

IMPORTANT DATES FOR BHS - 17

Scheme opens on 02.10.2013

Scheme closes on 11.11.2013

Allotment on draw basis

Draw of lots is expected on 15.01.2014



A. SCHEME DETAILS

Scheme Name: Built up Houses- Lohiya Enclave

Scheme Code: BHS-17/2013

A-1

SL. No.	Property Code	Type of Flats	Name of Sector	Unit Area in Sqm	Maximum No. of Floors	No. of Multi Storeyed Flats (Tentative)	Tentative Cost of Built-up House (Rs. in Lacs)	Registration Money (Rs. in Lacs)
1	01	1BHK (Furnished)	Sector-12	54.29	S+15	285	23.50	2.35
2	02	2 BHK	Omicron-1/1A	58.18	S+15	1404	25.72	2.57
3	03	2 BHK DELUXE	Omicron-1/1A	83.38	S+20/15	1204	38.93	3.89
4	04	3 BHK	Sector-12	132.95	S+12	96	69.50	6.95
					Total	2989		

A2. OTHER CHARGES/ FACILITIES TO BE PROVIDED

- In exigency partial changes can be done in designs of the flats and its lay-out.
- 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.
- Besides the above estimated/calculated amount it is mandatory to every allottee to get space, still/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.
- 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 by forming the Resident Welfare Society. It is mandatory for every allottee to become member of the Welfare Society.
- 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.
- 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.
- 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.
- 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.
- Transformers of adequate capacity for each tower of the multi-storied flats are installed and power backup for general facilities such as lift, water supply and campus lights etc. are also arranged.
- In the scheme provisions for boundary wall, guardroom, community center, shop and school are made.
- In the flats fire safety and in the complex provision for rainwater harvesting is made.
- Number of Multi Storeyed flats may increase or decrease at the time of draw.

B. Prescribed Reserve Category

Sl. No.	Reserved Category	Percentage of Reservation
1	Functional Industrial Units allotted by GNIDA	17.5 %
2	Farmers whose land has been acquired for the planned development of GNIDA	17.5 %
3	Functional Commercial and Institutional Units allotted by GNIDA	10 %
4	Regular Employees of GNIDA	5 %
	Total	50%

Note:

1. Out of the Multi Storeyed flats reserved for Industrial, Commercial and Institutional functional units/establishments, farmers whose land has been acquired and GNIDA employees, 18% Multi Storeyed flats will be reserved for SC/ST applicants.
2. Keeping in view the provision under section 43 of THE PERSONS WITH DISABILITIES ACT, 1995 a total 3% horizontal reservation shall be kept in other reserved categories as defined above and in unreserved (general) categories as well.
3. Handicapped/SC/ST applicants of the aforesaid categories shall have to enclose an attested copy of the certificate issued by the Competent Authority otherwise he/she shall not be given the benefit of reservation.
4. If the applications received are less then the Multi Storeyed flats reserved under any reserved category, the remaining Multi Storeyed flats will be transferred to General Category at the time of draw of lots.

ELIGIBILITY

B-1 GENERAL CATEGORY

1. The applicant should be an Indian citizen and competent to contract and have attained the age of majority.
2. He/she should not earlier been allotted any residential plot or flat or house, in full or in part, on lease hold or free hold basis or under HPTA (Hire Purchase Tenancy Agreement), License Agreement by the Greater Noida Industrial Development Authority either in his/her name or his/her spouse name or in the name of his/her minor or dependent children, under this category.
3. Eligible applicant, his/her spouse or his/her dependant children can apply for one Multi Storeyed flat only.

B-2 Eligibility for prescribed reserved Category Applicants

1. The applicant should be competent to contract and have attained the age of majority.
2. Only such applicants/Industrialunits/commercial/institutional establishments or their managing Director/whole time Director(s)/Proprietor/Partner(s)/Trustee(s) and Tenure-holders/Co-tenure Holders at the land acquired by Greater Noida Authority shall be eligible, provided they have not been allotted any residential plot/flat in the earlier schemes of the Authority.

B-3 Special Eligibility Conditions Applicable to Specific Categories:

INDUSTRIAL UNIT AND THEIR EMPLOYEES:

1. Bonafide Industrial units fulfilling the following conditions will be eligible:
 - The Industrial Plot has been allotted/transferred by Greater Noida Industrial Development Authority on or before 10-09-2013 and unit has been declared functional on or before closing date of this scheme. Applicant has to enclose functional certificate issued by the Authority with the application form and their permanent employees who is working from last three years and will have to submit an affidavit as per attached format of **Undertaking I**
2. In case application is being made by Proprietor/Partner/Managing Director/whole time Director of the industrial unit, the following conditions should be fulfilled:-
 - Applicant should be the Managing Director/whole time Director/ Partner/ Proprietor of the bonafide industrial unit on 10-09-2013
 - Nominated Director(s) of the company shall not be eligible.
 - The applicant of Industrial category will have to fulfill all conditions as laid down at B-3.1 above.
 - The eligibility for allotment of residential flat shall be for one flat only either in the name of the unit or its bonafide Managing Director/whole-time Director/Partner/Sole Proprietor, irrespective of number of premises in possession of unit. In case one director has taken residential flat against his "X" unit and he is also director of "Y" unit, he shall not be eligible against unit "Y" and one of the remaining directors of "Y" unit shall be eligible under the scheme.
 - 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-4 ELIGIBLE BONAFIDE COMMERCIAL ESTABLISHMENT

1. The commercial establishment should have been allotted the commercial plot/shop/office space in its name on or before 10-09-2013 & has executed / registered legal documentation/lease deed and has been declared functional by GNIDA on or before closing date of the scheme. Applicant has to enclose a certified copy of the functional certificate issued by GNIDA.
2. The commercial establishment has cleared all dues of the Authority payable up to 10-09-2013 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. Bonafide functional sub-lessee of commercial establishment who has obtained the premises from the lessee of commercial plot on or before 10-09-2013 and has acquired sub-lease hold rights through the Authority by executing sub-lease deed and paid all payable dues up to 30-06-2013 of the Authority and made the commercial establishment functional on or before closing date of the scheme shall also be eligible. Applicant is required to enclose a certified copy of No Dues Certificate and functional certificate issued by the Authority.
4. In case application is being made by Proprietor/Partner/Managing Director/Whole-time Director of the commercial establishment the name of such proprietor/Partner/Director should have been taken on record in the Commercial Department of GNIDA on or before closing date of scheme.
5. Such commercial establishment/their Proprietor/Partner/Managing Director shall not be eligible where the commercial