

Yogi Adityanath
Chief Minister
U.P.

Yamuna Expressway Industrial Development Authority
YEIDA
FUTURE IS HERE



Nand Gopal Gupta 'Nandi'
Minister of Industrial Development
U.P.

YOUR DREAM HOME AWAITS



OWN A RESIDENTIAL PLOT OF 200 sqm. IN YEIDA

Scheme Code: RPS-09/2025

RERA REGISTRATION NO. : UPRERAPRJ103634/04/2025

YEIDA invite applications for the allotment of Residential Plots in Pocket-9B, Sector-18

BANKING PARTNER

ICICI Bank | SBI | HDFC BANK

SCHEME OPENS	SCHEME CLOSES	DATE OF DRAW
21.04.2025	21.05.2025	11.07.2025

Yamuna Expressway Industrial Development Authority
YEIDA
FUTURE IS HERE

Yamuna Expressway Industrial Development Authority
(A Government of Uttar Pradesh Undertaking)

TERMS AND CONDITIONS
FOR ALLOTMENT
OF
RESIDENTIAL PLOTS

IN

Pocket-9B, SECTOR – 18

OF

YAMUNA EXPRESSWAY AREA

IMPORTANT DATES FOR RPS - 09/2025

SCHEME OPENS	SCHEME CLOSES	DATE OF DRAW
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RERA REGISTRATION NO. : UPRERAPRJ103634/04/2025

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1. DETAILS OF THE SCHEME AND LOCATION:

Applications are invited for allotment of residual residential plots to be developed on the land under possession of Yamuna Expressway Industrial Development Authority along the Yamuna Expressway. The proposed site is in **Sector-18, Pocket- 9B, RERA Registration No is UPRERAPRJ103634/04/2025** The land on which the plots would be developed has been acquired by the Authority.

1. (A) DETAILS OF TOTAL VACANT PLOTS:

Sl. No.	Size of Plots (in Sq. m.)	Total Plots	Farmers Category (17.5%)	Functional Industrial units category (5%)	General Category (77.5%)	Registration Amount (In ₹)	
						SC/ST	Others
1.	200	276	48	14	214	3,50,000	7,00,000
	TOTAL	**276**	**48**	**14**	**214**		

***N.B.** So, at the time of allotment, the number of plots in each category may increase or decrease. In this regard, the discretion of the Authority shall be final and binding, without assigning any reason thereof.

2.1 Preference Location Charges (PLC)

1.Park Facing/Green Belt location charges will be 5% of the premium.

2.Corner locations charges will be 5% of the premium.

3.If the width of the road is 18mtr or more, the location charges will be 5% of the premium.

4.The maximum location charge for any single plot shall not be more than 15% of the premium.

3. PRESCRIBED RESERVED CATEGORY:

Sl. No.	Reserved Category	% age of Reservation
1	Farmers whose land has been acquired/purchased for the planned development of Yamuna Expressway Industrial Development Authority & or in Jewar Airport.	17.5 %
2	Functional Industrial Units allotted by Yamuna Expressway Industrial Development Authority	5 %
	Total	**22.5%**

Note:

a) Out of the plots reserved for Industrial functional units/establishments and farmers whose land has been acquired, 21% and 2% plots will be reserved for SC/ST applicants respectively.

b) Keeping in view the provision under section 43 of THE PERSONS WITH DISABILITIES ACT, 1995 & 2016 and decision taken by the Authority that a total 5% horizontal reservation shall be kept in other reserved categories as defined above and in unreserved (general) categories as well.

c) It was decided by the Authority that there will be reservation for handicapped applicants of Uttar Pradesh. This shall be 5% of Total plots. The allotment among this category shall be through draw of plots and in the draws of lots 1% reservation (out of 5%) shall be kept for visually impaired applicants.

d) SC/ST applicants of the aforesaid categories shall have to enclose an attested copy of the certificate issued by Competent Authority otherwise he/she shall not be given the benefit of reservation.

e) After allocation to all applicants in reserved category, the remaining plots if any shall be transferred to General Category at the time of draw of lots.

f) If under this category the applicants are less than the number of plots reserved, then the leftover plots shall be included in the draw for general category.

4. PREMIUM ON PLOT:

- The rate of the land in residential plot under this scheme is **35,000.00 per sq. mtr.**
- In case the rates are increased by the authority before the allotment letter is issued the applicant will have to pay the increased rates.
- Revised rate shall be payable by the allottee in case the Authority makes any revision/change in the rate of residential allotment. If acquisition cost/compensation/ex-gratia is increased by the court or by the State Government or by Authority, then allottee shall bear the proportionate increased cost of acquisition.

5. PAYMENT METHOD:

All payments can be made online on the website of Yamuna Authority i.e. **www.yamunaexpresswayauthority.com** /Online Property accounts system through payment gateway. No offline payment will be accepted.

6. ALLOTMENT PROCESS:

(i) The allotment shall be through draw of lots of plot numbers

(ii) Draw shall be undertaken for each category separately

7. ADJUSTMENT/REFUND OF REGISTRATION AMOUNT:

(i) In the case of successful applicants, the registration money shall be adjusted against the total payable premium of the plot.

(ii) In the case of unsuccessful applicants, the registration money shall be refunded without any interest, if period of deposit of such registration money with the Authority is less than one year from the date of draw. However, if the period of deposit is more than one year, prevailing simple interest rate of saving A/c in SBI shall be paid for the period of deposit exceeding 1(one) year.

(iii) refund shall be processed in the source Account (in the account from registration money has been done.)

or

The applicants, must mention their mobile phone numbers, Bank Account Numbers, Bank name, IFSC code and address of the Bank along with cancel Cheque for the same account in the application form so as to facilitate the issuance of the refund NEFT/RTGS by the registering banks. Applicant shall upload am image of cheque.

8. PAYMENT OPTIONS:

- 100% of the total premium (including registration fee) to be paid within 60 days from the date of issue of allotment letter. and GST additional if Applicable.

9. EXTENSION OF TIME FOR MAKING PAYMENT:

All payments shall have to be made within the time specified and no extension in time for making allotment money shall ordinarily be granted. However, in extraordinary circumstances, time for making payment can be extended by the Chief Executive Officer or any other officer authorized by him in this behalf for a maximum period of 30 days. Such extension of time, if granted, shall be subject to payment of an interest 10.50 % + 03% @ 13.50 % p.a. compounded half-yearly on outstanding amount for such extended period on pro-rata basis. Any delay in payment after due date as mentioned in allotment letter shall lead to automatically deemed cancelation, no further delay in terms of payment shall be entertained, applicant are advised to adhere to the payment time line mentioned in the brochure.

10. PERIOD OF LEASE AND LEASE RENT:

(i) Allotment of plot to Allottee shall be done on lease for a period of 90 years from the date of lease deed.

(ii) The allotment of plot will be given to the Allottee on a lease of 90 years and lease rent shall be payable at one time in lump sum at the rate of 10% of the total cost of the plot before execution of Lease deed.

11. AREA OF THE ALLOTTED PLOT:

In some cases, the area of plot allotted may slightly vary, (increase or decrease) at the time of handing over possession of the plot. In such cases, the premium of the plot will stand varied proportionately. If variation in area is less than or equal to 10%, then on such basis the Allottee shall have no right to surrender the plot. However, if such variation is in excess of 10% of the area allotted, then it would be open to the Allottee not to accept the allotment and he/she can exercise the option of surrender. In such cases of surrender, after deduction of a token amount of Rs. 10000/- as a processing fee, the rest of the amount paid by the allottee shall be returned without any interest thereon.

After getting lease plan, in case additional area of the plot, then applicable fee with respect to the additional area will be charged one time (current prevailing rate at the time of issue of check list).

12. AS-IS WHERE-IS BASIS:

The plots will be allocated and accepted by the Allottee on "As-is Where-is basis" unconditionally.

13 ALLOTMENT, POSSESSION, CONSTRUCTION AND SUB-DIVISION:

(i) On the basis of availability of land, the number of plots available for allotment may be increased/reduced at the discretion of the Authority.

(ii) In this scheme the allotment shall be done by manual draw. The tentative date of draw shall be **11-07-2025** Any change in the date of actual draw shall be informed to the applicants by means of publication in daily newspaper and will also be available at the website of YEIDA.

(iii) Allotment letters to the successful applicants shall be sent within 30 days from the date of draw by registered post on the address mention by applicant in the application form.

(iv) The authority shall offer possession of allotted plots after completion of development which take approximately five year time. The possession will be offered only after deposit of Money According to mentioned in Allotment Letter.

(v) Allottees shall have to get construction done after getting building plan sanctioned according to the Lease Deed and Building Regulations of the Authority applicable at the time of allotment.

(vi) The Lessee/Allottee shall not be entitled to divide the allotted plot or to amalgamate it with any other plot.

(vii) Allotee or family member should not already have a Residential plot/ flats allotted by YEIDA any existing plot allotted earlier by YEIDA shall debar any applicant if it is successful in the present draw or applies for the present scheme. Authority will allot Flats/plot to one family only once whether they keep the flats/plot as it is or return it to the Authority, family means his/her spouse or his/her minor dependent children. .

14. PERIOD OF CONSTRUCTION:

The Allottee/ Lessee will have to complete the construction as per YEIDA building regulations and obtain occupancy certificate from the Authority within three years from date of execution of Lease Deed. In case the Lessee does not construct the building within prescribed time period, the extension of time can be granted on payment of extension charges at the following rates:

- 4% of the total premium of plot for the first year
- 5% of the total premium of plot for second year
- 6% of the total premium of plot for third year
- Beyond 3 years – 4% of sector rate per sq. mtr. Per year prevailing rate at time of grant of such extension

15 ELIGIBILITY TO APPLY:

A. General Category:

(i) The applicant / Co- applicant should be competent to contract and have attained the age of majority (18 years). on the date of issue of the scheme. If it is later found that the applicant is or was below 18 years of age at the time of application, his/her allotment will be cancelled.

(ii) All Indians/Non-Resident Indians who are neither in any way prohibited by the Government of India nor by U.P. Government under any specific rules to purchase any immovable property in U.P., shall be eligible to apply.

(iii) Eligible persons can only apply for one plot under this scheme of any category. Those who have been already allotted residential plot/ flat in any scheme are not eligible to get allotment under this scheme. If it is found at a later stage that an applicant/ Co applicant, his/her spouse or his/her minor dependent children has obtained more than one plot/flats, then all his / her application / allotment will be cancelled and the total deposit money shall be forfeited by the authority.

(iv) Applicant can apply in joint name (Co- Applicant) only if it is immediate family (mother/father/brother/sister/ son/ daughter/ husband/ wife) with proof of family relation. Other than these relations cannot apply.

(v) Applicant his/ her spouse both can participate in the scheme. In case both of them are allotted plots, then, within one month of date of allotment, one of the plots should be surrendered by the applicant husband or wife. If after one month of allotment it is found that the applicant husband and wife are in allotment of more

than one plot, and they have not surrendered the extra plot allotted the spouse then allotments of both husband or wife shall also stand cancelled for reason of deliberately hiding fact. No further communication of request shall be entertained then, the plots which has allotment number with higher numeric value will be cancelled and registration fee submitted against it will be forfeited. reaming amount without interest will be refunded.

(vi) Only individual can apply in this scheme HUF (Hindu Undivided Family) is not eligible to apply.

(vii) Only individual can apply in this scheme no company other than the company allotted by Yamuna Authority is eligible to apply.

B. Eligibility for prescribed reserved category applicants:

(i) The applicant/ Co- applicant should be competent to contract and have attained the age of majority (18 years). on the date of issue of the scheme. If it is later found that the applicant is or was below 18 years of age at the time of application, his/her allotment will be cancelled

(ii) Only such applicants Industrial establishments or their managing Director/whole time Director(s)/Proprietor/Partner(s)/Trustee(s) and Tenure-holders/Co-tenure Holders of the land acquired by Yamuna Expressway Industrial Development Authority or in Jewar Airport shall be Eligible, provided they have not been allotted any residential plot/flat in the earlier schemes of the Authority.

(iii) Under this category, successful applicant/ allottee cannot transfer the allotted plot up to five years from the date of allotment.

C. Eligible bonafide Industrial:

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

(i) The industries should have been allotted the Industrial plot/premises in its name on or before 01.04.2025 & has taken physical possession of plot/premises after legal documentation and has been declared functional from YEIDA on or before closing date of the scheme. The applicant has to enclose a certified copy of the functional certificate with the application form.

(ii) The industries establishment has cleared all payable dues of the Authority up to date 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.

(iii) 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 industries Department of YEIDA on or before closing of scheme.

(v) Such Industrial establishment / their Director / Trustee/ Executive Member shall not be eligible where the industrial Establishment has been obtained through transfer and if past owner had already obtained a residential plot/flat Allotted by YEIDA.

(vi) The eligibility for allotment of plot shall be for one plot only either in the name of industries or its Bonafide Managing Director/ Whole-time Director/Trustee/ Executive Member, irrespective of number of premises in possession of the industry.

(vii) Charitable/Religious industries and its members/trustees are not eligible for allotment of residential flat.

(viii) 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.

(ix) If under this category the applicants are less than the number of plots reserved, then the leftover plots shall be included in the draw for general category.

(x) Under this category, successful applicant/ allottee cannot transfer the allotted plot up to five years from the date of allotment.

(xi) Under this category, no company other than the company allotted by Yamuna Authority is eligible to apply.

D. Eligible Farmers whose land has been acquired / purchased by YEIDA or in Jewar Airport:

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

(i) 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 YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY or in Jewar Airport.before closing date of this scheme. (Undertaking-I on Stamp Paper of Rs. 100/- is to be given by the applicant farmer as per Performa given in the Brochure)

If the farmer (whose land has been acquired/purchased) has died, then all the legal heirs will give consent in favor one legal heir and will also provide the death certificate and legal heir certificate of the farmer. Only one plot will be allotted by the authority

(ii) In case a land owner/ his legal heirs has been already allotted residential plot/ built up flats 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.

(iii) The applicant farmer should have received the compensation of his/her acquired land on or before closing date of this scheme. Those farmers who have encroachment on any acquired land of authority or have filed any writ/suit against authority are not eligible for allotment in this scheme.

(iv) In case there is more than one joint-khatedar, all joint khatedar can apply under this scheme. Draw between all such eligible joint khatedar 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.

(v) Under this category, successful applicant/allottee cannot transfer the allotted plot up to five years from the date of allotment.

(vi) No encroachment should have been done by the applicant on land acquired/purchased by Yamuna Authority 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 Rs. 100/- by the applicant farmer as per Performa given in the application form (Undertaking-II).

(vii) The applicant has received entire compensation of the land acquired without any contest/litigation. The applicant has to submit Form-11/ certified Benama Copy issued by the Competent Authority with the application.

(viii) The applicant farmer and all Khatedars, shall submit an affidavit stating that they shall not file a legal case in any court for enhancement of compensation or claim of additional land.

(ix) 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.

(x) If under this category the applicants are less than the number of plots reserved, then the leftover plots shall be included in the draw for general category.

16. PROCEDURE TO APPLY:

(i) The application can be Only submitted online on the website of the Yamuna authority i.e. www.yamunaexpresswayauthority.com through payment gateway/ net banking.

(ii) The application form can be collected on payment of **Rs. 600/-** from online on the website of the Yamuna authority i.e. www.yamunaexpresswayauthority.com through payment gateway net banking.

(iii) The application form duly completed and signed along with the required registration money and all the required annexures shall be submitted to online i.e. www.yamunaexpresswayauthority.com through net banking on the page of this brochure on any working day during the period between the date of opening and the date of closure of this scheme.

(i) If the application is incomplete in any respect whatsoever or if any column is left blank or if the photo is not pasted at the designated place or mentioning an incomplete or untrue address or no signature or thumb impression found on the declaration or entered wrong details in application form, the application shall not be considered at all.

(ii) **Financing option available at Only ICICI BANK Branches subject to necessary qualification. Terms & Conditions of the financing bank will apply. (The Applicant Contact From respective Bank listed below:)**

ICICI BANK BRANCHES:

Sr. No.	Branch	Branch Address
1	Omega 1	ICICI Bank Ltd, Omega 1, P 2, Shopping Complex, Sector Builders Area, Greater Noida, Gautam Buddha Nagar Dist., Uttar Pradesh
2	Alpha 1	ICICI Bank Ltd, Krishna Apra Royal Plaza, D2, EAcb, Alpha 1, Greater Noida, Uttar Pradesh
3	Gamma 1	ICICI Bank Ltd, S-4, Gamma1, Gamma Shopping Complex, Greater Noida, Uttar Pradesh
4	Noida 18	ICICI Bank Ltd, K1, Senior Mall, Sec18, Noida, Uttar Praeh
5	Noida 50	ICICI Bank Ltd, Plot No. 43,44,45,47,48,65,66,67, Block B1, Sector 50, Noida
6	Noida 132	ICICI Bank Ltd, Express Trade Towers 2, Plot No. B 36, Sector 132, Noida, District Gautam Budh Nagar, UP
7	Noida 61	ICICI Bank Ltd, Supertech Shopprix, C134 B ,Sector 61 Noida, UP
8	Noida 63	ICICI Bank Ltd, H 1A/34, Sector 63, Noida, Up
9	Panchsheel Hynish	ICICI Bank Ltd, Panchsheel Hynish,Sector 1, Shop no-30,31,32,33,34 & 35 Greater Noida-203207
10	Noida-Sector 62	ICICI Bank Ltd, Sg7 Ubs 1, Stellar It Park, C25, Sector 62, Noida, Uttar Pradesh
11	Noida - Sector 30	ICICI Bank Ltd, shop no 18,19,21,22, kirtiman plaza, Sector 30 Noida, Gautam Budh Nagar, U P- 201301
12	Noida - Sector 48	ICICI Bank Ltd, C232,A/01, Sector48, Noida, Uttar Pradesh
13	Noida-Sector 01	ICICI Bank Ltd, Bk 12, Sector 1, Noida, Gautam Budh Nagar Dist., UP
14	Noida-Sector-137	ICICI Bank Ltd, 104, Plot No GH-07A, Gulshan Vivante, Sector-137, Noida.
15	Dadri	ICICI Bank Ltd, 575, ward no-23, G.T road, Dadri, Gautambudh Nagar Uttar Pradesh, India- 201307
16	Noida-Sector-110	ICICI Bank Ltd, Shop No. A3/13, Sector-110, Noida, Gautam Buddha Nagar, UP
17	Ghaziabad Crossing Republic	ICICI Bank Ltd, Hall No. 4, Part A, Gaur Global Village, Crossing Republic, Dundahera, Ghaziabad, Uttar Pradesh
18	New Delhi-Mayur Vihar-Phase II	ICICI Bank Ltd, Plot No. 3, Lsc, Mayur Vihar Phase Ii, Near Neelam Mata Mandir, Delhi
19	Greater Kailash 1	ICICI Bank Ltd, W57, Greater Kailash I, New Delhi
20	Rabupura	Ground floor, part of khasra no- 1696,Rabupura, Jewar, Gautam Budh Nagar, U P- 2013209
21	Green Park	ICICI Bank Ltd, S 26,27, 28, Green Park Extension, Near Uphaar Cinema, ND
22	Lajpat Nagar	ICICI Bank Ltd, A 34, Lajpat Nagar, New Delhi
23	NBCC	ICICI Bank Ltd, ICICI Tower, Nbcc Place, Bisham Pitamah Marg, Pragati Vihar
24	Preet Vihar	ICICI Bank Ltd, F11, Preet Vihar, New Delhi
25	Ghaziabad Indirapuram	ICICI Bank Ltd, AGI, PLOT NO- 03, ADITYA CITY CENTER, VAIBHAV KHAND, INDIRAPURAM GHAZIABAD,U.P- 201012
26	Aligarh	ICICI Bank Ltd, Ground Floor, No. 2, Court Of Wards Compound, Agra Road, Opp. Gandhi Park, Aligarh
27	GURGAON	ICICI Bank Ltd, K6/7, Qutub Plaza, DLF Phase-1, Gurgaon Haryana-122002
28	Meerut	ICICI Bank Ltd, Rajlok, 4, Civil Lines, Boundary Road, Near BSNL Telephone Exchange, Meerut, Uttar Pradesh
29	Ghaziabad	ICICI Bank Ltd, R1/88, Raj Nagar, Ghaziabad, Uttar Pradesh
30	Agra	ICICI Bank Ltd, No 6,8- 13,Ground Floor , Shanta Tower, Sanjay Place, Agra
31	Janakpuri	ICICI Bank Ltd, Mahatta Towers, 54, BBlock, Community Centre, Janakpuri, ND
32	Rohini Sec 8	ICICI Bank Ltd, Plot No 7, Community Centre, S.D. Tower, Sec8, Rohini, ND
33	Saket M Block	ICICI Bank Ltd, M42,MANDIR MARG ,SAKET
34	KAMLA NAGAR	ICICI Bank Ltd, A-92, KAMLA NAGAR, NEW DELHI- 110007
35	Dwarka Sec 20	ICICI Bank Ltd, Plot No.16, Sector20, Dwarka, New Delhi
36	Connaught Place	ICICI Bank Ltd, 9A, Phelps Building, Connaught Place, New Delhi
37	Netaji Subhash Palace	ICICI Bank Ltd, 1st Floor, Unit No. 106,107,108,109, Plot No. C9, Pearl Best Height II, Netaji Subhash Place Delhi.

Sr. No.	Branch	Branch Address
38	ASHOK VIHAR	ICICI Bank Ltd, B2/62, ASHOK VIHAR, DELHI- 110052
39	Tagor Park	ICICI Bank Ltd, 302, Tagore Park, Model Town, Delhi.
40	NOIDA	ICICI Bank Ltd, SHOP NO- 101 & 102, PLOT NO- GH-03D, GULSHAN DYNASTY, SECTOR- 144, NOIDA, U.P- 201306
41	NOIDA	ICICI Bank Ltd, C-1, Ground Floor, WTT Sector-16, Noida, U.P 201301
42	FARIDABAD-SECTOR16	ICICI Bank Ltd, Booth No.104-105, District Centre, Sector-16, Faridabad Haryana
43	GREATER NOIDA	ICICI Bank Ltd. SHOP NO 9A & 9B, PLOT NO- GH-05B, TECHZONE- IV, GREATER NOIDA, U.P- 201310
44	NOIDA	ICICI Bank Ltd, SHOP NO- 7, 7, 8 CIVITECH SAMPRITI, PLOT NO- GH-02C, SECTOR-77, NOIDA, U.P- 201301
45	NOIDA	ICICI Bank Ltd, ADVANT IT PARK, SECTOR- 142, NOIDA, GAUTAMBUDH NAGAR, U.P- 201301

STATE BANK OF INDIA BRANCHES:

Sr. No.	Branch	Branch Address	Mobile & E-mail id
1	GREATER NOIDA	C-40, First floor, Knowledge Park-1, Greater Noida	9311424432 Sbi.04324@sbi.co.in

HDFC BANK BRANCHES:

Sr. No.	Branch Code	Branch Name	RBI Center Name	State
1	78	Lucknow-Hazratganj-Uttar Pradesh	Lucknow (M Corp.)	Uttar Pradesh
2	88	Ansals Arcade-Sector 18 Noida	Noida (Ct)	Uttar Pradesh
3	121	Agra-Sanjay Place-Uttar Pradesh	Agra-(M Corp.)	Uttar Pradesh
4	153	Raj Nagar-Ghaziabad	Ghaziabad (M Corp.)	Uttar Pradesh
5	278	Greater Noida-Uttar Pradesh	Noida (Ct)	Uttar Pradesh
6	284	Gorakhpur-Uttar Pradesh	Gorakhpur (M Corp.)	Uttar Pradesh
7	422	Ghaziabad - Vaishali	Ghaziabad (M Corp.)	Uttar Pradesh
8	930	Noida Sector-110	Noida (Ct)	Uttar Pradesh
9	2845	Greater Noida-Sector Omega	Noida (Ct)	Uttar Pradesh
10	3	K G Marg	NDMC (Part)	NCT of Delhi
11	11	Vasant Vihar	DMC (U) (Part)	NCT of Delhi
12	44	DLF Phase-1	Gurgaon (M Corp.+Og)	Haryana

Bank having payment gateway/ collection account of YEIDA may also finance 90% of EMD. These financed EMD amount must be deposit in scheme A/C on or before the last date of the scheme

In case of registration money is financed by any bank, the refund of the unsuccessful applicant money will be sent to bank only, and in case where these applicants are successful then issued allotment letter will be sent to the financing bank address only. And a copy of the address as mentioned by applicant in his application form by registered post.

17. CHANGE IN ENTRIES IN APPLICATION FORM:

(i) Once the application form is submitted, only change of address is allowed.

(ii) Change in address, if any, may be communicated to the Authority by registered post to Residential plot department, YEIDA. The applicant shall make arrangement to get letters redirected to the changed address, respectively for undelivered letters. However, date of allotment letter shall hold good for payment of allotment money and instalment, in case of delay in receipt of letter due to change in address. as mentioned by applicant in his application form

18. WITHDRAWAL / SURRENDER:

(i) In case of surrender before draw of lots, the entire Registration Money deposited shall be refunded without interest.

(ii) No withdrawal of application will be entertained after final publication of eligibility list.

(iii) In the case of withdrawal of the application by applicant before any allotment letter is issued, then after deducting an amount of Rs.10000/- from the registration money, the balance shall be refunded without any interest thereon, to the account of the applicant as mentioned by him in his application form.

(iv) In the case of surrender at any time after allotment but before expiry of due date and deposit of allotment money then after deducting 10% of registration amount the balance shall be refunded without any interest thereon.

(v) In case of surrender at any time after due date of deposit of allotment money but before execution of lease deed then after deduction of amount equivalent to registration money, the balance if any shall be refunded without any interest thereon.

(vi) In the case of surrender at any time after the execution of lease deed then out of the deposited amount, an amount 30% of the total premium of the plot shall be deducted, and the balance shall be refunded without any interest thereon.

(vii) Application for withdrawal of the application or surrender of the application shall be either sent by registered posts with acknowledgment due OR by personally at the reception office of the Authority against stamped receipt. The date of withdrawal/surrender shall be the date of which the application along with the required documents is actually received in the office of the Authority. No claim on the basis of postal certificate will be entertained.

(viii) Along with the application for surrender the allottee shall have to attach the originals of the receipt of the registration form, allotment letter, his Bank Passbook Photocopy/ Cancelled Cheque bearing name, Account Number, & IFSC Code and name of bank and branch.

(ix) The signature of the applicant is a must on the application for withdrawal /surrender and a self-attested photograph should also be pasted on it.

Note:

The date of surrender in the above cases shall be the date on which application (With Photo, Cancel Cheque, Original Allotment Letter, Original Form Slip, & Id Proof) is received at the YEIDA Authority's office. No subsequent claim on the basis of postal & other certificate will be entertained.The money of all the applicants who surrendered before the draw will be refunded after the draw

19. CANCELLATION:

The Authority / Lessor shall be free to exercise its rights of cancellation of allotment/lease in the following cases:

(i) Allotment / lease having been obtained through fraud, misrepresentation, mis-statement, or on account of suppression of material facts.

(ii) Any violation of directions issued, or rules or regulations framed by the Authority or by any other statutory body.

(iii) For breach, violation of the terms and conditions of registration / allotment / lease and / or non deposit of amount payable to the Authority as per the schedule prescribed in the letter of allotment / lease as the case may be, on the part of the applicant / allottee/ lessee.

(iv) In case default any three consecutive instalment, the allotment may be cancelled.

(v) In the event of cancellation, under sub- clause (I), (ii), (iii) and (iv), above, the entire deposits till the date of cancellation shall be forfeited and possession of the plot shall be resumed by the Authority/ Lessor with structures thereon, if any, and the allottee/ lessee will have no right to claim any compensation thereof. Without prejudice to the aforesaid, the Authority shall also have the liberty to initiate legal action against such allottee/ lessee.

(vi) The amount forfeited under clause (iv) above shall not exceed the amount lying in deposit with the authority. No separate notice in this regard shall be issued.

(iii) If any allottee pays part of the allotment money and the liability of allotment money remains on him, then the allotment of the plot allotted to him will be cancelled after deduction of amount equivalent to registration money, the balance if any shall be refunded without any interest thereon.

20. RESTORATION:

The CEO can restore the cancellation of plot if the Allottee applies for restoration within 6 months of cancellation and deposits entire arrear amount due till that date. The Authority will also charge 10% of the total current premium amount of the plot as restoration charges. (The rule of restoration will not be applicable on the plots cancelled due to non-deposit of allotment amount.)

21. OVERRIDING POWER OVER DORMANT PROPERTIES:

The Lesser reserves the right to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the building or for the structure time being standing thereon. The Lessor shall make reasonable compensation to the Allottee/Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the Allottee/Lessee.

22. EXECUTION OF LEASE DEED:

(i) The possession of the allotted plot will be handed over after five years from issue of allotment letter. The date on which the lease is approved will be treated as the date of possession.

(ii) The allottee will be required to enter into legal documentation (execution and registration of lease deed) and take possession of the plot within a period of 180 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.

(iii) The allottee shall be granted a maximum of 180 days after the issuance of checklist, to complete the execution of lease deed. if the Allottee fails to execute lease deed in stipulated time, then time extension for the same should be allowed with following conditions:

A. For the first year, 1% (one percent) of the total premium amount shall be paid by the allottee as the extension charges for the particular year. The charges shall be proportionately divided and paid in a quarterly manner.

B. For the second year, 2% (two percent) of the total premium amount shall be paid by the allottee as the extension charges for the particular year. The charges shall be proportionately divided and paid in a quarterly manner. After two years, the penalty will be given under prevailing policy of YEIDA.

(iv) Stamp charges, registration charges and all other expenses payable on the execution of the above document shall be borne by the allottee.

23. DOCUMENTATION CHARGES:

The cost and expenses of preparation, registering the legal documents including the cost of stamp paper and all other incidental expenses will be borne by the allottee. He will also pay any other duty or charges that may be levied upon him by any Authority empowered in this behalf. Documentation charge will not Refunded by authority.

24. MORTGAGE:

Any Lessee, with the previous written permission of the lessor or any officer authorized in that behalf, may mortgage the lease plot (i.e. after execution of the lease deed) for the purposes of procuring a loan from any bank/financial institution. In the event of grant of permission to mortgage the Authority shall have first charge over the mortgaged plot. All other terms and condition on which mortgage is permitted shall be binding on the allottee.

25. TRANSFER OF PLOT:

I. In favor of Legal Heirs

Upon the death of the Allottee/Lessee transfer of plot to the Allottee's/Lessee legal heirs will be allowed with prior written permission of the Chief Executive Officer or any officer authorized by the CEO in this regard, subject to the fulfilment of prescribed conditions which are prevalent as on the date of grant of permission. No transfer charges are payable in case of transfer by succession.

II. In favor of all others, except legal heirs

No transfer of the allotted/leased plot to any person, other than legal heir of the Allottee/Lessee, shall be permissible except on a written request made by the Allottee/Lessee followed by prior written permission of the Chief Executive Officer or any officer authorized by the Chief Executive Officer. Such permission may be granted subject to payment of transfer charges AND compliance of such other terms and conditions which may by imposed by the Chief Executive Officer or any officer authorized by the CEO in accordance with the policy of the Authority existing on the date of grant of permission to transfer. The permission to transfer shall be effective only after deposit of the transfer charges as may be in force at that time and fulfilment of all other requirement as may be set out in the permission for transfer. The power to reject or accept such request for transfer by an allottee/lessee shall vest in the Chief Executive Officer or any officer authorized by him in this behalf.

III. In Case Plot Alloted to the company/ Pvt. Ltd. Firm if any Change in Constitution/ Shareholding of the company will be Applicable According to the current policy of YEIDA authority.

26. LAND USE:

The allotted/leased plot shall be used only for residential purpose and for no other purpose whatsoever. The allottee shall not indulge/carry out any activity on or from the premises which may amount to change in land use or likely to cause pollution or nuisance. Use of plot for any non-residential purpose like shop, office, clinic, nursing home, school, crèche etc. would amount to breach of the terms and conditions for which the allotment/lease would be cancelled and the Authority would be free to seal/re-enter the demised premises. The lessee shall not display or exhibit any posters, statues and other articles which are indecent or immoral.

27. LIABILITY TO PAY TAXES:

The allottee / lessee shall be liable to pay all charges, taxes, fee assessment of every description in respect of the allottee / leased plot as may be imposed by the Lessor or any other competent Authority.

28. OTHER CLAUSES:

(i) The Chief Executive Officer or any officer authorized by him in this regard reserves the right to makes such additions/alterations or modifications in the terms and conditions of allotment from time to time as he/she may consider just or/and expedient and the same shall be binding on the allottee/lease.

(ii) In case of any clarification on interpretation regarding these terms and conditions the decision of the Chief Executive Officer shall be final and binding on the applicant/allottee/ lessee.

(iii) The allottee shall have to comply with the provisions of the UP Industrial Area Development Act, the Rules and Regulations and bye laws made there under or directions issued from time to time by the Authority or any officer authorized in this regard with respect to the maintenance of land, building and surrounding areas etc.

(iv) `If due to any "force majeure" or any circumstances beyond the control of the Authority, the Authority is unable to make allotment or hand over the possession of the allotted plot, the entire deposit amount will be refunded along with prevailing simple interest rate of saving A/c in SBI. It is clarified that the month of deposit and the month of refund shall not be counted for the purposes of calculation of interest.

(v) Any dispute between the Authority/Lessor and allottee/lessee shall be subject to the territorial jurisdiction of the civil courts of Gautam Budh Nagar or the Hon'ble High Court of Judicature at Allahabad.

(vi) In case the Authority has to pay enhanced land compensation/acquisition cost/no litigation incentive/ex-gratia amount as per the order of the Court or by the State Government or by the Authority, the Lessee/Allottee shall have to pay such enhancement as demanded by the Authority.

(vii) All dues payable to the Authority shall be recovered as arrears of land revenue.

(viii) Mere deposit of registration amount would not constitute a right to allotment of a plot.

(ix) The Authority has undisputed right to withdraw/amend the scheme at any time without assigning any reasons thereof. Registration fee

(x) If the registration amount deposited is less than the registration fee, then the application will automatically be rejected.

For more information kindly contact:

Manager (Relationship)

(Property : RPS-09/2025, Residential Plot Scheme)

Telephone No. : 18001808296 (YEIDA)

ICICI BANK : 8657930424, 8252526700

SBI BANK : 9211424432 • Email: sbi.04324@sbi.co.in

HDFC BANK : 8218302788

Application forms can be downloaded/submitted online on our website
www.yamunaexpresswayauthority.com

यमुना एक्सप्रेसवे
औद्योगिक विकास प्राधिकरण

प्रतिभूपत्र– ।

मैं ..... पुत्र श्री ..... ग्राम .....का निवासी हूं तथा ग्राम .... के खाता संख्या .....खसरा संख्या ..... में मेरा .....भाग क्षेत्रफल ..... था जिसका अर्जन सुनियोजित विकास हेतु यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण या जेवर एयरपोर्ट द्वारा किया गया है।

यह कि उपरोक्त भूमि खाता संख्या ..... खसरा संख्या ..... क्षेत्रफल ..... स्थित ग्राम .....की भू अर्जन अधिनियम 1894 की धारा 4 (1)/17 की अधिसूचना दिनांक ..... को धारा 6/17 की अधिसूचना दिनांक .... को जारी होकर कब्जा दिनांक ..... को यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण या जेवर एयरपोर्ट को हस्तांतरित हुआ है।

यह कि मेरे द्वारा अधिग्रहित भूमि का समस्त प्रतिकर बिना किसी आपत्ति के करार/सहमति के आधार पर प्राप्त कर लिया गया है। यह कि मेरे द्वारा प्राधिकरण के साथ अथवा सह खातेदारों के साथ कोई विवाद न्यायालय में लंबित नहीं है, ओर मेरे अथवा मेरी पत्नी के नाम से यमुना विकास प्राधिकरण में कोई आवासीय भवन/ भूखण्ड आवंटित नहीं है, **तथा प्राधिकरण** या जेवर एयरपोर्ट **की अर्जित भूमि पर मेरे द्वारा कोई अतिक्रमण नही किया गया है।**

आवेदक के हस्ताक्षर

प्रमाणित किया जाता है कि आवेदक द्वारा दिया गया उपरोक्त विवरण प्राधिकरण रिकार्ड/जानकारी में सच व सही है।

आवेदक के हस्ताक्षर

प्रतिभूपत्र– ।।

मैं ..... पुत्र श्री ..... निवासी ग्राम ..... के खाता संख्या ... . खसरा संख्या ..... क्षेत्रफल ..... स्थित ग्राम .... का स्वामी हूं।

यह कि उपरोक्त भूमि खाता संख्या ..... खसरा संख्या ..... क्षेत्रफल ..... स्थित ग्राम .....का अधिग्रहण (धारा 4 / 17, 6 / 17) दिनांक ..... को प्राधिकरण या जेवर एयरपोर्ट के लिए किया जा चुका है।

यह कि मेरे द्वारा प्राधिकरण या जेवर एयरपोर्ट की अधिग्रहित भूमि पर कोई अतिक्रमण नहीं किया गया है।

मेरे द्वारा प्राधिकरण या जेवर एयरपोर्ट का कोई विकास कार्य बाधित नहीं किया जा रहा है और न ही किसी भूमि पर अतिक्रमण किया गया है।

आवेदक के हस्ताक्षर

सत्यापन : अभियंत्रण विभाग

प्रमाणित किया जाता है कि आवेदक द्वारा दिया गया उपरोक्त विवरण प्राधिकरण रिकार्ड / जानकारी में सच व सही है।

यमुना एक्सप्रेसवे
औद्योगिक विकास प्राधिकरण

प्रतिभूपत्र–।।। (मूल कृशक की मृत्यु होने पर लागू)

मैं ..... पुत्र श्री ..... निवासी ग्राम ..... के खाता संख्या ... . खसरा संख्या ..... क्षेत्रफल ..... स्थित ग्राम .... का स्वामी हूं।

यह कि उपरोक्त भूमि खाता संख्या ..... खसरा संख्या ..... क्षेत्रफल ..... स्थित ग्राम .....का अधिग्रहण (धारा 4/17, 6/17) दिनांक ..... को प्राधिकरण या जेवर एयरपोर्ट के लिए किया जा चुका है। जिसका प्रतिकर हमारे माता/पिता द्वारा प्राप्त किया जा चुका है। हमारे माता/पिता जी का देहान्त दिनांक ..... को हो चुकी है। हमारे माता/पिता के मेरे अलावा अन्य ..... वारिस ओर भी है।

हमारे माता पिता की मृत्यु के उपरान्त मेरे भाई/बहन ..... द्वारा प्राधिकरण की आवासीय भूखण्ड योजना RPS-09/2025 में हमारे माता/पिता के कृषक कोटे से भूखण्ड प्राप्ति हेतु आवेदन किया गया है। जिसमें मुझें कोई आपत्ति नहीं है। मेरे द्वारा भविष्य में अपने माता/पिता के कृषक कोटे से कोई आवेदन नहीं किया जायेगा। यदि मेरे द्वारा ऐसा किया जाता है, तो मुझें मिलने वाला भूखण्ड प्राधिकरण के नियमानुसार निरस्त कर दिया जाये। जिसमें मुझें कोई आपत्ति नहीं है ओर न भविष्य में होगी।

आवेदक के हस्ताक्षर

(वारिसान एवं मृत्यु प्रमाण पत्र संलग्न करना अनिवार्य है।)

Yamuna Expressway Industrial Development Authority

1st Floor, Commercial Complex, Block-P-02, Sector-Omega-1,
Greater Noida 201308, Distt. Gautam Budh Nagar, U.P.

Application Form for Registration of Residential Plots in Sector - 18

(APPLICATION FORM TO BE FILLED IN BLOCK LETTERS,
INCOMPLETE AND INCORRECT APPLICATION WILL BE SUMMARILY REJECTED.
NO CORRESPONDENCE WILL BE ENTERTAINED IN THIS REGARD)

For General & Prescribed Reserved Categories

Form Serial No. _____

Scheme Code: RPS - 09/2025

Date of Birth: D D M M Y Y Y Y

Applicant Affix passport size photograph attested by Self

Applicant Affix passport size photograph attested by Self

1. (i) Name of Applicant: _____

   Father's / Husband's Name: _____

   (ii) PAN No. _____

   (iIi) Name of Co-Applicant: _____ W/o, D/o _____ Relation with Applicant _____

   (Pl. refer note of Clause 15 (A-V) of the Brochure)

   (Co-Applicant can only be Husband/ Wife or a person in blood relation with the main applicant as described here in after)

Note: (In case of registration money is financed by any bank, the refund of the unsuccessful applicant money will be sent to bank only, and in case where these applicants are successful then issued allotment letter will be sent to the financing bank address only.) and applicant's address as as mentioned by applicant in his application form.

2. Category applied for (General/ SC/ ST/ Institutional/ Commercial/ Industrial/ Handicapped) _____

3. For applicant whose land has been acquired/ purchased by YEIDA/ JEWAR AIRPORT Before 01-01-2024 under FARMER categories.

Name of Owner	Village Name	Khata No.	Khasra No.	Area in Acre	Date of acquisition/ purchased	Date of possession	Date and amount receipt of full compensation

Annexure: Two Affidavit with 100 Rs. Stamped Paper.

4. (i) Mailing Address: _____

   _____

   _____ Pin Code _____

   (ii) Mobile No. (Mandatory) _____ (iii) Email (Mandatory) _____

5. (i) Permanent Address: _____

   _____

   _____ Pin Code _____

   (ii) Mobile No. (Mandatory) _____ (iii) Email (Mandatory) _____

6. Please (☑) appropriate.

   (i) Marital Status : Single_____ Married _____ (ii) Sex M_____ F _____(iii) Age ____/____/_____

7. Category of Plot and Payment plan (please Tick only one option as ( ) applicable).

   01) 200 sqm_____

8. Details for Refund Cheque to be sent to Unsuccessful Applicant/ Surrender of Plot: (Mandatory to fill)

   Name of Bank and Branch: _____

   Bank Account No:_____IFSC Code:_____

9. Whether applicant is SC or ST under the Prescribed Reserved Category **Yes / No.**

   (if yes, enclose certified copy of caste certificate) (Pl. refer note of Clause 3 of the Brochure

10. Whether applicant is a person with Differently Abled: **Yes / No**
    (if yes, enclose certified copy of certificate). (Pl. refer note of Clause 3 of the Brochure

11. Documents Attached:_____

    1. 2.

    3. 4.

Declaration

I hereby declare that the above said information is correct, true and complete to the best of my knowledge and nothing has been concealed/distorted. I further declare that, I fulfill the eligibility condition contained in the Brochure and I have carefully read and understood the terms and conditions of the scheme (RPS- 09/2025) and hereby agree to abide by the same.

Date: **(Signature/Thumb Impression of applicant)**

Stamp of the Industry - if applicable Name of the Signatory :_____

Note: A person who is all Indian Citizen and is competent to contract can apply. If anybody apply in his or her minor child name, than he can do so with the condition that till he/ she minor child attains the age if major, he will do all necessary formalities and shall be liable for payment, agreement etc.

Signature of Applicant



Yamuna Expressway Industrial Development Authority

(A Government of Uttar Pradesh Undertaking)

1st Floor, Commercial Complex, Block-P-02, Sector-Omega-1, Greater Noida 201308, Distt. Gautam Budh Nagar, U.P.
Ph.: 0120-2395152/57 •Tollfree: 1800 180 8296 • Website: www.yamunaexpresswayauthority.com

Contact us :

ICICI BANK : 8657930424, 8252526700

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Application forms can be downloaded/submitted online on our website www.yamunaexpresswayauthority.com

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण के अधिसूचित क्षेत्र में प्राधिकरण द्वारा स्वीकृत मास्टर प्लॉन के अतिरिक्त प्लॉटिंग/हाउसिंग/कॉलोनी या किसी भी प्रकार का अन्य निर्माण पूरी तरह से अवैध है। सामान्यजन इस प्रकार की खरीदफ़रोख्त से पूर्णतः सचेत रहें तथा कॉलोनाइजर के भ्रामक विज्ञापनों से बचें। अधिक जानकारी के लिए प्राधिकरण की वेबसाइट **www.yamunaexpresswayauthority.com** देखें।

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