

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
Greater Mohali Area Development Authority

(By registered Post)

Memo No 22335

Date: 17-05-2018

To

JMT Contractors Pvt. Ltd. Through Smt. Kiran Singh (Director)
W/o Sh. Rupesh Kumar Singh
8/1A Dewangazi Road Bally, Howrah, West Bengal

**Sub: Letter of Allotment for Group Housing Site No 5 , IT City,
Sector 82-Alpha, SAS Nagar**

In reference to your highest bid in the e-auction held on 25-01-2018, the following group housing site is allotted to you on freehold basis.

Area	16349.31 Square Metres (Approx. 4.04 Acres)
Auction Price	Rs.41,02,04,188.00/-(Forty One Crore Two Lakhs Four Thousand One Hundred and Eighty Eight Only)
Land use	Group Housing
Floor Area Ratio (FAR)	Basic FAR: 1:2.5, However 0.5 FAR is purchasable Maximum FAR 1:3 Ground Coverage 30%.

The allotment would be further subject to following terms and conditions:

1 ALLOTMENT OF GROUP HOUSING SITE

- 1) Reference your highest bid given in the e-auction concluded on 25-01-2018. Greater Mohali Area Development Authority hereinafter called GMADA, is pleased to allot you Group Housing Site No 5 , IT City, Sector 82-Alpha, SAS Nagar.

2 PRICE

- 1) The price of Site is 41,02,04,188.00/-(Forty One Crore Two Lakhs Four Thousand One Hundred and Eighty Eight Only)

3 PAYMENT SCHEDULE & FINANCIAL CONDITIONS

3.1 For initial 25%

- I) The payment amounting to Rs. 11,07,55,131- (Eleven Crore Seven Lakhs Fifty Five Thousand One Hundred and Thirty One Only) already made by you (including Rs. 82,04,084/- towards "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund") has been adjusted towards the initial deposit as 25% of the auction price of the site and cess @ 2% for "The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund."

3.2 For Balance Payment of 75%

- I) The balance 75% amount of Rs 30,76,53,141.00 is payable either in lumpsum with 7.50% rebate on the balance 75% amount within 60 days of issue of allotment letter. In case lumpsum payment towards total Bid amount is paid beyond this period of 60 days then this discount shall be given on principal amount apart from that included in next installment.
OR

- II) The balance 75% amount Rs30,76,53,141.00 is payable in 8 Half Yearly equated installment alongwith interest @ 9% per annum compounded annually as indicated in the schedule given below:

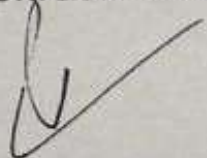
#	No of Installment	Date of Payment of Installment	Principal Amount	Interest	Total Amount
1.	1 st	17-11-2018	3,84,56,643	1,38,44,391	5,23,01,034
2.	2 nd	17-05-2019	3,84,56,643	1,21,13,842	5,05,70,485
3.	3 rd	17-11-2019	3,84,56,643	1,03,83,293	4,88,39,936
4.	4 th	17-05-2020	3,84,56,643	86,52,745	4,71,09,388
5.	5 th	17-11-2020	3,84,56,643	69,22,196	4,53,78,839
6.	6 th	17-05-2021	3,84,56,642	51,91,647	4,36,48,289
7.	7 th	17-11-2021	3,84,56,642	34,61,098	4,19,17,740
8.	8 th	17-05-2022	3,84,56,642	17,30,549	4,01,87,191
Total			30,76,53,141	6,22,99,761	36,99,52,902

- III) In case any installment or part thereof is not paid by due date, then without prejudice to any action under Section 45 of the Punjab

Regional and Town Planning and Development Act, 1995; penal interest @ 14% p.a. compounded annually will be levied for the period of delay upto 18 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

- IV) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per the bid price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.
- V) All payments shall be made by a Demand Draft drawn in favour of Greater Mohali Development Authority payable at SAS Nagar. Payments by cheques shall not be accepted. Details of plot site number, Sector, and the name of allottee should be indicated both in the forwarding letter and on the back of Demand Draft for avoiding any misuse.
- VI) All applicable charges promulgated by the Government or any local or Statutory Authority shall be payable over and above the consideration amount, as and when due.
- VII) The total consideration as detailed above includes the External Development Charges
- VIII) No interest will be paid for any amount, whatsoever, deposited with the Authority in advance of the due date.
- IX) No separate notice for payment of instalment(s) shall be sent.


directly or not directly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.


T2 { ESTATE OFFICER,
GMADA, SAS Nagar

Endst No/E.O./GMADA/2018/ 22336-339 Dated:17-05-18

A copy of the above is forwarded to the following for information and necessary action, please:

1. STP, GMADA, SAS Nagar
2. DTP, SAS Nagar
3. SDO(B), GMADA, SAS Nagar
4. Accounts Officer (R), GMADA, SAS Nagar


T2 { ESTATE OFFICER,
GMADA, SAS Nagar