



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

169, CHITVAN ESTATE, SECTOR-GAMMA, GREATER NOIDA CITY, GREATER NOIDA

DISTRICT GAUTAM BUDH NAGAR, (U.P.)

PH. : 95120-2326335/336/337/4326150/151 FAX : 0120-2326334/145/143

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : BHS12
Form Serial No : 15112
Size of Plot : 86.67 Sqm.
Payment Plan : INST-05 YR
Floor Type : Third Floor
Flat Code : GH-02

Ref. : Prop./BHS12 /Alt/ /

Date : 16-08-2010

To,
YOGESH CHANDRA
FLAT E-802, SAKET DHAM
SECTOR 61
NOIDA
City :
Pincode : 201301

Dear Sir/Madam,

We are pleased to inform you that you have been allotted flat number **413TF** Pocket **Block No-3** of Sector **ETA-02** in the draw held on 12th and 13th July 2010, for future correspondence kindly mention your allotment number along with Flat number, Pocket, Sector and floor..

Your Allotment Number is	:	BHS123463
Amount Deposited as Registration Money	:	Rs. 1,99,000.00 *
Allotment Money	:	Rs. 3,98,000.00
(*It excludes registration money.)	:	
payable on or before	:	30-09-2010

Allotment Money shall be payable within 45 days from 16-08-2010, the date of allotment. In case the allottee fails to deposit the allotment money within 45 days from date of allotment or 60 days, in case of cashdown/as per the date mentioned in the due date of deposit above, the allotment will be liable for cancellation and the money deposited till the date of cancellation will be forfeited.

The cancellation terms as per Clause K of the brochure shall be applicable.

The allotment money and the instalments can be deposited in any of the following bank branches directly through a Bank Draft/Pay Order drawn in favour of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY payable at NOIDA/NEW DELHI/GREATER NOIDA :-

1. Union Bank of India, C-56A/28, Sector-62, Noida
2. Bank of Baroda, G-Block, Commercial Complex, Sector-Gamma-02, Greater Noida

Please write your **NAME, ALLOTMENT NUMBER, FLAT NUMBER** (along with **SECTOR and Block**) on the covering letter and also on the back of the Draft/Pay Order. Challan of the concerned banks can be downloaded from the authority's website "greaternoidaauthority.in" also.

The following documents and formalities are to be complied with at the time of executing the lease deed, as per the clause 'L', 'M', 'N' & 'O' of the brochure.

As per clause L of brochure : The allotment of flat will be given to the allottee on a lease of 90 years and lease rent shall be payable in lumpsum 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.

As per clause M of the brochure : The allottee will be required to enter into legal documentation (Execution and Registration of lease deed) and take possession of the flat within a period of 60 days from the date of offer of possession/intimation to do so. The possession is likely to be offered to the allottees within 2 years from the date of issue of allotment letter. 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 extended time, action for cancellation of allotment and forfeiture of deposited money shall be taken.

Manager (Property)
Cont.2....

As per Clause N of the brochure and as per provision of Govt Notification No . 3066/11-5-2009/500(100)/2008 dated 12 june 2009 allottee has to execute an Agreement to lease and get it registered with Sub-Registrar, Gautam Budh Nagar, within 6 month 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 Govt notification can be seen on the web site of the authority.

As per Clause O of the brochure : The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee who will also pay the stamp duty of transfer of immovable property levied or any other duty or charge that may be levied by any authority empowered in this behalf.

1. U.P. State Non-Judicial stamp paper is required for an amount equal to rupees of 5% of the total premium of flat plus lease rent. (The aforesaid rates shall be applicable as determined by the Govt. of U.P from time to time). These stamp papers are to be purchased from Treasury, Distt.-Gautam Budh Nagar. Kindly confirm from the Authority about stamp paper before purchasing.
2. Lease rent @10% of the total cost to the flat. The lease rent can also be paid annually @1% and premium of flat in advance. It may be enhanced by 50% after every 10 year.
3. Documentation Charges payable of Rs. 120/-.
4. Four copies of recent passport size photographs of the allottee duly attested by a Magistrate/Gazetted Officer/ Banker.
5. Two specimen signatures of the allottee on two separate sheets of paper attested by a Banker/Magistrate/Gazetted Officer.
6. In addition to above, you will be required to pay registration fee at the rate of 2% of total premium plus lease rent, subject to a maximum of Rs. 10100/- in cash to the Sub-Registrar at the time of registration of agreement to lease or lease deed.
7. Two persons competent to contract, above 18 years of age are required as witnesses in the registrar office, for execution of Agreement to lease or lease deed.
8. If, at the time of lease deed it is found that the actual dimensions of the flat vary, the total cost of the flat also vary the increased cost shall be borne by the allottee proportionately. Consequently the amount of Stamp Paper, lease rent and registration charges will increased/decreased accordingly.

The terms & conditions of the brochure of the scheme BHS12 FLAT SCHEME shall form part of this allotment and shall be binding on the allottees.

Yours Sincerely


Manager (Property)

PAYMENT SCHEDULE

Pay Type	Due Date	Principle Due	Interest @12%	Due Instalment Amount
Allotment Money	30-09-2010			398000
Installment-01	30-03-2011	139300	83580	222880
Installment-02	30-09-2011	139300	75222	214522
Installment-03	30-03-2012	139300	66864	206164
Installment-04	30-09-2012	139300	58506	197806
Installment-05	30-03-2013	139300	50148	189448
Installment-06	30-09-2013	139300	41790	181090
Installment-07	30-03-2014	139300	33432	172732
Installment-08	30-09-2014	139300	25074	164374
Installment-09	30-03-2015	139300	16716	156016
Installment-10	30-09-2015	139300	8358	147658

Flat Number : 413TF

Pocket :

Block No-3

Sector : ETA-02