

TERMS AND CONDITIONS FOR ALLOTMENT OF RESIDENTIAL PLOTS

**IN
SECTOR – 17, 18, 20 & 22D
OF
YAMUNA EXPRESSWAY AREA**

IMPORTANT DATES FOR RRPS - 03/2019

Scheme opens on 30-09-2019

Scheme closes on 15-11-2019

Allotment on draw basis

Date of draw 20-12-2019

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 – 17, 18, 20 & 22D The land on which the plots would be developed has been acquired by the Authority.

2. DETAILS OF PLOTS:

Sl. No	Size of plots (in sq.mtr.)	Number of plots*				Registration amount	
		Total-Plots	Farmers category- 17.5%	Functional Industry/ Institutional commercial units Category- 5%	General Category- 77.5%	SC/ST	Others
1.	60	40	07	02	31	50600/-	101200/-
2.	90	83	15	04	64	75900/-	151800/-
3.	120	90	16	04	70	101200/-	202400/-
4.	162	50	09	02	39	136650/-	273300/-
5.	300	648	113	32	503	248250/-	496500/-
	Total	911	160	44	707	----	----

***N.B.** The total number of plots in each size category are residual plots found vacant in various residential sectors and the numbers are tentative. Vacancy is caused by cancellation, surrender or forfeiture of plots. 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 18m 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	17.5 %
2	Functional Institutional/Industrial/Commercial Units allotted by Yamuna Expressway Industrial Development Authority	5 %
	Total	22.5%

Note:

- a) Out of the plots reserved for Institutional 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 and decision taken by the Authority dated 12.02.2014 that a total 3% 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. This shall be for a total of 3% of plots/flats. The allotment among this category shall be through draw of plots and in the draws of lots 1% reservation (out of 3%) shall be kept for visually impaired applicants.**
- d) Handicapped/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 **60 sq mtr. To 200 sq mtr. Rs.16870.00 per sq. mtr. And above 200 sq mtr. Rs.16550.00** per sq. mtr.
- 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 shall be made in favour of Yamuna Expressway Industrial Development Authority in the form of Demand Draft/Pay Order payable at New Delhi/ Noida/Greater Noida to the bank branches authorized by the Authority, list whereof is available on the last page of this Brochure.

Payment also can be made online on the website of Yamuna Authority i.e. www.yamunaexpresswayauthority.com through net banking. No payment in cash shall be acceptable.

6. ALLOTMENT PROCESS

- (i) The allotment shall be through draw of lots of plot numbers
- (ii) Draw shall be undertaken for each category separately
- (iii) Within category, first draw shall be conducted for applicants who chose option 1 as payment plan
- (iv) Thereafter second draw shall be conducted for applicants who choose option 2 as payment plan for the remaining plots
- (v) Thereafter third draw shall be conducted for applicants who choose option 3 as payment plan for the remaining plots

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 12 months from the date of draw. In the event, the refund is made in excess of a period of 12 months from the date of draw, then such registration money shall be paid back alongwith simple interest @ 4%p.a. for such excess period. It is made clear that the interest on deposited amount will be calculated from 366th day of the date of the draw. In no case the period or deposit of this amount will exceed than 12 months.
- (iii) The applicants, must mention their mobile phone numbers, Bank Account Numbers, Bank name, IFSC code and address of the Bank in the application form so as to facilitate the issuance of the refund cheques/NEFT/RTGS by the registering banks.

8. PAYMENT OPTIONS

The following options are available to Allottees for depositing the land premium

Option 1:

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

Option 2:

- 50% of the total premium (including registration fee) to be paid within 60 days from the date of issue of allotment letter.
- Remaining 50% of total premium shall be payable in two equal half-yearly instalments calculated from the 31st day from the date of allotment. This shall be calculated with interest @10.5% p.a. on reducing principal amount at the end of half year.

Option 3:

- 30% of the total premium (including registration fee) to be paid within 60 days from the date of issue of allotment letter
- Remaining 70% shall be payable in Ten equal half-yearly instalments calculated from the 31st day from the date of allotment with interest @ 10.5% p.a. on reducing principal amount at the end of each half yearly

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 @ 13.5% p.a. compounded half-yearly on outstanding amount for such extended period on pro-rata basis.

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 actual area of the plot exceeds the allotted area, then the premium of the excess area and the enhanced amount will be deposited one time within 30 days from the issue of demand letter by the Authority.

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 in the month of **20-12-2019** 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 60 days from the date of draw.
- (iv) The offered plots are in various sectors, the development are in full swing, The authority shall offer possession of allotted plots after completion of development which may take maximum of two year time. The possession will be offered only after deposit of 30%/50% of the total cost of the plot.
- (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.

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 due 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. mt. prevailing at time of grant of such extension

15 ELIGIBILITY TO APPLY

A. General Category:

- (i) The applicant should be competent to contract and have attained the age of majority (18 years).
- (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 or flat by YEIDA in any scheme are not eligible to get allotment under this scheme.
- (iv) Applicant, his/her or his/her mother/father/brother/sister/son/daughter can apply joint name with proof of family relation.
- (v) Applicant, his/her spouse or his/her minor dependent children can apply for only one plot. If it is found at later stage that an applicant his/her spouse or his/her minor dependent children have applied to more than one plot, then his/her all the application/allotment shall be cancelled & registration money shall be forfeited by the Authority.
- (vi) **Co-applicant can apply only if it is immediate family (father/ mother/ son/ daughter/ sister/ Brother/ husband/ wife). Other than these relationships cannot apply.**

B. Eligibility for prescribed reserved category applicants

- (i) The applicant should be competent to contract and have attained the age of majority (18 years).
- (ii) Only such applicants/institutional Institutional/Industrial/Commercial 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 shall be Eligible, provided they have not been allotted any residential plot/flat in the earlier schemes of the Authority.

C. Eligible bonafide institution

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

- (i) The institution should have been allotted the Institutional/Industrial/Commercial plot/premises in its name on or before 31.12.2018 & has taken physical possession of institutional 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 institutional 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 institutional Department of YEIDA on or before closing of scheme.
- (iv) In case applicant is made by the Educational Institution, the names of their Directors / Trustees / Chairman / Vice-Chairman / Executive Members should have been taken on record of the Authority on or before closing date of the scheme. An institution is eligible to submit only one application.

- (v) Such institutional Institutional/Industrial/Commercial establishment / their Director / Trustee / Executive Member shall not be eligible where the institutional Establishment has been obtained through transfer and past owner had already obtained a residential plot/flat.
- (vi) The eligibility for allotment of plot shall be for one plot only either in the name of institution or its Bonafide Managing Director/Whole-time Director/Trustee/ Executive Member, irrespective of number of premises in possession of the institution.
- (vii) Charitable/Religious institution 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.**

D. Eligible Farmers whose land has been acquired / purchased by YEIDA

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 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)
- (ii) In case a land owner has already been allotted residential plot built up plots 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 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 form can be collected on payment of Rs. 500/- + 18% GST from any of bank branches listed in the last page of this booklet. For getting the application form by post, applicants have to send a demand draft of Rs. 500/- + 18% GST in favour of Yamuna Expressway Industrial Development Authority, payable at Noida/ Greater Noida/ Delhi.
- (ii) The application form can also be downloaded from the website of the Authority, i.e. www.yamunaexpresswayauthority.com. While applying on a downloaded form, it is essential that the applicant attaches an additional demand draft of Rs. 500/- + 18% GST towards the cost of form. The DD shall be in favour of Yamuna Expressway Industrial Development Authority, payable at Noida/ Greater Noida/ Delhi. Downloaded form from internet shall be deposited only mentioned in the list at the last page of this brochure.
- (iii) The application may be submitted on online on the website of the Yamuna authority i.e. www.yamunaexpresswayauthority.com through net banking.
- (iv) The application forms can be purchased and submitted only from respective Bank listed below:-

Sr. No.	Branch Code	ICICI Bank Branches Address
Greater Noida		
1	1	Omega 1, P 2, Shopping Complex, Sector Builders Area, Greater Noida, UP (Nodal Branch)
2	2	Krishna Apra Royal Plaza, D2, Alpha 1, Greater Noida
3	3	ICICI BANK LTD S-4, Gamma-1, Gamma Shopping Complex Distt. Gautam Budh Nagar
NOIDA		
4	4	K-1, Senior Mall, Sector 18, Noida
5	5	Plot No. 43-48,65-67, Block B1, Sector 50, Noida
6	6	Supertech Shopprix,C-134B, Sector-61, NOIDA
7	7	Sg7 Ubs 1, Stellar It Park, C25, Sector 62 ,NOIDA
8	8	H-1,34,SECOTOR 63 RD, D BLOCK SEC 63 NOIDA
9	9	SHOP NO 31,57,58 CITY PLAZA GREATER NOIDA WEST,GAUR CITY, NOIDA
10	10	SHOP NO LG F 8,9 & UG F9,10 PLOT NO GH 01 SECTOR 121 NOIDA
UTTAR PRADESH		
11	11	50 A Taj Road, Agra Sadar Bazar, Agra, UP
12	12	217/360, Kesopur, Bhuteshwar Road, Mathura, UP
13	13	Gr. Floor No. 2, Court Of Wards Compound, Opp. Gandhi Park, Aligarh, UP
14	14	Naripur Road, Near Hathras Bus Stand, Hathras, UP

15	15	Municipal No. 107 108, Old Number 193194, Civil Lines, Bulandshahr, UP
16	16	RAJLOK 4 CIVIL LINES BOUNDARY ROAD, NEAR BSNL TELEPHONE EXCHANGE, MEERUT
Lucknow		
17	17	ICICI Bank Ltd, Shalimar Tower, 31/54 M.G.Marg, Hazratganj, Lucknow, UP
18	18	3/64, Vivek Khand, Gomti Nagar, Lucknow
GHAZIABAD		
19	19	Ag-1; Plot Number-3; Aditya City Centre; Vaibhav Khand; Indrapuram,
20	20	Hall No. 4, Part A, Gaur Global Village, Crossing Republic
21	21	R1/88, Raj Nagar, Ghaziabad
Faridabad		
22	22	17-19 Ramneek Complex, Tikona Park NIT-1, Faridabad, Haryana
23	23	SCO 104-105 DISTRICT CENTRE SCOTOR 16 FARIDABAD,
Delhi		
24	24	9A, Phelps Building, Connaught Place, New Delhi
25	25	Plot No. 5 6, Lsc 3, Dwarka, Sec 06, Delhi
26	26	A117/118 Palam Extn. Sector 7 Near Ramphal Chowk Dwarka New Delhi
27	27	A 34, Lajpat Nagar, New Delhi
28	28	D-16, South Extension, Part II, New Delhi 110049.
29	29	B78, Ground Floor, Defence Colony, New Delhi
30	30	C32 Malviya Nagar, New Delhi
31	31	C17, Local Shopping Centre, Paschimi Marg, Vasant Vihar, New Delhi
32	32	C2425, Acharya Niketan, Mayur Vihar, Phase 1, Delhi
33	33	W57, Greater Kailash I, New Delhi
34	34	65, Jyoti Building, 66, Chandra Building, Nehru Place, New Delhi
35	35	43, Community Center, New Friends Colony, New Delhi
36	36	Plot No 2, LSC, Mandawali Fazalpur Near Balaji Max Hospital, IP Extn, New Delhi
37	37	B368, Meera Bagh, Paschim Vihar, New Delhi
38	38	A25, Pushpanjali Enclave, Outer Ring Road, Saraswati Vihar, Pitampura, New Delhi
39	39	19 West Avenue, Punjabi Bagh, West, New Delhi
40	40	Express Building, 910, Bahadur Shah Zafar Marg, ITO, New Delhi
41	41	2212/64, Gurudwara Road, Karol Bagh, Delhi
GURUGRAM		
42	42	SCO 18 & 19 HUDA SHOPPING COMPLEX, SECTOR 14 GURUGRAM

- (v) The application form duly completed and signed along with the required registration money and all the required annexures shall be submitted to any of the bank branches listed 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.
- (vi) 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 the bank draft or pay order is not attached or no signature or thumb impression found on the declaration, the application shall not be considered at all.

- (vii) **Financing option available at ICICI BANK Ltd Branches subject to necessary qualification. Terms & Conditions of the financing bank will apply.**

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.

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.

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 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.
- (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 or Rs. 10000/- which ever is higher, the balance shall be refunded without any interest thereon.**
- (v) **In case of surrender at any time on and 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/ Cancel Cheque with bearing name.
- (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 is received at the Authority's office. No subsequent claim on the basis of postal certificate will be entertained.

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.

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.

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 1 years from issue of allotment letter or may be even before that.
- (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 60 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) 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.

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 favour 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 favour 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 be imposed by the Chief Executive Officer or any officer authorized by the CEO in accordance with the polity 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.

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 make 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 simple interest at the rate of 4% per annum from the date of deposit till the date of payment. 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) In the event of any discrepancy between the Hindi and English version of the brochure, the English version shall be deemed to be final and binding on the Applicant/Allottee/Lessee.
- (x) The Authority has undisputed right to withdraw/amend the scheme at any time without assigning any reasons thereof. Registration fee
- (xi) **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 : RRPS-03/2019, Residential Plot Scheme)

Telephone No. : 0120-2395201, Fax No : 0120-2395157 | Website :
www.yamunaexpresswayauthority.com

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

प्रतिभूपत्र- I

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 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 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 तथा प्राधिकरण की अर्जित भूमि पर मेरे द्वारा कोई अतिक्रमण नहीं 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।

प्रतिभूपत्र- II

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 के लिए किया जा चुका है।

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

मेरे द्वारा प्राधिकरण 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।