

## 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)