

BROCHURE



RESIDENTIAL BUILT UP FLATS SCHEME 2022-23(H) (01)

BROCHURE

FOR

**BUILT UP RESIDENTIAL LIG FLATS IN (On Draw Basis)
IN SECTOR 52, 71, 99, 118 & 135**

&

**MIG, HIG FLATS AND DUPLEX (On E-Auction Basis)
IN SECTOR 62, 99 & 135**

ON 'AS IS WHERE IS BASIS'

Scheme Opens on : 02.01.2023, 11.00 AM

Scheme Closes on : 31 .01.2023, UPTO 05.00 PM

(EMD/REGISTRATION MONEY DEPOSIT LAST DATE)

**(DOCUMENT SUBMISSION LAST DATE FOR EARNEST MONEY/REGISTRATION
MONEY DEPOSITORS: 31.01.2023 upto 5 PM)**

DISCLAIMER

The information contained in this brochure document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of New Okhla Industrial Development Authority (NOIDA in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this brochure document and such other terms and conditions subject to which such information is provided.

This brochure document is not an agreement and is neither an offer nor invitation by NOIDA to the prospective Applicants or any other person. The purpose of this brochure document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this draw/e-auction (the "Application"). This brochure document includes statements, which reflect various assumptions and assessments arrived at by NOIDA in relation to the Draw/Auction. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This brochure document may not be appropriate for all persons, and it is not possible for NOIDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this brochure document. The assumptions, assessments, statements and information contained in this brochure document may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this brochure document and obtain independent advice from appropriate sources.

Information provided in this brochure document to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. NOIDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

NOIDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contain in this brochure document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability the brochure document and any assessment, assumption, statement or information contained therein or deemed to form part of this brochure document.

NOIDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this brochure document. NOIDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this brochure document.

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

BUILT UP HOUSING FLATS SCHEME 2022-23(H)(01)

A. FOR LIG FLATS (ON DRAW BASIS)

Scheme Opens on : 02.01.2023 from 11.00 AM

Scheme Closes on : 31.01.2023 upto before closing of Banking Hours (REGISTRATION MONEY LAST DATE)

(DOCUMENT SUBMISSION LAST DATE FOR REGISTRATION MONEY DEPOSITORS : 31.01.2023 UPTO before closing of Banking Hours)

B. FOR MIG/HIG AND DUPLEX (ON E-AUCTION BASIS)

Scheme Opens on : 02.01.2023 from 11.00 AM

Scheme Closes on : 31.01.2023 UPTO 5.00 PM (EARNEST MONEY LAST DATE)

(DOCUMENT SUBMISSION LAST DATE FOR EARNEST MONEY DEPOSITORS : 31.01.2023 UPTO 5.00 PM)

TERMS AND CONDITIONS FOR ALLOTMENT OF LIG, MIG, HIG RESIDENTIAL FLATS AND DUPLEX

New Okhla Industrial Development Authority (NOIDA) invites applications for allotment of built up **Residential LIG flats (on draw basis)** and allotment of Built Up **Residential MIG, HIG Flats and Duplex of Noida (on e-Auction basis)** on “as is where is basis” as per the terms & conditions described in the brochure Document. It will be presumed that the Applicant/Bidder has visited the site and satisfied himself/herself with the prevalent site conditions in all respects including status and Infrastructural Facilities available, etc. before participating in the Draw/ E-Auction and submitting the bid.

1. ELIGIBILITY FOR APPLICANTS:

1. Any person citizen of India and legally competent to enter into a contract will be eligible to participate in the Draw/E-Auction
2. In case of Application for Draw/E-bid on behalf of an Individual he/she is required to submit a copy of Aadhar card/ PAN Card/ Passport/ Driving License etc. **Applicant must submit a copy of PAN Card.**
3. In case of Applications for Draw/E-bid on behalf of Partnership firm, all partners are required to sign the tender form along with Form A & B and Partnership Deed.
4. In case of Applications for Draw/E-bid on behalf of a Pvt./Public Ltd. Company, Co-operative Society, resolution duly signed and attested, authorizing the tenderer to submit tender on behalf of the company, Co-operative Society, is to be enclosed along with tender form along with List of Director(s)/Shareholder(s)/ Trustee(s) duly attested by Chartered Accountant is required to be submitted.

5. Applicant, their spouse and dependent children should not have been allotted in full or in part, on lease hold or on plots free hold or hire purchase tenancy agreement basis any residential plot or house or flat by Noida.
6. Husband, Wife and their dependent Children will not be eligible for allotment of separate built up flats and for this purpose they will be treated as single unit.

2. SALE OF APPLICATION FORM:

FOR DRAW APPLICANTS (FOR LIG FLATS)

The brochure containing the detailed terms & conditions and the application form shall be available **free of cost** online on NOIDA AUTHORITY's website <https://noidaauthorityonline.com> as well as in the Housing Department of Noida Authority, Sector-6, Noida. An amount of **Rs 1000 + Rs 180 GST** (Non Adjustable & Non Refundable) as processing fee is to be deposited along with the application form.

FOR E-AUCTION (FOR MIG, HIG & DUPLEX)

The brochure containing the detailed terms & conditions and the application form shall be available **free of cost** online on website <https://property.etender.sbi>. An amount of **Rs 1000 + Rs 180 GST** (Non Adjustable & Non Refundable) as processing fee is to be deposited along with the application form.

3. MODE OF REGISTRATION (FOR DRAW)

- (i) Draw application form (ANNEXURE-C) for Registration duly completed in all respect along with the requisite payment shall be submitted in prescribed banks only.
- (ii) NOIDA shall not be responsible in any manner for delay in receipt of an application for any reason whatsoever beyond the closure time.
- (iii) In case it is found at any stage that the issue date of payment instrument is after the closure of the scheme, such applications would be summarily rejected and the applicant would be solely responsible for it. NOIDA would not entertain any such application in draw of lots.
- (ii) Incomplete application form shall be summarily rejected.
- (iii) The applications along with the requisite documents will be screened by a duly constituted screening committee. **The incomplete applications/without requisite documents will not be recommended to participate in the Draw.** However, the applicants may be provided an opportunity to complete their documents in accordance to the deficiencies pointed by screening committee. The incomplete application details shall be displayed on the notice board and website <https://noidaauthorityonline.com>. Failure to complete the documents within the stipulated time i.e. 05 working days will lead to disqualification from draw process. Only those applicants shall be permitted to participate in the draw whose applications are complete in all respect.
- (iv) Applicant must mention the name of Bank, Bank A/c., IFSC Code No. and PAN Number in the application Form.

- (v) The Applicant /Their spouse/dependent children should not have been allotted in full or in part on lease hold of free hold or hire purchase tenancy agreement basis any residential plot or house or flat by NOIDA. Husband and Wife and their dependent children will not be separately eligible for allotment of plot and for this purpose they should be treated as a single person. They will have to furnish an affidavit regarding this.

MODE OF REGISTRATION (FOR E-AUCTION)

- (i) Application form (ANNEXURE-C) for Registration shall be submitted ONLINE ONLY. Please refer annexure “A” for detailed instructions on how to participate .
- (ii) Incomplete application form shall be summarily rejected.
- (iii) The applications along with the requisite documents will be screened by a duly constituted screening committee. **The incomplete applications/without requisite documents will not be recommended to participate in the Draw.** However, the applicants may be provided an opportunity to complete their documents in accordance to the deficiencies pointed by screening committee. The incomplete applications details shall be displayed on website <https://noidaauthorityonline.com>. Failure to complete the documents within the stipulated time will lead to disqualification from e-auction process. Only those applicants shall be permitted to participate in the e-auction whose applications are complete in all respect.
- (iv) Applicant must mention the name of Bank, Bank A/c., IFSC Code No. and PAN Number in the application Form.
- (v) The Applicant /Their spouse/dependent children should not have been allotted in full or in part on lease hold of free hold or hire purchase tenancy agreement basis any residential plot or house or flat by NOIDA. Husband and Wife and their dependent children will not be separately eligible for allotment of plot and for this purpose they should be treated as a single person. They will have to furnish an affidavit regarding this.

4. MODE OF ALLOTMENT:

FOR LIG FLATS (ON DRAW BASIS)

On the basis of registration, the allotment of the flats shall be done manually through lottery. Place and time of draw through lottery shall be released through Public Notices in leading national newspapers and NOIDA Authority’s website <https://noidaauthorityonline.com>. If number of applicants is less than the number of houses/flats offered under the scheme then draw of lots is held for allotment of specific house/flat no.

Manual Draw will be held through lottery system in presence of the applicants for allotment of the residential built up flats.

FOR MIG, HIG & DUPLEX (ON E-AUCTION BASIS)

- (i) Allotment of all built up flats will be done through E-Auction process wherein the E-bidder will bid for the highest bid against the reserve price mentioned in the E-brochure. Those built up flats which will have single bid during e-auction, they will be considered for allotment. In case there are no bidders participating in the first instance against the built up flat, then last

date for submission of application shall be extended two times by 7 days each for that particular flat(s).

- (ii) Applicant may bid for multiple built up flats but he has to deposit Processing fee and EMD for each built up flat separately. In case the applicant succeeds as highest bidder in one bid then the bidding process for that applicant for her /his other applications will get automatically locked.

For example during e-bid process if a person has applied for four built up flats, (say A,B,C,D) then he will have a visibility of only those four built up flats out of all the built up flats which are available for auction. And during the process if that person becomes highest bidder in one particular built up flat say on flat no. A then his bidding capacity will get locked in other three flats i.e. in flat No. B, C & D. And finally if that person is highest bidder in one flat, EMDs of other three flats will get refunded else if the person doesn't succeeds in becoming highest bidder in anyone of the flats, then his EMDs of all the flats will get refunded.

- (iii) Unsuccessful applicants in e-Auction, will be refunded their Earnest Money without interest within 30 days of the last date of e-Auction. The amount shall be refunded to the account number/ bank as mentioned in the application form or the account from which payment of Earnest money was made.
- (iv) During the bidding process , it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in both figures and words match and are correct. Any exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money deposit.
- (v) The signatures and Photo of the applicant on application for surrender of allotment of plot should be attested by Gazetted Officer/Banker.

5. RESULT OF ALLOTMENT

The result of draw shall be displayed on the notice board of Noida. In addition the result shall be displayed on the Website <https://noidaauthorityonline.com>.

The allotment letters will be dispatched to the successful allottees by registered/speed post. However, it shall be responsibility of the applicant to check the result of the draw. Noida would not be responsible for delay/non-receipt of the allotment letter by applicant/allottee.

6. DETAILS AND PRICE OF BUILT UP FLATS:

- (i) The details and reserve price of available built up flats available under the scheme is mentioned in Annexure – “B”.
- (ii) The number of built up flats may increase or decrease depending on availability of the flats at the time of auction.
- (iii) Any enhancement towards rate of land compensation will be recoverable from the allottee.

7. PAYMENT PLAN:

- (i) Registration Money/ Earnest Money equivalent to 10% of the base price of the built up flat applied for and as shown in Annexure-B, should be paid in order to be eligible for Draw/E-Auction.

- (ii) The Successful applicant will have to deposit Allotment money equivalent to 30% of the total premium of the plot (after adjustment of EMD without interest) within 30 days from the date of issue of allotment letter. In case of non-payment of Allotment money within 30 days, the allotment will be treated as withdrawn and cancelled and the Earnest Money shall be forfeited in favour of the NOIDA. However, extension of time for depositing allotment money may be granted in exceptional circumstances by the Chief Executive Officer, NOIDA or any officers authorised by him subject to payment of interest for the delayed period on due amount as per the prevailing policy of NOIDA.
- (iii) Balance 70% premium of the built up flat along with interest will be paid in 08 half yearly installments along with interest (as per Government order/SBI MCLR) from the date of allotment, compounded half yearly on the outstanding premium. No separate notices for deposit of the installments shall be issued by NOIDA. In case of failure to deposit the due installment by the due date, NOIDA may cancel the allotment. However in exceptional circumstances, an extension of time for payment of an installment can be permitted subject to payment of interest (normal interest + 3% penal interest) compounded half yearly on the defaulted amount and on the defaulted period.
- iv) 2% rebate on bid price will be given to successful applicant who deposits full payment within 30 days from the date of issue of allotment letter.
- (v) The payments made by the allottee shall first adjusted towards interest due, if any, and thereafter, the balance shall be adjusted towards due installments along with interest and the balance, if any, shall be adjusted towards lease rent payment along with the due interest respectively. No request of allottee will be considered in this regard.
- (vi) All payments under premium/lease rent shall be accepted within stipulated time through RTGS/NEFT OR in the form of “Account Payee” demand draft/pay order in favour of “NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY” payable at New Delhi/Delhi/NOIDA.

8. PERIOD OF LEASE:

The allotment of residential built up flats will be made on lease hold basis. The lease shall be for a period of 90 years from the date of execution of lease deed of allotted built up flat.

9. GROUND RENT/LEASE RENT:

In addition to the premium of built up flat, the lessee shall have to pay yearly ground rent/lease rent as indicated below :

- (i) The ground rent/lease rent will be 1% of the land cost of built up flat for the first 10 years of lease period.
- (ii) The ground rent/lease rent will be enhanced 50% after every 10 years i.e. 1.5 times of the prevailing lease rent. No Separate notice will be issued to this effect.
- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on at the date of execution of lease deed and thereafter, every year, on or before the date of execution of lease deed. Delay in payment of the advance lease rent will be subject to

interest as decided by NOIDA from time to time. Onus of payment of lease rent would remain with the allottee/lessee.

OR

One Time ground/lease rent equivalent to 15 times of the amount of annual lease rent shall be payable by the allottee at the time of execution of lease deed.

10. CHANGE IN THE ENTRIES IN APPLICATION FORM:

Once an application is submitted, no amendment in the application form will be accepted. Change of address, if any, may be communicated to the Authority by registered post to the Housing Department, NOIDA. The applicant should also make arrangement to get letters redirected at 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 the letter due to change in address.

11. EXECUTION OF LEASE DEED AND POSSESSION:

The allottee will be required to execute legal documents and take over physical possession of built up flat as soon as the lease deed is executed. In case of failure to do so, the allotment of built up flat may be cancelled and the entire premium of the built up flat may be forfeited. However, in exceptional circumstances, the extension of time for the execution of the lease deed and taking over possession may be permitted. The extension will be subject to the payment of charges @ Rs 50/- per day of EWS and LIG category and Rs 100/- per day for MIG, HIG and Duplex category by the allottee.

12. SURRENDER

- (i) In case the applicant wishes to withdraw their application Registration Money/EMD prior to the date of Draw/e-auction, the applicant/ e-bidder may be permitted to do so. However, such applicant must reach the Authority at least 72 hours before the Draw/e-auction date. Deposited Registration Money/Earnest Money shall be refunded to the applicant without any interest.
- (ii) In case of e-auction if the successful e-bidder wishes to surrender the allotment before the issuance of allotment letter then the entire EMD will get forfeited.
- (iii) In case of draw if the successful e-bidder wishes to surrender the allotment before the issuance of allotment letter then an amount equivalent to Rs 10,000/- will be deducted from the Registration Money and the balance amount will be refunded.
- (iv) In case the allotted built up flat, is surrendered after the issue of allotment letter, the balance amount after deducting the Registration Money/Earnest money and the lease rent and the interest till the date of surrendering of built up flat, if any, shall be refunded. No interest shall be payable on the deposited amount by the Authority. In no case, the deductions shall be greater than the amount deposited.
- (v) Surrender of built up flat will not be allowed after 4 years of allotment in any circumstances.
- (vi) For E-Auction, during the bidding process, it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in

both figures and words match and are correct. Any exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money deposit.

(vii) The signatures and Photo of the applicant on application for surrender of allotment of plot should be attested by Gazetted Officer/Banker.

13. AS IS WHERE IS BASIS :

The allottee will have to accept the built up flat on “AS IS WHERE IS BASIS”. It will be presumed that the bidder has visited the site and satisfied himself/herself with the prevalent site conditions in all respects including status and Infrastructural Facilities available, etc. before participating in the draw/e-Auction and submitting the bid.

Interested bidders are advised to inquire independently about the disputes, encumbrances, litigations, attachment, status of acquisition, encroachments and any other rights attached to the built up flat before they bid. If the allottee fails to do so, NOIDA shall not be responsible or be committed to any encumbrances attached to the built up flat(s). The allottee would have no right whatsoever to claim any alternate built up flat in lieu of the built up flat originally allotted to him. No rebate or grace shall be accorded to him regarding time extension, amount payable or applicable interest or refund. NOIDA shall also not entertain a complaint about cost of flat, its design the quality of material used, workmanship or any other defect.

14. EXPENSES RELATED TO LEGAL DOCUMENTATION:

The cost of stamp duty for execution of lease deed and expenses against registration of legal documents and/or its copies and all other incidental expenses will be borne by the allottee. Transfer charges shall be payable on transfer of immovable property or any other duty or charges that may be levied by any Authority empowered in this behalf.

15. LAND USE:

The built up flat shall be used only for residential purpose. The allottee shall not indulge in any such act/activity on the premises which may amount to change in land use and/or is likely to cause pollution or nuisance. Use of residential built up flat or part thereof for the purpose of non residential purposes e.g. shop, office, nursing home, school etc., would amount to breach of conditions and allotment/lease deed of built up flat would deemed to be cancelled/determined even without issuing notice for cancellation. In such event allotment /lease deed of the built up flat shall be cancelled and the entire deposited amount will be forfeited by the authority followed by taking over of possession in favour of NOIDA. The Authority shall be free to re-enter into the premises after giving 15 days notice to vacate the built up flat/premises.

16. MORTGAGE:

The allottee/lessee, with the prior permission of the Chief Executive Officer, NOIDA or any other officer authorised by him, may mortgage the built up flats to the Banks, Govt. Organisations/financial institutions approved by Reserve Bank of India or National Housing Bank, for availing loan for purchase of built up flat.

Mortgage permission shall be allowed by Noida Authority only after the reception of full payment of the plot premium. This condition shall be mentioned in the mortgage permission certificate.

17. TRANSFER

The transfer of built up flat, shall not be permissible without prior permission of the Chief Executive Officer, NOIDA or any other officer duly authorised by him/her in this regard. Such permission will be granted on the basis of the terms & conditions prevailing at the time of application and charges as prescribed and levied by the Authority shall be charged before granting such transmission.

18. LIABILITY TO PAY TAXES:

The allottee/lessee will be liable to pay all taxes, charges, fee and assessment of every description in respect of the built up flat whether assessed, charged or imposed on the built up flat, by the lessor or any other competent Authority.

19. CANCELLATION AS A CONSEQUENCE OF BREACH OF TERMS AND CONDITIONS:

1. If the allottee/ lessee fails to deposit the due amount within the given time or such extended period as allowed by the Chief Executive Officer, NOIDA or his duly authorised representative or commits any breach of the terms & conditions as laid down in this brochure/allotment letter/lease deed, the allotment/lease shall be liable to be cancelled and the entire deposited amount shall be forfeited in favour of the Authority. Possession of the built up flat shall be resumed in favour of the Authority and the allottee/lessee shall not be entitled to claim any compensation for the same.
2. The built up flat(s) shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the built up flat or amalgamate it with any other premises or to make any structural addition/alterations without prior approval of Chief Executive Officer, NOIDA or any other officer authorized by him/her. Violation of above may result in cancellation of the allotted flat along with forfeiture of entire amount deposited by the allottee.
3. The expenses incurred on demolition of illegal construction shall be recovered from the allottee(s).

20. CONSEQUENCES OF MISREPRESENTATION:

If the allotment/lessee of the built up flat is obtained by any misrepresentation, suppression of material fact, mis-statement or fraud, allotment/lease of built up flat may be cancelled/determined and the possession of the built up flat may be resumed by the Chief Executive Officer, NOIDA or his duly authorised representative. The allottee/lessee will not be entitled to claim any compensation. Entire money deposited will also be forfeited in favour of the Authority. Besides, Authority will be at liberty to initiate legal/criminal action against such allottee/lessee.

21. OVER RIDING POWERS OVER DORMANT PROPERTIES:

The Authority reserves the right to all mines, minerals, coals, washing, golds, earth gold quarries, in, over or under the allotted built up flat and shall have full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining, removing & enjoying, the surface of the residential plot or for any building for the time being standing thereon provided always that the Authority shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation, the decision of the Chief Executive Officer, NOIDA will be final and binding on the allottee/lessee.

22. Lock-in process in Detail (ON E-AUCTION BASIS)

As per the norms of Noida Authority, one person can have only one allotment for himself. For this during e-auction process bidders are restricted to be highest bidder for bidding of only one single built up flat. For this Noida Authority has introduced lock- in process during e bidding. This process would reserve a person to be highest bidder for only one built up flat. This process would be active all through the auction and every time bid of a person becomes highest for one built up flat, his bidding capacity will get locked for the other built up flats (for which he has submitted EMD).

23. OTHER CLAUSES:

- (i) The Chief Executive Officer, NOIDA reserves the right to make such additions, alternation or modifications in the terms and conditions of allotment from time to time as he may consider just and expedient.
- (ii) In case of any clarification or interpretation regarding these terms and conditions, the decision of the Chief Executive Officer of the Authority shall be final and binding on the applicant.
- (iii) If due to any "FORCE MAJEURE" circumstances beyond Authority's control, the Authority is unable to make allotment or delivery of possession of allotted plot, entire deposited amount towards plot premium will be refunded alongwith interest @5% p.a., if delay in refund is more than three months from the date of allotment.
- (iv) For all disputes on any issue pertaining to allotment/lease, the jurisdiction of disputes will be the District Court, Gautam Budh Nagar and/or the High Court of Judicature at Allahabad.
- (v) The allottee will be governed by the provisions of U.P. Industrial Area Development Act, 1976 and by the Rules/Regulations framed or directions issued there under.

1. Allotment Process (For Draw)

Noida invites applications for allotment of built up **Residential LIG flats (on draw basis)** on “as is where is basis” as per the terms & conditions described in the brochure Document. On the basis of registration, the allotment of the flats shall be done through draw of lots (manual). Place and time of lottery shall be released through Public Notices in leading national newspapers and NOIDA Authority’s website <https://noidaauthorityonline.com>. If number of applicants is less than the number of houses/flats offered under the scheme then draw of lots is held for allotment of specific house/flat no.

Manual Draw will be held through lottery system in presence of the applicants for allotment of the residential built up flats.

2. Allotment Process (For E-Auction)

Noida announces e-Auction for the allotment of Residential Built up flats as per terms and conditions prescribed in the e-brochure. Allotment of Residential built up flats will be done through E-Auction process wherein the E-bidder will bid for the highest bid against the reserve price mentioned in the E-brochure. Those plots which will have single bid during e-auction, will be considered for allotment. In case there are no bidders participating in the first instance against the built up flat, then last date for submission of application shall be extended two times by 7 days each for that particular flat(s).

3. Eligibility for participation (For draw & e-auction)

INSTRUCTIONS:

- (i) Any person citizen of India and legally competent to enter into a contract will be eligible to participate in the Draw/ auction .
- (ii) In case of e-bid on behalf of an Individual he/she is required to submit a copy of Aadhar card/Passport/Driving License and PAN Card etc. **Applicant must submit a copy of PAN Card.**
- (iii) In case of draw/e-bid on behalf of Partnership firm, all partners are required to sign the tender form along with Form A & B and Partnership Deed.
- (iv) In case of draw/e-bid on behalf of a Pvt./Public Ltd. Company, Co-operative Society, resolution duly signed and attested, authorizing the tenderer to submit tender on behalf of the company, Co-operative Society, is to be enclosed along with tender form along with List of Director(s)/Shareholder(s)/ Trustee(s) duly attested by Chartered Accountant is required to be submitted.
- (v) No e-bid below the reserve price will be accepted.
- (vi) In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of draw/auction etc. the Competent Authority shall have the right to cancel the bid and forfeit whole or any part of the amount paid by the bidder.
- (vii) If the tendered rates are not written in words, the tender shall be summarily rejected.

- (viii) If the tendered rates written in words and figures differ, the rates written in words shall be accepted and not the rates written in figures.
- (ix) Change in the name of applicant/e-bidder will not be accepted.

How to participate (For Draw)

The brochure containing the detailed terms & conditions and the application form shall be available **free of cost** online on NOIDA AUTHORITY's website <https://noidaauthorityonline.com> as well as in the Housing Department of Noida Authority, Sector-6, Noida.

Draw application form (ANNEXURE-C) for Registration duly completed in all respect along with the requisite payment shall be submitted in prescribed banks only.

3. How to Participate (For e-auction)

- (i) Interested parties will need to register and obtain user ID and password on the portal <https://property.etender.sbi> and thereafter deposit non refundable and non adjustable Processing Fees of Rs 1000+Rs 180 GST separately against each property for participation in the e-auction through online payment on or before **31.01.2023 by 5.00 pm**. E-Brochure is available on the portal <https://property.etender.sbi> free of cost. NOIDA will not be responsible for any payment after that and bid will not be considered.
- (ii) It will be the sole responsibility of the bidder/participant to obtain a compatible computer terminal with internet connection to enable him/her to participate in e-bidding process any reasons thereof. Ensuring internet connectivity at the bidders end shall be the sole responsibility of the bidder. Any Request / Complaint regarding the connectivity of internet at the bidders end will not be entertained in any form and shall not be a basis of cancellation of the bidding process.
- (iii) Bidder is required to deposit a separate EMD for each advertised property.
- (iv) The Authority may without assigning any reason withdraw any or all the sites from the e-auction at any stage and is not bound to accept the highest bid or all bids even if they are above the reserve price.
- (v) Authority reserves the right to accept or reject any or all the bids or cancel/postpone the e-auction without assigning any reason.
- (vi) **Bidding will not be permissible below the Reserve Price/Allotment Rate of the built up flat.**
The minimum incremental value of each further bid will be Rs. 50,000/-.
- (vii) **If the bid continues after the time for closure of bidding then a time extension of 5 minutes would be allowed automatically. Such extension would be restricted to 20 times only.**
- (viii) During the bidding process, it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in both figures and words match and are correct. Any exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money deposit and could also lead to further penal actions, if decided so by the CEO.

Mode of Payments (For Draw)

Draw application form (ANNEXURE-C) for Registration duly completed in all respect along with the requisite payment shall be submitted in the following banks only:-

1. Canara Bank, Sector-6, Noida
2. HDFC Bank, Sector-18, Noida
3. IndusInd Bank, Sector-18, Noida
4. ICICI Bank, Sector-18, Noida.

4. Mode of Payments (For e-auction)

Post registration, E-bidder shall proceed for login by using his ID & password. Bidder shall proceed to select the event he is interested in. The E-bidder would have following options to make payment towards Processing fees and Earnest Money Deposited (EMD) through valid:

- A. Credit Card. : For Document Download Fee and Processing Fee.
- B. Net Banking : For Document Download Fee, Processing Fee and EMD.
- C. NEFT : For Document Download Fee, Processing Fee and EMD.
- D. RTGS : For EMD
- E. Branch Option (SBI Cheque) at SBI branch: For Document Download Fee, Processing Fee and EMD.

Portal for E-Auction: <https://property.etender.sbi> can also be accessed through a link at NOIDA AUTHORITY's website www.noidaauthorityonline.com .
CUSTOMER CARE: 079-61200538/554/568/587/594/598.

After verification of related documents allotment letter to the successful Applicant/e-bidder will be issued by NOIDA on within 7 days of Draw/E-Auction.

5. For further enquiries contact: OFFICE OF THE OFFICER ON SPECIAL DUTY, HOUSING DEPARTMENT, MAIN ADMINISTRATIVE BUILDING, SECTOR-6, NOIDA, U.P.-201301 BETWEEN 10.00 AM TO 1.30 PM.

ANNEXURE-B

DESCRIPTION OF LIG FLATS (DRAW)

LIG Sector-52, Super Area-54.87sqm

No. of Flat-2

Floor	Total Number of Flats	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
Ground	1	76,56,540/-	7,65,000/-	15,31,500/-	53,60,040/-	64,263/-
Second	1	61,57,091/-	6,20,000/-	12,32,000/-	43,05,091/-	49,268/-

LIG Sector-71, Super Area-54.87sqm

No. of Flat-1

Floor	Total Number of Flats	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
Ground	1	57,09,666/-	5,70,000/-	11,42,000/-	39,97,666/-	44,794/-

LIG Sector-99, Super Area-66.83sqm

No. of Flat-61

Floor	Total Number of Flats	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
Ground	18	75,89,680/-	7,60,000/-	1520000	5309680	51,690/-
First	15	70,70,090/-	7,10,000/-	1415000	4945090	46,764/-
Second	11	63,77,300/-	6,40,000/-	1275000	4462300	39,836/-
Third	17	58,57,720/-	5,90,000/-	1172000	4095720	34,640/-

LIG Sector-135, Super Area-66.83sqm

No. of Flat-19

Floor	Total Number of Flats	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
Ground	4	64,61,130/-	6,50,000/-	1292000	4519130	40,675/-
First	4	60,54,390/-	6,10,000/-	1210000	4234390	36,607/-
Second	2	5512060	555000/-	1105000/-	3852060/-	31184/-
Third	9	5105320/-	510000/-	1021000/-	3574320/-	27117/-

LIG (TYPE 2) Sector-118, Super Area-65.42sqm

No. of Flat-231

Floor	Total Number of Flats	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
Ground	60	57,43,360	5,75,000/-	1150000	4018360	37,092/-
First	56	53,72,576	5,40,000/-	1010000	3822576	33,335/-
Second	57	48,79,135	4,88,000/-	975000	3416135	28,396/-
Third	58	45,08,752	4,50,000/-	920000	3138752	24,693/-

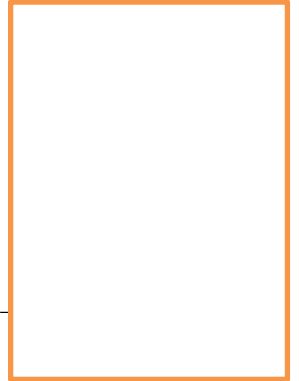
DESCRIPTION OF MIG, HIG, DUPLEX FLATS (E-AUCTION)

Flat No	Block	Sector	Type of Flat	Floor	Super Area (in Sqmtrs)	Total Cost of Flats (Rupees)	EMD (10%)	Allotment Money (20%)	Balance Amount (Rupees)	Yearly Lease Rent (Rupees)
18C	B	62	MIG	II	91.15	66,44,814/-	6,65,000/-	13,29,000/-	46,50,814/-	57,050/-
18A	B	99	MIG	GF	74.02	90,48,452/-	9,05,000/-	18,97,000/-	62,46,452/-	57,550/-
19A	B	99	MIG	GF	74.02	90,48,452/-	9,05,000/-	18,97,000/-	62,46,452/-	57,550/-
18C	B	99	MIG	II	74.02	77,05,640/-	7,75,000/-	15,40,000/-	53,90,640/-	44,121/-
18D	B	99	MIG	III	74.02	71,30,147/-	7,15,000/-	14,26,000/-	49,89,147/-	38,367/-
45A	A	99	HIG	GF	153.57	1,74,15,933/-	17,45,000/-	34,85,000/-	1,21,85,933/-	1,19,476/-
51A	A	99	HIG	GF	153.57	1,74,15,933/-	17,45,000/-	34,85,000/-	1,21,85,933/-	1,19,476/-
52A	A	99	HIG	GF	153.57	1,74,15,933/-	17,45,000/-	34,85,000/-	1,21,85,933/-	1,19,476/-
42B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
44B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
45B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
48B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
59B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
50B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
52B	A	99	HIG	I	153.57	1,62,21,177/-	16,25,000/-	32,45,000/-	1,13,51,177/-	1,07,528/-
48C	A	99	HIG	II	153.57	1,46,28,180/-	14,65,000/-	29,26,000/-	1,02,37,180/-	91,568/-
51C	A	99	HIG	II	153.57	1,46,28,180/-	14,65,000/-	29,26,000/-	1,02,37,180/-	91,568/-
46D	A	99	HIG	III	153.57	1,34,33,425	13,45,000/-	26,85,000/-	94,03,425/-	79,651/-
47D	A	99	HIG	III	153.57	1,34,33,425	13,45,000/-	26,85,000/-	94,03,425/-	79,651/-
48D	A	99	HIG	III	153.57	1,34,33,425	13,45,000/-	26,85,000/-	94,03,425/-	79,651/-
52D	A	99	HIG	III	153.57	1,34,33,425	13,45,000/-	26,85,000/-	94,03,425/-	79,651/-
223	HD	135	Duplex	GF	180	17924222	17,92,000	35,85,000	1,25,47,222	84,924
341	HD	135	Duplex	GF	180	17924222	17,92,000	35,85,000	1,25,47,222	84,924
259	HD	135	Duplex	GF	180	17924222	17,92,000	35,85,000	1,25,47,222	84,924

Event ID No _____

ANNEXURE-C

(FORM IS TO BE FILLED IN BLOCK/CAPITAL LETTERS)
NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
RESIDENTIAL BUILT UP FLATS SCHEME NO. 2022-23(H)(01)
(w.e.f. 02.01.2023 to 31.01.2023)



1. Application for Flat No _____ Block _____, Sector _____

2. Details of Deposit of Registration Money/Earnest Money Amount _____

Challan No/DD No/UTR No/RTGS No _____ Date _____

Bank Name _____ Branch _____

3. Applicant's Account No to which refund is to be made

Account No _____

Bank Name _____ Branch _____

IFSC Code _____

4. Full Name of the Applicant (In Capital Letters)

5. Father's /Husband's name of the Applicant

6. (a) Present Address (In Capital Letters)

_____ MOBILE NO _____

(b) Permanent Address (In Capital Letters)

_____ MOBILE NO _____

7. Age _____ Years, Date of Birth ____/____/____

8. PAN No _____

9. AADHAR No _____

I hereby declare that the above information is true to the best of my knowledge, Nothing has been concealed and no part of it is false. I further declare that I have carefully read and understood the terms & conditions of the scheme for residential plot and do hereby agree to abide by the same. The Authority has full right to cancel my application form or allotment of plot without assigning any reason thereof.

SIGNATURE OF THE APPLICANT