

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING, SECTOR-VI,
NOIDA-201301

Commercial Department

BY SPEED POST

No. NOIDA/Commercial/2023/ 2726

Dated: 27/02/2023

✓ M/S SKYLINE PROPCON PVT. LTD.
CABIN NO-2, OFFICE NO- 1221-A,
DEVIKA TOWER, 12TH FLOOR, 6, NEHRU PLACE,
NEW DELHI-110019

Sub: Acceptance of E-Bid for allotment of Commercial Property/ Plot No. MPC-01, Sector – 72, Noida under Scheme No. 2022-23 (Commercial Builder Plot –II)

Dear Sir,

Please refer to your E-Bid dated 20.2.2023 wherein you have participated in the E-Auction for the above mentioned commercial property. We are pleased to inform you that your E-Bid has been accepted by the competent authority, therefore, you are allotted a property as per details given below:-

1.	Property No.	:	MPC-01, Sector – 72, Noida under Scheme No. 2022-23 (Commercial Builder Plot –II)
2.	Allotment Mode	:	E-Auction Basis
3.	Area in Sqm.	:	12341.3 Sqm.
4.	Highest E-Bid auctioned amount against property	:	Rs. 176,53,05,900.00
5.	Reserve Price of the Plot	:	Rs. 176,48,05,900.00
6.	Total premium of the property	:	Rs. 176,53,05,900.00
7.	10% Earnest Money Deposited	:	Rs. 17,64,80,590.00
8.	40% of total premium	:	Rs. 70,61,22,360.00
9.	After adjusting 10% EMD, remaining 30% amount to be deposited	:	Rs. 52,96,41,770.00
10.	Payment Mode for balance 60%	:	Instalment basis
11.	Balance 60% premium payable in 08 equal half yearly instalments along with interest	:	Rs. 105,93,81,540.00
12.	lease rent @ Rs.1 /- per sqmt per year for the first three years from the date of execution of the lease deed	:	Rs. 12341.3 (per year for the first three year after that lease rent shall be charged @ 2.5% p.a. of the total premium of the plot)
12.	Stamp Duty (to be calculated and verified from Sub-Registrar, Sector-33, NOIDA)	:	
13.	Legal documents Fee	:	Rs. 50/-

You are requested to furthermore deposit 30% of the total premium money i.e Rs. 52,96,41,770.00 through challans available Jan Suvidha Kendra, Sector-6, Noida within 60 days from the date of issue of this letter i.e. by 27th April, 2023. The copy of deposited challan be submitted to Commercial Department. No extension for deposit of this money shall be granted. In case of failure to deposit the above amount within stipulated period, allotment shall automatically stand cancelled and earnest money deposited shall be forfeited as per terms and conditions of the brochure. Balance 60% of the premium has to be deposited in 08 half yearly instalments along with interest @ 10% p.a. or as amended by the Authority from time to time. In case of default in payment, interest @ 13% compounded every half yearly shall be charged on defaulted amount for defaulted period. The other terms and conditions of allotment shall remain the same as specified in the brochure of the scheme.

You are also required to execute the lease deed & take over possession within 120 days from the date of issue of this letter i.e. by 26th June, 2023, failing which action shall be taken as per terms and conditions.
Encl: (1) Calculation details – Annexure-A.

Yours faithfully,

Encl: (1) Calculation details – Annexure-A.

Asstt. General Manager – (Commercial)

Copy to :

1. Sr. Finance and Accounts Officer (Commercial)
2. Sr. Manager- (Work Circle - 6) for information and necessary action.

Asstt. General Manager – (Commercial)

Annexure-A
Details of each instalment & due date of payment

Plot No. MPC-01, Sector – 72, Noida

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Sl. No.	Due Date	Principle	Interest @ 5% (half yearly)	Total
1	27.8.2023	13,23,97,942.50	5,29,59,177.00	18,53,57,119.50
2	27.2.2024	13,23,97,942.50	4,63,39,279.88	17,87,37,222.38
3	27.8.2024	13,23,97,942.50	3,97,19,382.75	17,21,17,325.25
4	27.2.2025	13,23,97,942.50	3,30,99,485.63	16,54,97,428.13
5	27.8.2025	13,23,97,942.50	2,64,79,588.50	15,88,77,531.00
6	27.2.2026	13,23,97,942.50	1,98,59,691.38	15,22,57,633.88
7	27.8.2026	13,23,97,942.50	1,32,39,794.25	14,56,37,736.75
8	27.2.2027	13,23,97,942.50	66,19,897.13	13,90,17,839.63
Interest will be charged as per MCLR rate				



Asstt. General Manager – (Commercial)