

# unleash potential growth in Institutional plots



yamuna expressway Industrial development authority  
invites offers on e-auction basis for  
**Institutional plots**  
in various sectors of yamuna expressway city on  
90 years lease hold basis.

**Scheme code: YEA/ INST 2023-2024/03**

**Scheme Opens on  
11.12.2023**

**Scheme Closes on  
01.01.2024**



Price of Brochure: ₹ 5500/- + GST



**YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY**

First Floor, Commercial Complex, Block – P-2, Sector-Omega-I,  
Greater Noida – 201308 District – Gautam Budh Nagar (UP),

**Website:** [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

**BROCHURE-CUM- APPLICATION FORM  
FOR ALLOTMENT OF  
NURSING HOME, HOSPITAL, CORPORATE OFFICE,  
SENIOR SECONDARY SCHOOL PLOTS  
At Yamuna Expressway**

**SCHEME CODE: -  
YEA/ INST 2023-2024/03**

<b>Date of Opening</b>	<b>11.12.2023 (10:00 AM)</b>
<b>Date of Closing</b>	<b>01.01.2024 (05:00 PM)</b>
<b>Date &amp; Timing for Display of Name of Qualified/Disqualified Bidder</b>	<b>31.01.2024 (05:00 PM)</b>
<b>Date &amp; Timing for Submission of Required Documents by the Bidder</b>	<b>08.02.2024 (05:00 PM)</b>
<b>Date &amp; Timing for Display of Name of Final Qualified Bidder</b>	<b>15.02.2024 (05:00 PM)</b>
<b>Date &amp; Time of E-Auction</b>	<b>29.02.2024 (11:00 PM) to 02:00 PM)</b>



## Annexures

1. Format for Indemnity Bond
2. Financial statement of turnover
3. Financial statement of Net Worth
4. Liquidity certificate
5. Format for affidavit

<b>Abbreviations:</b>	
CEO	Chief Executive Officer
CIC	Change in Constitution
FAR	Floor Area Ratio
FDR	Fixed Deposit Receipt
GC	General Conditions
GPA	General Power of Attorney
NGT	National Green Tribunal
NOC	No Objection Certificate
NSC	National Savings Certificate
ROC	Registrar of Companies
SARFAESI	The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest
SC	Special Conditions
SPC	Special Purpose Company
YEIDA	Yamuna Expressway Industrial Development Authority

## Preface

The scheme document is applicable for allotment of Institutional Plot Scheme plots in the areas identified by Yamuna Expressway Industrial Development Authority (herein referred as 'YEIDA' or 'Authority' or 'Lessor').

Applications are invited for allotment of plots in Sector-18, 20 & 22E to establish one or more following activities:-

1. Nursing Home
2. Hospital
3. Corporate Office
4. Senior secondary school



## Data Sheet

Sr. No.	Head	Details
1.	Date of opening of the scheme	11.12.2023
2.	Date of closure of the scheme/ last date of submission of application form	01.01.2024
3.	Contact details address in the Authority office	<div> Mr. Parshant Vashishtha, Manager Mob:-8788141167  Yamuna Expressway Industrial Development Authority,  First Floor, Commercial complex, P-2, Sector - Omega I,  Greater Noida  Email Id- <a href="mailto:Institutional@yamunaexpresswayauthority.com">Institutional@yamunaexpresswayauthority.com</a> </div> <div> Mr. Virendra Singh  Deputy General Manager  Mob:-9415002437 </div>
4.	Allotment method for the scheme	E- Auction(Link for the same will be available on Authority's website ( <a href="http://www.yamunaexpresswayauthority.com">www.yamunaexpresswayauthority.com</a> ))
5.	Availability of scheme brochure	• Downloadable from the Authority's website :- <a href="http://www.yamunaexpresswayauthority.com">www.yamunaexpresswayauthority.com</a>
6.	Eligible entities	<p>a) Registered Partnership Firm  b) Registered Trust  c) Registered Society  d) Private Limited Company  e) Public Limited Company  f) Public Sector Undertaking  g) Govt./ Semi Govt. undertaking/ Department</p> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>1. Consortium of any kind is not allowed</li> <li>2. Proposed Entities are not allowed.</li> <li>3. <b>Individual/Proprietor/Limited Liability Partnership Firm (LLP)</b> is not allowed.</li> <li>4. An applicant may have only one allotment from one Firm/Company/ Trust/ Society/Govt./Semi Govt. Undertaking department.</li> </ol>
7.	Purchase cost of the scheme brochure	INR 5500/- + GST
8.	Processing Fee	Non-refundable/non-adjustable processing fee of INR 25,000/- (Twenty Five Thousand only) + GST shall be deposited through online portal of YEIDA or RTGS/NEFT by generating challan from the portal.
9.	EMD for allotment of plot	Adjustable/refundable amount equal to 10 percent of total Premium of the plot For which application is being submitted. The amount shall be deposited through Online portal of YEIDA or RTGS/NEFT by generating challan from the portal.
10.	Allotment Money	<p>30 percent of total Bid amount of the plot after adjusting 10% EMD within 60 days of issuance of Allotment Letter without interest.</p> <p>Applicant would have an option to pay full and final payment of the total Premium of the bid amount of the plot within 60 days from the issue of Allotment Letter. In such a case, 2 percent rebate will be given on the total Premium of the bid amount of the plot.</p> <p>In case the due Allotment Money, as mentioned above, is not deposited within the stipulated period/extended period, the allotment of plot shall be cancelled, and 10% money deposited as EMD amount shall be forfeited.</p>
11.	Payment of instalment for the allotted plot	<p>The payment of 70% of the Bid amount shall be made in 06 (Six) equal half yearly installments along with interest at a rate of 10% per annum. In case of default in payment as per schedule, an additional penal interest @3% compounded half yearly with applicable GST shall be payable along with 10% + 3% = 13%p.a. on the defaulted amount and for the defaulted period. It shall be the responsibility of the allottee to deposit the due installment on due time. If the last date of deposit is a bank holiday, then the allottee shall deposit the installment on the next working day and it shall be treated as last date of deposit.</p> <p><b>Note:-</b> Interest @ 10.0% per annum is applicable from 1st July 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.</p>
12.	Processing Fee for Mortgage permission	INR 5,000/- only + applicable GST
13.	Transfer charges	Transfer charges are @5% of the prevailing Premium amount of plot or the total bid premium of the plot with applicable GST mentioned in the allotment letter whichever is more at the time of transfer
14.	Period of lease	The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed.



## Data Sheet

15.	Location charges	<div>1. In case the allotted plot is located on facing the green belts/parks location charges will be 5% of the premium.</div> <div>2. In case the allotted plot is located on corner location charges will be 5% of the premium.</div> <div>3. In case the allotted plot is located on 30 mtr or more wide roads (upto 4000 Sq. Mtr.) &amp; 45 Mtr. Or more wide roads (Above 4000 Sqm.) location charges will be 5% of the premium.</div> <div>4. The location charges shall be payable by the allottee/lessee @5% of the total premium of each preferential location subject to a maximum of 15% of the total land rate. Location charges has been included in the reserve price.</div>																				
16.	Possession of the plot	<div>i. Execution of Lease Deed can be done only after a minimum payment of 30% of Premium and one year Lease Rent, in advance with applicable GST.</div> <div>ii. Physical possession would be deemed to be handed over from the date of execution of Lease Deed.</div>																				
17.	Amalgamation or Sub division of plot	No Amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all Proposed activities as approved by the Authority.																				
18.	Norms of development	<div>i) Norms related to permissible FAR, Ground Coverage, setbacks and permissible height shall be as per the applicable building regulations of YEIDA at the time of allotment.</div> <div>ii) Other norms for development/ construction shall be as per the applicable Building Regulations of YEIDA at the time of allotment.</div> <div>iii) No purchasable FAR will be allowed.</div>																				
19.	Permissible development activity	<div>Permissible activities and supporting facilities shall be as per below details:</div> <table><tr><th>Sr. No.</th><th>Category</th><th>Permissible uses/Core Activities</th><th>Support Facilities</th></tr><tr><td>1.</td><td>Hospital:- A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.</td><td>Hospital</td><td>Auditorium, bank extension counter/ ATM, cultural and information centre, chemist shop, canteen, books/ stationery/flower shop, indoor games hall, international conference centre, internet centre, library, museum, planetarium, R&amp;D centre, radio and television center, general departmental store, personal service shop, office, staff housing, patient attendant accommodation, health club/gym, guest house, hostel, transit hostel, transit hostel, vending booth/kiosk.</td></tr><tr><td>2.</td><td>Nursing Home :- A premise having medical facilities for indoor and outdoor patients having up to 30 beds. It shall be managed by a doctor on commercial basis.</td><td>Nursing Home, Clinical laboratory</td><td>Chemist Shop,Vending Booth/Kiosk</td></tr><tr><td>3.</td><td>Corporate Office</td><td>Office/ Corporate office, Conference room, Seminal Hall, Multilevel Parking</td><td>Auditorium, International conference centre, Cultural and information centre, Stationary shop, Book store, Chemist store, Vending booth/Kiosk, Health Club / Gym, Bank extension counter, General store, Crèche, Indoor games halls, Dispensary, Internet centre, Library, Museum, Planetarium, R&amp;D centres, Radio and television station, Canteen, Staff Housing, Guest house, Hostel, Transit Hostel.</td></tr><tr><td>4</td><td>Senior/Higher Secondary School:- A premise having educational and playing facilities for students from VI to X standard, it shall include existing middle schools, which are up to VIII standard for the purpose of this code.</td><td>Senior Secondary School, canteen, swimming pool, auditorium, library, indoor games hall, hostel</td><td>Retail shop for books and stationary, Uniform, chemist, bank extension counter/ ATM, vending booth/ kiosk, Staff housing</td></tr></table> <div>Note: Maximum 25% of permissible FAR may be allowed for support facilities</div>	Sr. No.	Category	Permissible uses/Core Activities	Support Facilities	1.	Hospital:- A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.	Hospital	Auditorium, bank extension counter/ ATM, cultural and information centre, chemist shop, canteen, books/ stationery/flower shop, indoor games hall, international conference centre, internet centre, library, museum, planetarium, R&D centre, radio and television center, general departmental store, personal service shop, office, staff housing, patient attendant accommodation, health club/gym, guest house, hostel, transit hostel, transit hostel, vending booth/kiosk.	2.	Nursing Home :- A premise having medical facilities for indoor and outdoor patients having up to 30 beds. It shall be managed by a doctor on commercial basis.	Nursing Home, Clinical laboratory	Chemist Shop,Vending Booth/Kiosk	3.	Corporate Office	Office/ Corporate office, Conference room, Seminal Hall, Multilevel Parking	Auditorium, International conference centre, Cultural and information centre, Stationary shop, Book store, Chemist store, Vending booth/Kiosk, Health Club / Gym, Bank extension counter, General store, Crèche, Indoor games halls, Dispensary, Internet centre, Library, Museum, Planetarium, R&D centres, Radio and television station, Canteen, Staff Housing, Guest house, Hostel, Transit Hostel.	4	Senior/Higher Secondary School:- A premise having educational and playing facilities for students from VI to X standard, it shall include existing middle schools, which are up to VIII standard for the purpose of this code.	Senior Secondary School, canteen, swimming pool, auditorium, library, indoor games hall, hostel	Retail shop for books and stationary, Uniform, chemist, bank extension counter/ ATM, vending booth/ kiosk, Staff housing
Sr. No.	Category	Permissible uses/Core Activities	Support Facilities																			
1.	Hospital:- A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.	Hospital	Auditorium, bank extension counter/ ATM, cultural and information centre, chemist shop, canteen, books/ stationery/flower shop, indoor games hall, international conference centre, internet centre, library, museum, planetarium, R&D centre, radio and television center, general departmental store, personal service shop, office, staff housing, patient attendant accommodation, health club/gym, guest house, hostel, transit hostel, transit hostel, vending booth/kiosk.																			
2.	Nursing Home :- A premise having medical facilities for indoor and outdoor patients having up to 30 beds. It shall be managed by a doctor on commercial basis.	Nursing Home, Clinical laboratory	Chemist Shop,Vending Booth/Kiosk																			
3.	Corporate Office	Office/ Corporate office, Conference room, Seminal Hall, Multilevel Parking	Auditorium, International conference centre, Cultural and information centre, Stationary shop, Book store, Chemist store, Vending booth/Kiosk, Health Club / Gym, Bank extension counter, General store, Crèche, Indoor games halls, Dispensary, Internet centre, Library, Museum, Planetarium, R&D centres, Radio and television station, Canteen, Staff Housing, Guest house, Hostel, Transit Hostel.																			
4	Senior/Higher Secondary School:- A premise having educational and playing facilities for students from VI to X standard, it shall include existing middle schools, which are up to VIII standard for the purpose of this code.	Senior Secondary School, canteen, swimming pool, auditorium, library, indoor games hall, hostel	Retail shop for books and stationary, Uniform, chemist, bank extension counter/ ATM, vending booth/ kiosk, Staff housing																			



## Data Sheet

20.	Rate of annual Lease Rent	<p>i. In addition to the Premium of plot, annual Lease Rent at the rates of 2.5% of the total Premium of plot with applicable GST, would be payable in advance. The Lease Rent is payable from the date of execution of the Lease Deed or the date of possession, whichever is earlier.</p> <p>The Authority has the power to enhance the annual Lease Rent on expiry of every 10 years from the date of execution of the Lease Deed or handing over of the possession whichever is earlier, by an amount not exceeding 50% of the annual Lease Rent payable at the time of such enhancement.</p> <p>ii. Consequences of default in payment of Lease Rent: In case of default in payment of Lease Rent, interest @ 10% + 3% = 13% p.a. with applicable GST shall be charged on the defaulted amount for the defaulted period compounding half-yearly.</p> <p>iii. One time Lease Rent: The Allottee / Lessee shall have the option to pay a lump sum amount equivalent to 11 times, of the prevailing annual Lease Rent (27.5% of the total Premium of plot with applicable GST) at the time of deposit of one time Lease Rent in lump sum. The Lease Rent policy, as amended from time to time, shall be binding on the Allottee/Lessee.</p> <p><b>Note:-</b> If the allottee chooses the option to pay annual lease rent at the time of execution of lease deed, he/she can subsequently exercise his option to pay one time lease rent indicated above.</p> <p>If the Allottee opts for the payment of one time Lease Rent, the payments made towards annual Lease Rent earlier shall not be considered while computing the amount of one time Lease Rent. If the payments of due annual Lease Rent have not been made, they shall be paid first and shall not be considered in the computation of one time Lease Rent.</p>																													
21.	Construction Period	<table><tr><th>Sr.</th><th>Area of Plot (in sq.m.)</th><th>Minimum % age of total Permissible FAR for first phase</th><th>Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)</th><th>Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)</th></tr><tr><td>1</td><td>Up to 4,000</td><td>50%</td><td>3 Years</td><td>5 Years</td></tr><tr><td>2</td><td>4,001-10,000</td><td>40%</td><td>3 Years</td><td>5 Years</td></tr><tr><td>3</td><td>10,001-20,000</td><td>35%</td><td>3 Years</td><td>6 Years</td></tr><tr><td>4</td><td>20001-1,00,000</td><td>30%</td><td>3 Years</td><td>7 Years</td></tr></table>	Sr.	Area of Plot (in sq.m.)	Minimum % age of total Permissible FAR for first phase	Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)	Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)	1	Up to 4,000	50%	3 Years	5 Years	2	4,001-10,000	40%	3 Years	5 Years	3	10,001-20,000	35%	3 Years	6 Years	4	20001-1,00,000	30%	3 Years	7 Years				
Sr.	Area of Plot (in sq.m.)	Minimum % age of total Permissible FAR for first phase	Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)	Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)																											
1	Up to 4,000	50%	3 Years	5 Years																											
2	4,001-10,000	40%	3 Years	5 Years																											
3	10,001-20,000	35%	3 Years	6 Years																											
4	20001-1,00,000	30%	3 Years	7 Years																											

### Note:

- GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
- Interest @ 10.0% per annum is applicable from 1st July 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

## 1- AVAILABILITY OF PLOTS:-

### A. PLOTS IN SECTOR- 18, 20 & 22E

Sr. No.	Use	Plot No.	Pocket	Sector	Area in Sq. Mtr.	Rate of Allotment Per Sq. Mtr.	Applicable % of PLC	Reserved Price with PLC (Rs.)	Reserved Rate for Bidding including PLC Per Sq.Mtr. (Rs.)	Registration Amount (Rs.) (10%)	Incremental Value for Bid (Rs.) (0.5% of premium )
1	Nursing Home	NH-11	7C	18	1000	21650.00	00	2,16,50,000.00	21,650.00	21,65,000.00	1,08,250.00
2	Nursing Home	NH-21	I	18	1000	21650.00	05%	2,27,32,500.00	22,732.50	22,73,250.00	1,13,670.00
3	Nursing Home	NH-2	1A	18	1000	21650.00	05%	2,27,32,500.00	22,732.50	22,73,250.00	1,13,670.00
4	Nursing Home	NH-6	3D	18	1000	21650.00	05%	2,27,32,500.00	22,732.50	22,73,250.00	1,13,670.00
5	Nursing Home	NH-12	7E	18	1000	21650.00	05%	2,27,32,500.00	22,732.50	22,73,250.00	1,13,670.00
6	Nursing Home	NH-15	F	20	1000	21650.00	00	2,16,50,000.00	21,650.00	21,65,000.00	1,08,250.00
7	Hospital	H-02	R	20	10900	21650.00	10%	25,95,83,500.00	23,815.00	2,59,58,350.00	12,97,920.008



Sr. No.	Use	Plot No.	Pocket	Sector	Area in Sq. Mtr.	Rate of Allotment Per Sq. Mtr.	Applicable % of PLC	Reserved Price with PLC (Rs.)	Reserved Rate for Bidding including PLC Per Sq.Mtr. (Rs.)	Registration Amount (Rs.) (10%)	Incremental Value for Bid (Rs.) (0.5% of premium )
8	Child Welfare & Maternity Centre	PH-01	C	20	5000	21650.00	05%	11,36,62,500.00	22,732.50	1,13,66,250.00	5,68,320.00
9	Hospital	13	-	22E	10115	21650.00	10%	24,08,88,725.00	23,815.00	2,40,88,872.50	12,04,450.00
10	Corporate Office	O6	-	22E	2000	23770.00	00	4,75,40,000.00	23,770.00	47,54,000.00	2,37,700.00
11	Senior Secondary School	14	-	22E	10115	13151.13	00	13,30,23,680.00	13,151.13	1,33,02,368.00	6,65,120.00

**Note:-**

1. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
2. Interest @ 10.0% per annum is applicable from 1st July 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.
3. The allotment shall be made at the price quoted above reserve price through bidding/E-auction.
4. Number of plots may increase/decrease as indicated in the above respective categories.
5. Bids will be accepted above reserved price.
6. Bidders shall be able to increase the bid in accordance with the incremental value mentioned above.

**B-Qualification Criteria**

**Financial Eligibility Criteria:**

Sr. No.	Parameters	Plot Size										
		1000 sqm. (Plot No. N.H.-11, Pocket-7C, Sec-18)	1000 sqm. (Plot No. N.H.-21, Pocket-I, Sec-18)	1000 sqm. (Plot No. N.H.-2, Pocket-1A, Sec-18)	1000 sqm. (Plot No. N.H.-6, Pocket-3D, Sec-18)	1000 sqm. (Plot No. N.H.-12, Pocket-7E, Sec-18)	1000 sqm. (Plot No. N.H.-15, Pocket-F, Sec-20)	10900 sqm. (Plot No. H.-02, Pocket-R, Sec-20)	5000 sqm (Plot No. P.H.-01, Pocket-C, Sec-20)	10115 sqm. (Plot No. 13, Sec-22E)	2000 sqm. (Plot No. O6, Sec-22E)	10115 sqm. (Plot No. 14, Sec-22E)
1	Minimum Net Worth as on 31.3.2022 duly certified by the Bidder/Applicant's statutory auditors/ Chartered Accountant (40% of Total premium)	Rs.0.87 Cr.	Rs.0.91 Cr.	Rs.0.91 Cr.	Rs.0.91 Cr.	Rs.0.91 Cr.	Rs.0.87 Cr.	Rs.10.40 Cr.	Rs.4.55 Cr.	Rs.9.64 Cr.	Rs.1.90 Cr.	Rs. 5.32 Cr.
2	Minimum Solvency not more than 6 months old, from a Nationalised / Scheduled Bank (30% of Total premium)	Rs.0.65 Cr.	Rs.0.68 Cr.	Rs.0.68 Cr.	Rs.0.68 Cr.	Rs.0.68 Cr.	Rs.0.65 Cr.	Rs.7.79 Cr.	Rs.3.41 Cr.	Rs.7.23 Cr.	Rs.1.43 Cr.	Rs. 4.00 Cr.
3	Minimum average/ annual Turnover duly audited by the Applicant's statutory auditors / Chartered Accountant i.e. (2 time of Total premium)	Rs.4.33 Cr.	Rs. 4.55 Cr.	Rs. 4.55 Cr.	Rs. 4.55 Cr.	Rs. 4.55 Cr.	Rs. 4.33 Cr.	Rs.52.00 Cr.	Rs.23.00 Cr.	Rs.48.18 Cr.	Rs.9.51 Cr.	Rs. 26.61 Cr.



## C- Technical Eligibility Criteria:

Sr. No.	Use	Experience	Mandatory Document Required
1	Nursing Home	One of the member of Firm/Company etc. having MBBS/ Ayurvedic /Homeopathic Degree from the recognized Indian/Foreign University.	<ul style="list-style-type: none"> <li>The registration certificate under the clinical establishment act.</li> <li>Self-Certification of experience.</li> </ul>
2	Hospital	One of the member of Firm/Company etc. having MBBS/ Ayurvedic /Homeopathic Degree from the recognized Indian/Foreign University.	<ul style="list-style-type: none"> <li>The registration certificate under the clinical establishment act.</li> </ul>
3	Corporate Office		
4	Senior Secondary School	The applicant should have experience of operating an "Eligible School" for at least last three consecutive years from the last date of submission of application under this scheme.	Eligible School will be defined as a Senior/Higher Secondary School with affiliation to Central Board of Secondary Education (CBSE) or State Board of Indian Certificate of Secondary Education (ICSE) or the International Baccalaureate (IB), valid as on date and at least for the next 2 year from the last date of submission of application under this scheme.

### 1- SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT

#### a. How to apply

- The scheme brochure can be downloaded from the Authority Website [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com). The application shall be submitted online.

- PROCESSING FEE**

Non-refundable/non-adjustable processing fee of INR 25,000/- (Twenty five Thousand only) plus applicable GST shall be deposited through online portal of YEIDA or RTGS/NEFT by generating Challan on or before closing date.

- EMD FOR ALLOTMENT OF PLOT**

Adjustable/refundable amount equal to 10 percent of total Premium of the plot for which the application is being uploaded. The amount shall be deposited through online portal of YEIDA or RTGS/NEFT by generating Challan on or before closing date.

### 3. Allotment Process.

#### 3.1 Scrutiny of Application

The application along with the requisite documents will be submitted online through website and the submitted application along with all documents will be downloaded by YEIDA for the purpose of Scrutiny/evaluation by the screening committee.

#### 3.2 Allotment of plots

The eligibility for allotment shall be decided on the basis of Technical & Financial Eligibility Criteria and selection will base on the maximum price quoted above reserve price. The reserve price will be based on the reserve rate per sq.mtr. For bidding mentioned in the brochure. The applicant who will quote maximum bid above reserve price will be declared successful and allotment letter will be issued digitally signed by Mgr./AGM/DGM. Unsuccessful applicants will be refunded the registration amount deposited without interest within three months from the date of Bid through e-banking/ RTGS/NEFT.

### 4 E-Auction Process:

- The eligible applicants for E-Auction as mentioned in the clause 2 will need to register and obtain User-Id and password on the portal by paying the EMD on the portal itself (link for the same will be available on YEIDA's website:- [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)).
- Applicant/bidders have to declare the plot number for which they are bidding in advance at the time of registration on the E-auction platform as plots having different size and different EMD, are likely to be put up for e-auction on a day.
- It will be the sole responsibility of the applicant/bidder to obtain a compatible computer and terminal with internet connection to enable him/her to participate in e-bidding process any reasons thereof. Ensuring internet connectivity at the bidder ends shall the sole responsibility of the bidder. Any request/complaint regarding the connectivity of internet at the bidders end will not be entertained in any form and shall not be basis of cancellation of the bidding process.



- iv. The authority may without assigning any reason withdraw any or all the sites from the e-auction at any stage and is not bound to accept the highest bid or all bids even if they are above the reserve price.
- v. Authority reserves the rights to accept or reject any or all the bids of or cancel/postpone the E- auction without assigning any reason.
- vi. Bidding will not be permissible below the reserve price rate of the Plots.
- vii. In the E-Auction process, in case there are less than 3 bidders participating in the first instance against a plot(s), then last date of submission of application shall be extended by 07 days for that particular plot(s). It shall be extended further for a time period of 07 days, if the number of bidders against that particular plot(s) is less than three. However, the plot shall be allotted to the highest bidder even if there are less than three bidders in the E-Auction after two extensions of 07 days each. Application less than three received in first/second time in above process, shall be rolled over and carried to the next phase automatically. Hence they need not reapply.
- viii. If the bidding continues till the last 5 minutes of the scheduled/extended closing time of auction, in such case, the bidding time shall be automatically extended for further 5 minutes from the last Bid and such extension will be 5 minutes only.
- ix. Post registration, e-bidder shall proceed for login by using his ID and password. Bidder shall proceed to select the event he is interested in.
- x. Incomplete bid documents will not be considered.
- xi. The bidder/Applicant cannot withdraw the offer/bid once made.
- xii. The qualification bids shall be opened by the Committee constituted for this Purpose by YEIDA.
- xiii. After verification of related documents uploaded by the highest Bidder/Applicant, allotment letter to the successful highest Bidder/Applicant will be issued by YEIDA within 30 days of the closure of auction.
- xiv. Portal for e-auction <https://yeida.auctiontiger.net> can also be accessed through a link at YEIDA website [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)
- xv. Customer care for technical support and training on registration, deposit of fees, e-auction etc. Phone 9265562821, 9265562818, 7622000287 Email: [support@auctiontiger.net](mailto:support@auctiontiger.net). Site visit will be scheduled for the applicants by the Project Department of the Authority.
- xvi. For further inquiries contact: Institutional Department, Yamuna Expressway Industrial Development Authority, First Floor, Commercial Complex, Block-P2, Sector-Omega-1, Greater Noida, Uttar Pradesh, 201308 between 11.00 AM to 02.00 PM.
- xvii. The YEIDA may, without assigning any reason, add one or more plots in the scheme and/or withdraw any one or all of the plots from the scheme at any stage. The size of the plot may be increased or decreased.
- xviii. The YEIDA may accept or reject any offer, including the highest bid or cancel the scheme, and its decision in this behalf shall be final and binding on the bidders/applicants.
- xix. There will be no correspondence on issues/ground raised in Disqualified Bids.
- xx. Bidders shall be able to increase the bid in accordance with the incremental value mentioned above.

**5 Deposit of Allotment Money- Applicant has to deposit Allotment money as below.**

30 percent of total Bid Premium/Bid cost of the plot after adjusting EMD within 60 days of issuance of Allotment Letter without interest.

Applicant would have an option to pay full and final payment of the total Bid Premium of the plot within 60 days from the issue of Allotment Letter. In such a case, 02 percent rebate will be given of the total Bid Premium of the plot.

In case the due Allotment Money, as mentioned above, is not deposited within the stipulated period/ extended period, the allotment of plot shall be cancelled, and money deposited as EMD shall be forfeited.

**5.1 Extension of time limit for deposit of Allotment Money**

No extension regarding time period will be allowed for the deposit of Allotment Money. In case of default in payment, the Allotment will be cancelled and EMD deposited will be forfeited by the Authority. However, in exceptional circumstances, the CEO may allow a time extension of maximum 60 days with penal interest of 13% p.a. (10% + 03% = 13%) compounded half yearly for the defaulted period.

Note:- Interest @ 10.0% per annum is applicable from 1st January 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

**6 Language**

- i. The document for this scheme shall be in English language.

**7 Applicant's responsibility**

- 7.1 It is assumed that before submitting the application, the Applicant has made complete and careful examination of the following:-



- The eligibility criteria and other information/requirements, as set forth in the Brochure
- All other matters that may affect the Applicant's performance under the terms of this scheme including all risks, costs, liabilities and contingencies
- Incomplete application or misrepresentations/suppression of the material facts may lead to cancellation before/after screening.

**7.2 YEIDA shall not be liable for any mistake or error or negligence by the Applicant.**

**8 DOCUMENTS REQUIRED FOR REGISTRATION WITH APPLICATION FORM**

Following documents duly signed by the applicant and certified by Chartered Accountant on each page, should be enclosed with the application form for registration:

- a) Project Report including
    - Feasibility Report of the proposed project
    - Three years projected cash flow of the project depicting sources of inflow for the project
    - Statement of sources of funds
    - Land use pattern, construction plan and implementation schedule certified by the architect.
  - b) Background of the Applicant and its promoters.
  - c) List of Directors and key Shareholders along with their shareholding and shareholding percentage or list of partners/trustees. Board resolution for setting up the project.
  - d) Audited Financial Statements of last three years;
  - e) **Registration Certificate and bye laws-**
    - i. **In Case of a Company**
      - 1) Certificate of Incorporation issued by the Registrar of the Companies.
      - 2) Memorandum of Association and Articles of Association.
    - ii. **In Case of a Society**
      - 1) Registration Certificate issued by the Registrar of Societies.
      - 2) Memorandum of Association of Society.
      - 3) Rules & Regulations of the Society.
    - iii. **In Case of a Trust**
      - 1) Registered Trust Deed.
    - iv. **In Case of Partnership Firm**
      - 1) Form A and Form B issued by the Registrar of Firms.
      - 2) Partnership Deed.
- Copy of recent bank statement from any Nationalized Bank
- f) Following documents shall be required to be submitted with the application for establishing its source of financing:
    - (i) Photocopy of listed Company's Shares/NSCs/Bonds/FDRs.
    - (ii) Liquidity certificate from any Nationalized Bank/ Scheduled Bank
    - (iii) In case of loan from friends/relatives, liquidity certificate from any nationalized/Schedule Bank of such friends/relatives should be enclosed with supporting affidavit.
    - (iv) In case of Loan from bank or any financial institution, letter from bank stating that they have in principal agreed to consider the project for financing.
  - g) Affidavit of the applicant on annexure-5, certifying that all the statements made in application/ Annexures are true and correct.
  - h) Net worth from Financial Statement, where Net worth shall be calculated as below:
    - (i) In case of a Company:
      - (ii) Net Worth = Paid up share capital (excluding share application money) plus Reserves and surpluses (excluding revaluation reserve) less Preliminary and pre-operative expenditure; less Miscellaneous expenditure to the extent not written off; less accumulated losses; less intangible assets. (Figures are to be taken from the last audited balance sheet of the Company) Net Worth statement certified by the statutory auditors of the Company should be submitted.
    - (iii) In case of a Partnership firm:
      - (v) Contribution by each partner taken together in the capital of the firm shall be considered as Net Worth of the firm excluding intangible assets, if any. Net Worth Statement certified by the statutory auditors of the firm should be submitted.



- (vi) In case of a Trust:
- (vii) Corpus fund and General Fund taken together shall be considered as Net Worth of the Trust. Net Worth Statement certified by the statutory auditors of the Trust should be submitted.
- (viii) In case of a Society:
- (ix) Corpus fund and General Fund taken together shall be considered as Net Worth of the Society. Net Worth Statement certified by the statutory auditors of the Society should be submitted.
- (x) In case of a New Company:
- (xi) Net Worth of promoters/ Directors shall be submitted.

Note: Applicant should have positive net-worth/surplus investable funds.

- (i) Turnover Certificate duly attested by Chartered Accountant having Turnover of last three Preceding Financial Years.
- (j) Affidavit of the applicant certifying whether he is applying for the first time or he has applied earlier also and in that case give details of his earlier applications and the decision of Authority thereon.
- (k) Any other information which the applicant desires to provide.
- (l) Mode of Deposit of EMD and Processing Fee  
The EMD & processing fee as stated above clause 2.A.3 and 2.A.2
- (m) Grounds of rejection of application

Incomplete Application or misrepresentation/suppression of material facts may lead to cancellation/rejection before/after screening.

## 9. Payment schedule

### Payment of Installment :

The payment of balance 70% amount of total Bid premium of the land be given by the allottee. In such a case, the allottee shall pay interest @ 10% p.a. in half yearly instalments. The payment of 70% premium shall be made in equal 06 half yearly instalments along with interest on reducing balance at a rate of 10% p.a. In case of default in depositing instalment, interest @ 13% (10% + 3% = 13%) compounded half yearly shall be levied for the defaulted period on the defaulted amount plus applicable GST.]

Note:- Interest @ 10.0% per annum is applicable from 1st January 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

It shall be the responsibility of the allottee to deposit the due instalment in time. If the last date of deposit is a bank holiday, then the applicant shall deposit the installment on the next workingday and it shall be treated as last date of deposit.

### (i) Pre-payment of Installment Money

Prepayment of premium outstanding is allowed.

### (ii) Intimation of Payment to the Authority

After depositing the Installment due with the designated scheduled bank, the allottee shall be required to intimate the same to the authority through a written intimation along with e-mail.

### (iii) Default in payment of instalment

In case of default in making payment of installment money, the allottee /lessee would be required to pay additional penal interest at the rate of 3% p.a. in additions to normal interest of 10% p.a. i.e. total 13% p.a. on amount for defaulted period plus applicable GST on penal Interest. The defaulted amount will be compounded half yearly.

Note:- Interest @ 10.0% per annum is applicable from 1st July 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

### (iv) Payment at Allottee's Own Risk

Authority will accept each and every payment made by the allottee at allottee's own risk and responsibility. In case the allottee violates any condition of allotment, the rights of the Authority will not be affected in any way. No right shall accrue to the allottee, if the plot allotted/handed over to the allottee is cancelled, despite the fact that the allottee has made the entire or partial payment to the Authority.

### (v) Adjustment of deposited payments

The Payment made by the Allottee/lessee shall first be adjusted towards the penal interest, normal interest due; if any, and then against lease rent due and thereafter the balance shall be adjusted towards the installment due.

### (vi) Variation in the rate of Acquisition/Purchase

In case of any increase in the rate of land acquisition/purchase by order of any Court or by the board or by the Authority or by the State Government, the allottee will have to pay the additional amount



proportionately as the cost of the land and all other terms and conditions prevalent at the time of allotment shall be applicable.

**10. Difference in the area of land allotted:**

- a) The area of the plot allotted or handed over may vary from the size of the plot in Allotment Letter/ applied for. If area of the plot in the Allotment Letter issued and actual area handed over to the Allottee / lessee is found to be more or less than the area intimated, a proportionate change in the amount of the Premium and lease rent with applicable GST would be made. The Allottee has to accept the allotment, if the variation in the size of plot is up to 10% of the area applied for. No dispute/ objection of the lessee would be entertained by the Lessor on the ground of variation in the size of plot. Allottee/ lessee would have also no right for change of plot or refund of money deposited by him on this account. If the variation between the plot area applied for and the area allotted is more than 10% and Allottee is unwilling to accept the enhanced or reduced area, the Allottee would have the right to decline the acceptance of the allotment, in such case the deposits made to YEIDA would be refunded without interest, provided that the Allottee applies for refund within 30 days from the date of issue of Allotment Letter or within 30 days from the date of issue of checklist as the case may be.
- b) In case the actual area of allotted plot is found to be more than the allotted area, the additional area shall be allotted at the current prevailing allotment rate or the allotment rate as mentioned in the allotment letter whichever is more & the allottee shall be required to deposit full premium & one time lease rent of additional area within 60 days from the date of communication.
- c) The Allottee/Lessee shall not claim/be entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of installment shall not be changed in any case and Allottee/Lessee shall have to pay due installment along with interest on due date.
- d) Variation in the cost of land: In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government, the Allottee/Lessee will have to pay the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable. In case of default in payment, penal interest @ 10% +3% = 13% per annum compounded half yearly with applicable GST shall also be payable by the allottee/lessee on the defaulted amount and for the defaulted period.

**11. Change in the name of applicant**

Application made once in the name of Applicant shall not be changed, thus any Change in the name of the applicant will not be allowed under any circumstances. However, registered society, trust, the company and firm applicants may change their name as allowed to them as per the provisions of the Companies Act, Society, Trust, and Partnership Act and as per prevailing policy of the Authority with prior permission of authority.

**12. Change of category/project**

The change in category/ project will not be allowed.

**13. Unsuccessful applicants**

The EMD of unsuccessful applicants shall be returned to them 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, simple interest shall be paid at SBI saving bank's interest rate for the entire period of deposit.

**14. Special conditions**

**a. Implementation**

- i. Norms of Development as per Building Regulations of YEIDA.
- ii. The Allottee will commence the construction after taking over physical possession of the plot as per duly approved building plan and inform in writing to YEIDA about timely completion of the approved project.
- iii. The Allottee/ Lessee / Transferee will adhere to the schedule of construction of the building as per Building Regulation of YEIDA.
- iv. The Allottee shall be liable to complete the project as per the schedule given by him in the land use pattern of the project report and shall inform the Authority in writing in the prescribed format.
- v. If Completion Certificate for full project (as mentioned in the data sheet from the date of lease/ possession) is not taken by the Allottee as per the schedule, then time extension charges shall be payable by the Allottee as decided by YEIDA.
- vi. In case of non- adherence to the aforementioned schedule for obtaining Completion Certificate from YEIDA, the plot shall be cancelled and/or lease shall be determined. On such cancellation/ determination, 20% of the total Premium will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon, with the Allottee having no right of claim or compensation thereof. The balance amount deposited shall be refunded without any interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.



## 15. Construction

- The Allottee/ Lessee shall construct the building after getting proper approval of the building plans from the concerned department of YEIDA in writing.
- The Allottee/ Lessee shall complete construction within prescribed time limit from the date of execution of Lease Deed and registration of the same with Sub- Registrar or extended period by YEIDA.
- The Allottee/ Lessee shall complete construction of buildings as per approved plans and obtain completion/ occupancy certificate from YEIDA for minimum area as prescribed in Building Regulations as given in the Data Sheet.

## 16. Extension of time for completion

### a. For first phase

Period for completion of first phase of the project has been mentioned in the data sheet. If the allottee/lessee fails in completing the first phase within the prescribed time limit then extension for 24 months may be granted for first phase on payment of extension charges given below:-

S.No.		Time extension charges
1	For fourth year the penalty shall be	1% of the total bid premium on pro rata basis calculated half yearly. (on the basis of minimum % of total permissible FAR of first phase)
2	For fifth year the penalty shall be	2% of the total bid premium on pro rated half yearly. (on the basis of minimum % of total permissible FAR of first phase)

### b. Completion For full projects

Period for completion of full project has been mentioned in the data sheet. If the allottee/lessee fails in completing the project within the prescribed time limit then extension for 24 months may be allowed on payment of extension charges given below:-

For Size up to 10000 Sq.Mtr.:-

S.No.		Time extension charges
1	For sixth year the penalty shall be	3% of the total bid premium calculated half yearly.
2	For seventh year the penalty shall be	4% of the total bid premium calculated half yearly.

For Size up to 200000 Sq.Mtr.:-

S.No.		Time extension charges
1	For Seventh year the penalty shall be	3% of the total bid premium calculated half yearly.
2	For Eighth year the penalty shall be	4% of the total bid premium calculated half yearly.

For Size up to 100000 Sq.Mtr.:-

S.No.		Time extension charges
1	For Eighth year the penalty shall be	3% of the total bid premium calculated half yearly.
2	For Ninth year the penalty shall be	4% of the total bid premium calculated half yearly.

After that no extension will be granted for construction of the project and the the allotment / lease can be cancelled/ determined. On such cancellation/determination, 20% of the premium/total bid amount or any other rate, as may be decided by the Authority from time to time, will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon, with the lessee having no right of claim or compensation thereof. The balance amount deposited shall be refunded without any interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.

## 17. Functional Certificate

It will be essential for lessee to obtain functional certificate from the authority within 6 months from the date of the issue of completion certificate. Following documents are required to be submitted to obtain functional certificate-



S.No.	Use	Document Required
1.	Hospital	<ul style="list-style-type: none"> <li>No dues certificate</li> <li>Any two Utility Bills (i.e. first electricity bill of permanent connection or documents for installation of permanent connection/ telephone bill/ water charges bill)</li> <li>Meter ceiling certificate of electricity connection.</li> <li>Building Completion Certificate</li> <li>Only registration certificate of any department of Govt. of India or any documentary evidence equivalent thereto would be enough for the declaring the unit functional (certificate issued by CMO G.B. Nagar for medical Institutions indicated the unit functional)</li> <li>Lease Deed/ Transfer Deed / Sale Deed as applicable has been executed and registered and its certified copy duly submitted in the Authority's Office.</li> <li>CEO or its authorized officer may ask for any other document for satisfaction of that project is functional.</li> </ul>
2.	Nursing Home	<ul style="list-style-type: none"> <li>No dues certificate</li> <li>Any two Utility Bills (i.e. first electricity bill of permanent connection or documents for installation of permanent connection/ telephone bill/ water charges bill)</li> <li>Meter ceiling certificate of electricity connection.</li> <li>Building Completion Certificate</li> <li>The registration certificate under the clinical establishment act</li> <li>Only registration certificate of any department of Govt. of India or any documentary evidence equivalent thereto would be enough for the declaring the unit functional (certificate issued by CMO G.B. Nagar for medical Institutions indicated the unit functional)</li> <li>Lease Deed/ Transfer Deed / Sale Deed as applicable has been executed and registered and its certified copy duly submitted in the Authority's Office.</li> <li>CEO or its authorized officer may ask for any other document for satisfaction of that project is functional.</li> </ul>
3.	Corporate Office	<ul style="list-style-type: none"> <li>No dues certificate</li> <li>Any two Utility Bills (i.e. first electricity bill of permanent connection or documents for installation of permanent connection/ telephone bill/ water charges bill)</li> <li>Meter ceiling certificate of electricity connection.</li> <li>Building Completion Certificate</li> <li>Lease Deed/ Transfer Deed / Sale Deed as applicable has been executed and registered and its certified copy duly submitted in the Authority's Office.</li> <li>CEO or its authorized officer may ask for any other document for satisfaction of that project is functional.</li> </ul>
4.	Senior / Higher Secondary School	<ul style="list-style-type: none"> <li>No dues certificate</li> <li>Any two Utility Bills (i.e. first electricity bill of permanent connection or documents for installation of permanent connection/ telephone bill/ water charges bill)</li> <li>Meter ceiling certificate of electricity connection.</li> <li>Building Completion Certificate</li> <li>Proof of any government/ semi-government/ Education Board/ University declaring the Institute is affiliated/ has applied for affiliation (for educational institutions)</li> <li>In case of non-affiliating institutions, a proof of running classes is to be submitted.</li> <li>Copy of bills for furniture/ books/ equipment/ Plant &amp; Machinery/ Lab as per project report submitted</li> <li>Only registration certificate of any department of Govt. of India or any documentary evidence equivalent thereto would be enough for the declaring the unit functional (certificate issued by CMO G.B. Nagar for medical Institutions/ District inspector School, G.B. Nagar for School up to 10+2 level indicated the unit functional)</li> <li>Lease Deed/ Transfer Deed / Sale Deed as applicable has been executed and registered and its certified copy duly submitted in the Authority's Office.</li> <li>CEO or its authorized officer may ask for any other document for satisfaction of that project is functional.</li> </ul>

• **Penalty for non - obtaining of Functional Certificate-**

In case of failure to obtain functional certificate within 6 months from the date of issue of Completion Certificate of the full project, the allottee would be required to pay penalty @ 4% of the total premium upto 1 year calculated on monthly pro-rata basis.

In case, lessee fails to complete the building and commence the activity for which the plot has been allotted, within the time period, or extended time period for the purpose, the allotment / lease can be cancelled/determined. On such cancellation/determination, 20% of the premium/ total bid amount or any other rate, as may be decided by the Authority from time to time, will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon, with the lessee having no right of claim or compensation thereof. The balance amount deposited shall be refunded without any interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.



## **18. General terms and conditions**

### **a. Execution of Lease Deed**

- i. YEIDA shall be required to issue a check list for the execution of Lease Deed to the Allottee within 15 days from the date of receiving the lease plan from the concerned department.
- ii. The Allottee is required to execute the Lease Deed and take the physical possession within 60 days from the date of issue of the checklist.
- iii. In case of failure to execute the Lease Deed and taking over of possession within the above-stipulated/extended time period, the allotment shall be cancelled and 20% of the premium of the plot would be forfeited. The amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- iv. In exceptional circumstance, the CEO may grant extension of time up to a maximum period of 180 days for execution of Lease Deed and taking over of possession. This extension shall be granted on the basis of payment equivalent to 2.5% of total Premium with applicable GST for the delayed period. Further extension for the execution of Lease Deed shall not be provided in any circumstances and action shall be taken as per the provision of 17.a.iii.

#### **v. Documentation charges:**

The stamp duty, registration charges and all legal expenses involved in the execution and registration of lease deed as stated above and all other incidental expenses shall be borne by the allottee.

The rate of stamp duty shall be applicable as per the notification issued by the state government from time to time.

- vi. **Period of lease:** Allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed.

### **b. Lease Rent**

In addition to the premium of plot, annual lease rent at the rates of 2.5% with applicable GST of the total Bid premium of plot, would be payable in advance. The lease rent is payable from the date for the execution of the lease deed or the date of possession, whichever is earlier.

The Authority will be empowered to enhance the annual lease rent on expiry of every 10 years from the date of execution of the lease deed or handing over of the possession whichever is earlier, by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement.

#### **Consequences of default in payment of Lease Rent**

In case of default in payment of lease rent, interest @ 13% p.a. (10% + 3% = 13%) plus GST on penal Interest applicable shall be charged on the defaulted amount for the defaulted period compounding half-yearly.

**Note:-** Interest @ 10.0% per annum is applicable from 1st July 2023 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

## **19. One time Lease Rent**

The allottee/lessee shall have the option to pay a lump sum amount equivalent to 11 times, of the prevailing annual lease rent (27.5% of the total premium of plot) with applicable GST at the time of deposit of one time lease rent in lump sum. The lease rent policy as amended from time to time shall be binding on the allottee/lessee.

If the allottee opts for the payment of one time lease rent, the payments made towards annual lease rent earlier shall not be considered while computing the amount of one time lease rent. If the payments of due annual lease rent have not been made, they shall be paid first and shall not be considered in the computation of one time lease rent.

## **20. Location/ Preferential charges**

- i. It has been clearly mentioned in the data sheet and PLC has been included in the reserve price.

## **21. Possession of the plot**

- i. Possession of allotted plot will be handed over to the Allottee/ Lessee after execution and registration of Lease Deed.
- ii. Execution and registration of Lease Deed can be done only after a minimum payment of 30% of Premium and one year Lease Rent, in advance.
- iii. For the purpose of payment of Lease Rent and other statutory/obligations or scheme compliance, the date of physical possession shall be treated from the date execution of Lease Deed.

## **22. Surrender**

- The allottee can surrender the plot before cancellation to the lessor.