

## **TERMS & CONDITIONS OF SALE**

### **1.1 NAME OF THE PROJECT**

- 1.1.1 The name of project shall be **World Trade Center, New Delhi**. The successful bidder/allottee shall not be allowed to change the name of the project or building at any time, even after paying full consideration and subsequent occupation.
- 1.1.2. The subject property is located in Nauroji Nagar, which is located in the south of New Delhi. The property has frontage on Africa Avenue and the Ring Road, which is an arterial road of New Delhi. Africa Avenue further connects Palm Marg in the south and Diplomatic Area in the north. In close proximity to the subject property is the Bhikaji Cama place, which is situated towards the west of the subject property. Further, the subject property abuts Safdarjung Enclave on the southern periphery.
- 1.1.3 MoHUA has appointed NBCC as implementing agency for re-development of Nauroji Nagar, New Delhi. NBCC is authorized to market the commercial space on freehold basis with the condition that any future increase in FAR and development rights that may come about shall remain with Government of India and the purchaser has only rights of the purchased freehold specific BUA.

### **1.2 CURRENT STATUS OF THE PROJECT**

MoHUA has appointed NBCC as implementing agency for re-development of Nauroji Nagar, New Delhi vide Letter of Intent (LOI) No. F.No. O-17034/62/2016-PS dated 22.07.2016 and Memorandum of Understanding dated 25<sup>th</sup> October, 2016. The Drawings of the said property have been duly approved by the statutory authorities. The area details provided in the offer document are as per drawings and may change slightly during implementation.

### **1.3 DEFAULT RATE**

The default rate shall mean the rate of interest payable by developer and /or allottees in case of default of agreement provisions of the obligations. The interest at this rate shall be payable to the other party that is non-defaulting party for a particular provisions worked out as simple rate of interest for delayed period only and it shall the State Bank of India highest Marginal Cost of Funds based lending rates plus 2%.

Provided that in case the State Bank of India Marginal Cost of Funds based lending rates is not in use it would be replaced by such benchmark landing rates which the State Bank of India may fix from time to time for lending to the general public.

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## **1.4 BUILT UP AREA DEFINITION**

The "Built Up Area" includes entire covered area/ usable area/carpet area of the respective unit including proportionate loading of common area on the particular floor plus the proportionate share of building/tower and project common areas such as; Passage, Staircase, Lifts, Lift Lobbies, Substation, DG Room, Electric/ Fire Control Room, Pump Room, Underground Water Tank, AC Plant room, Control Room, attached architectural features/ covered balconies etc. The bidders are required to satisfy themselves about the location of the plot, Built Up Area corresponding usable areas, title of the land, status of statutory approvals and other details before submission of application for purchase of space in the Complex.

## **1.5 CARPET AREA DEFINITION AS PER RERA**

RERA defines "Carpet Area" as "the net usable floor area of apartment, excluding the area covered by external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of apartment".

## **2.0 TERRACE RIGHTS**

- 2.1.1 The applicant acknowledges that even after the execution of the conveyance deed in favour of all applicants, Government of India will continue to have exclusive rights to the terrace and carry out development on the terrace including inter-alia the right to make additions, raise additional floors, and build additional structures, subject to the applicable laws. Any development on the terrace done by Government of India shall be the sole property of Government of India which shall be entitled to dispose it and or utilise it without any interference from the allottees.
- 2.1.2 The Applicant acknowledges and consents to NBCC's right on behalf of MoHUA to connect the electric, water, sanitary and drainage sources to the development on the terrace. However, such connections shall be made at the sole cost of NBCC and with minimal inconvenience to the Applicant(s) but at its own cost.
- 2.1.3 Any consequent cost incurred for additional services, enhancement in statutory charges/levies due to such additions/raising of stories etc. shall however be borne by NBCC/Government of India.
- 2.1.4 The Applicant also acknowledges that it shall not entitle to raise any objection and/ or claim any reduction in agreed consideration / sale price of the Unit to be sold, on account of any inconvenience or any other ground whatsoever.

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### **3.0 PARKING SLOTS / ECS**

Allotment of parking slots / ECS shall be done on completion of the building. Parking slots shall be allotted area basis. The bidder may inspect parking plans in NBCC office.

Basements are planned for services and parking spaces for cars & scooters. The parking slots for three numbers scooter/bike parking has been considered equivalent to the one car parking space.

Parking slots shall be allotted to the allottees at sole discretion of NBCC and decision of NBCC in this regard shall be final and binding on the allottees.

### **4.0 FLOORING & FINISHING**

The Unit shall be provided as bare-shell as specified below:

- All outer walls are of double cavity walls and insulated double glass facade.
- All the external finishing will be combination of granite stone cladding/structural glazing/aluminium tile cladding, as per the architectural requirement.
- Central HVAC system including Chiller units, boilers, pumps, high end piping, ducting, AHUs will be provided.
- All electrical systems including sub-station, LT, HT, floor panels, DBs, MCBs, MCCBs, cabling (up to DB only) will be provided.
- All piping network for water supply, sewage/liquid waste collection will be laid.
- All walls (inside of outer walls) including internal walls will be finished with plaster.
- Lift Lobbies will be provided with Granite flooring & Italian Marble wall cladding or combination as per architectural design.
- Staircases and staircase lobbies will be provided with granite finish.
- All public toilets will be completed with granite/vitrified tile flooring and cladding with all fittings & fixtures, false ceiling, complete
- All common corridors will be provided with granite/vitrified tile flooring.
- All corridor walls will be finished with plaster and OBD.
- All railings will be 304 grade stainless steel railings
- All common areas including basement, external pathways, landscaping, horticulture works, etc will be provided
- The allottees are required to do the flooring, electrical wiring, fittings and fixtures, door/door shutters, low end HVAC system like ducting, grills/diffusers including their connections, etc within their units. However fire doors shall be provided by the developer.
- Inside fire fighting/ fire alarm to be done by the allottees in consultation with the approved drawings and norms.

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## **5.0 INSTALLATION OF SIGN BOARD**

5.0.1 The successful Allottee shall be allowed to install uniform size sign board at a place & size as decided by NBCC and only on the front wall of his Unit. The Allottee shall not be allowed to put any of its sign board at any other place in the complex/ building or on facade of the building, including of the Unit purchased by the Allottee.

## **6.0 COMMON AREAS**

6.1.1 The successful Applicant shall have proportionate undivided share but not any exclusive right in the common spaces and shall in no way encroach/ block common spaces such as corridors, lobbies, open spaces etc.

6.1.2 As the share of an Allottee in the common areas and facilities shall be undivided and cannot be separated, all Allotees shall be obliged to use the common areas and facilities within the said complex harmoniously along with other allottees, owners, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them subject always to the timely payment of maintenance charges, dues, taxes and other liabilities.

6.1.3 All the fixtures and equipment in the common areas or for common use like the electric panels ,lifts, pumps etc. shall be the joint property of owner of Units and NBCC/ Government of India (for only the unsold portions).

## **7.0 STRUCTURAL CHANGES**

7.1.1 The Allottee/ buyer will not make any structural additions/alterations in the commercial space purchased by it or in any other part of the complex without written permission from NBCC, the maintenance agency, the association of Applicants/ buyers (if formed) as well as the concerned authorities.

7.1.2 The Allottee/ buyer shall not make any changes in the external façade or external colour scheme of the building under any circumstances.

7.1.3 The Allottee/ buyer shall be solely responsible for all deviations, violations of any of the conditions or rules or bye laws of local, State, Central Govt. Authorities and shall be responsible for structural, fire and other safety measures at all times after handing over of the Unit to the Allottee by NBCC. The Allottee shall also be solely responsible for any damage to the structure of the space or fixtures, in either the common areas or spaces purchased by others, caused either by itself or its employees, guest or any other person claiming through them.

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7.1.4 The Allottee/ buyer shall use the commercial space only for the purpose which is permissible by local bodies and shall not use the said Unit for any purpose which may or is likely to be a cause of nuisance or annoyance to neighbouring properties or for any illegal or immoral purpose. In any case the Allottee shall be solely responsible for all damages/liabilities that may become payable including penalties from local authorities, if any.

## **8.0 MAINTENANCE**

8.1 Maintenance of the entire complex (common areas/ services) shall remain with NBCC. All allottees shall have to sign the maintenance agreement with NBCC before taking over possession of the space. Maintenance charges shall be applicable from the date of offer for taking over of possession.

8.2 Maintenance charges for two year shall have to be paid in advance alongwith the balance dues before taking over possession of the office space. Thereafter the maintenance charges shall be payable in advance on quarterly basis, whether demanded or not. Delay in release of maintenance charges shall attract simple interest for delayed payment at Default Rate. On completion of three years of maintenance period, there shall be an increase of 20% (Twenty percent) in maintenance charges on last applicable charges.

8.3 Maintenance charges shall be applicable from the date of handing over of physical possession of 20% of super Built up Area in the commercial complex. Till the handing over of 20% of the super Built Up Area of complex to the respective Allotees/ Buyers, only essential common services shall be made functional in the complex i.e. excluding power backup and Air conditioning etc.

8.4 After handing over of physical possession of 20% of the Super Built Up Area of the commercial complex, the maintenance charges shall be applicable to all the Allotees including those, who may not be using the Unit or have not taken possession of the Unit even after the passage of a period of two months from the date of offer of possession.

8.5 The amount of maintenance charges shall be as per the following table:

S. no	Description	Retail and Office
1.	Maintenance charges w.e.f the date of offer for occupancy	Rs. 25 /- per sft of Super Built Up Area

\*Taxes as applicable shall be extra.

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The aforesaid maintenance charges shall be revised every three years by 20% on the last paid rates.

8.6 The maintenance services include the following:

1. In case of failure of regular power, Power back up facility in all common areas between 9.00 AM to 10.00 PM (13 Hrs).
2. Security of common areas.
3. Upkeep of common toilets.
4. Cleaning of common areas.
5. Running and operation of common services as per above timings.
6. Replacement of damaged parts of the common services.
7. Insurance premium for equipment providing common services.
8. CCTV Surveillance etc.
9. Running and operation of DG sets (except fuel charges)
10. Cost of power and water consumed in the common services.
11. Running & operation of STP.

The followings are not included in the maintenance charges; which shall be charged on actual costs incurred (calculated on pro-rata basis):-

- i) Power consumption in Unit.
  - ii) Consumable including annual maintenance of DG set.
  - iii) Fuel consumed for DG set (based on actual consumption-on prorata basis)
  - iv) Additional charges for obtaining additional load from local electric authority, if required.
  - v) Cost towards periodic overhauling/ replacement of equipment shall be charged separately/additionally from the occupants from pro-rata to the area occupied/ purchased.
- 8.7 The Applicant acknowledges that the maintenance services are limited to the maintenance of inter-alia, various equipment like the lifts, generators, pumps etc. However, being machines, they may break-down from time to time due to any Force Majeure reasons or general wear and tear. In such circumstances, the cost of repairs/ replacement of damages of components or the entire equipment shall be borne proportionately by all the Allottees/ buyers.
- 8.8 The maintenance services are provided in a bundle and charged accordingly. The Allottee shall have no right to seek concessions on the ground that it does not require certain services or that certain services had to be suspended due to maintenance or any other reason.

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- 8.9 The maintenance services shall be provided on working days i.e. excluding all Sundays and Gazetted holidays (Gazetted holidays limited to 10 Nos as may be decided by NBCC).
- 8.10 The maintenance services are provided for the common areas and the Allottee acknowledges that it shall remain solely and additionally responsible for the maintenance of the Unit purchased by it including the cost of electricity, water etc.
- 8.11 In the event of any Applicant/ buyer defaulting in payment of the maintenance charges by over three months, NBCC, in addition to the sub-clause 11.02 and at its sole discretion, shall have the right to shut down the electricity connection and/or water connection to the Unit purchased by the defaulting Allottee/ buyer.
- 8.12 On specific request by any Applicant, DG services and air-conditioning / chilled water can be provided specifically for periods beyond the specified time or on holidays, subject to the payment of additional charges as provided herein under; The additional charges shall be as under:

Description	Rate(Rupees)
Running of DG	2500/- per hour (Excluding fuel charges)
Running of air-conditioning / chilled water	As agreed mutually between Buyers and Developer.

### **IFMS**

The Applicant shall also be liable to pay an amount of **Rs 500/- per square feet** of Super Built Up Area at the time of taking possession towards 'Interest Free Maintenance Security' (IFMS) which shall be separately maintained by NBCC and shall be utilized for the maintenance of the complex. On formation of Society of allottees and while handing over of the maintenance services to such Society, the unspent principal amount, if any shall also be transferred to such Society.

### **SINKING FUND**

The allottees shall have to pay sinking fund towards working capital expenditure on overhauling of installed equipment periodically or for replacement of such equipment. The Sinking Fund shall be payable @ Rs. 2/- per month per sft. of Super Built up Area in addition to all other maintenance charges.

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## **9.0 AGREEMENT TO SELL**

- 9.1 Government of India (MoHUA) through its nominated office/officer will sign the 'Agreement to Sell' in favour of the Allottee/ buyer after payment of 10% of sale consideration value to NBCC and on completion of all other formalities.
- 9.2 The Allottee shall bear all costs, charges and fees towards the applicable stamp duty, registration charges as well as applicable taxes, cess, surcharges thereto.
- 9.3 The 'Agreement to sell' will be executed in Delhi and will be subject to exclusive jurisdiction of the Courts at Delhi.

## **10.0 SALE DEED**

- 10.1 Upon receipt of the completion / occupancy certificate from the concerned authorities and on receipt of all outstanding dues from the allottees including maintenance, security and balance advance if any, Government of India (MoHUA) through its nominated office/officer shall execute the Sale Deed in favour of the Allottee and NBCC shall however facilitate the execution.
- 10.2 The Allottee shall bear all costs, charges and fees towards the applicable stamp duty, registration charges as well as applicable taxes, surcharges thereto.
- 10.3 The Sale Deed shall be executed in Delhi and shall remain subject to the exclusive jurisdiction of the Courts in Delhi.

## **11.0 PROPERTY TAX AND OTHER TAXES**

- 11.1 The Allottee/ buyer shall be responsible for making payment of property tax and all other applicable taxes directly to concern statutory authority w.e.f. the date of handing over of possession. The allottee/ buyer shall also be responsible for the proportionate share of the any taxes liveable on the common area of the complex.
- 11.2 Any amount towards any other applicable tax/surcharge applicable on such payment shall be payable additionally by the Allottee/ buyer at such rates, terms & conditions which may be applicable under law.

## **12.0 COMPLIANCE WITH STATUTORY REGULATIONS**

The Allottee shall comply with all statutory provisions, rules & regulations, bye-laws etc., in all respects, including payment of all fees, taxes in accordance with the provisions of:-

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- i) Any Central or State enactment/ notification, ordinance or other Statute, or any regulation or bye law of any local or other duly constituted authority in force from time to time.

### **13.0 MISREPRESENTATION/FRAUD/BREACH OF TERMS AND CONDITIONS**

If it is discovered at any point of time that the Allottee/ buyer has purchased the Unit by suppression of any material factor misrepresentation or fraud, NBCC reserves the right, at its sole discretion, to cancel the allotment and/or revoke the Agreement to Sell and the EMD and other amounts paid by the Allottee/ buyer shall be forfeited. NBCC shall also be entitled to take over possession of the Unit from the Allottee/ buyer.

In such an event, the Allottee/ buyer will not be entitled to any compensation whatsoever, or refund of any EMD or any other amount paid by him and NBCC at its sole discretion shall re-sell / re-allot the Unit.

### **14.0 HANDING OVER:**

- 14.1 The physical possession of the Unit will be handed over to the Allottee / buyer only upon receipt of the necessary statutory clearances and occupation certificate from the concerned authorities (this time is additional to physical completion time as per clause 14.3) and subject to payment of balance sale consideration amount along with all other dues, interest, charges, taxes etc.
- 14.2 The NBCC, upon completion of the structure but prior to obtaining of the post construction approvals from statutory authorities, may at its sole discretion offer provisional physical possession of the Unit to the Allottee for carrying out interiors etc., subject to the payment of any balance sale consideration amount along with all other dues, interest, charges, taxes etc. The Allottee can however, start functioning from the Unit purchased, only on getting the final possession i.e. with all the statutory post construction approvals from various authorities.
- 14.3 The physical completion period of the project is 48 months from the issuance of allotment letter. The Allottee is further made aware that if, the completion of the projects delayed due to force majeure reasons which are unforeseen and beyond the reasonable control of a party (such as acts of god or the public enemy, expropriation, compliance with any order or request of Government or judicial authorities(not occasioned due to breach of NBCC / MoHUA), acts of war, rebellions, sabotage, fire, floods, illegal strikes, or riots etc.), then the NBCC shall be entitled to a proportionate extension of time.
- 14.4 In case of delay in completion of the building beyond the stipulated period and subject to any extension of time, which NBCC may be entitled to, the Allottee

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shall be entitled to a simple interest as per default rate described in clause 1.3. on the amount paid to NBCC, for the period of the delay, from the specified date of completion of the complex and handover of possession of Unit up to the date of handing over of possession and/or such other remedy and relief as prescribed under the Real Estate (Regulation and Development Act, 2016). NBCC shall, however, not be held liable for the delay on part of the concerned authorities in granting the necessary permissions and occupation certificate (not occasioned due to any breach or deficiency on the part of NBCC / MoHUA).

14.5 The adjustment of such compensation shall be done only at the time of execution of sale Deed.

### **15.0 HOLDING CHARGES**

The possession of the Unit allotted shall have to be taken over by the Allottee / buyer by the due date intimated in the "offer of possession", failing which "Holding Charges" @Rs. 1.00 per sft per month shall be charged for the entire period of delay besides payment of maintenance charges along with interest at Default Rate for delayed payment.

### **16.0 TERMINATION / CANCELLATION OF BOOKING / ALLOTMENT**

The proposed project is a Government of India's re-development project. As such sudden cancellation of booking / allotment may threaten the project in its entirety. Therefore, upon such termination / cancellation of allotment, the amount paid by the Allottee shall be refunded without any interest and after deduction of the forfeiture / cancellation amounts as mentioned below:

i)	Termination / cancellation of booking due to Non-payment of 10% within 72 hrs of closing of e-auction	Entire EMD shall be forfeited
ii)	Withdrawal / Termination / cancellation of allotment due to Allottee's default, after payment of 10%	10% of the final / successful bid price shall be forfeited + taxes as applicable if any

The refund to the Allottee / buyer, after deductions as provided for, shall be made within 60 days from the date of withdrawal/cancellation by sending a cheque / DD / RTGS in the name of Allottee / buyer at the registered postal address only. It is further clarified that no claims for any damages shall be tenable in the event of cancellation of the allotment and NBCC shall proceed with resale of Unit at its sole discretion.

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## **17.0 TRANSFER OF PROPERTY RIGHTS**

- 17.1 The sale of the Unit in the project to the Allottee/ buyer shall be on free-hold basis with the condition that any future increase in FAR and development rights these of shall vest with MoHUA to be used strictly in the manner permitted under applicable laws.
- 17.2 Till the execution of Sale Deed, on specific request of the Allottee, NBCC, at its sole discretion, may transfer the allotment of the Unit in favour such third party, as requested by the Allottee.
- 17.3 Such transfer, if allowed, shall be subject to the payment of 2% of the sale value / consideration (as sold to the Allottee) of the Unit as transfer charges. Upon payment of the transfer charges, NBCC shall enter upon fresh agreement to sell with such third party, which shall undertake to abide by all terms & conditions agreed to by the Allottee.
- 17.4 Any such transfer shall also be subject to payment of all outstanding dues, charges, interest and any other amount under the earlier Agreement to Sell with the Allottee, as shall be payable to NBCC.
- 17.5 The Allottee shall indemnify NBCC and keep it indemnified against any claim made by the third party as a result of any court order which may arise from such transfer including expenses borne by NBCC in defending any such claim.
- 17.6 The Allottee agrees and acknowledges that it shall have no claim against NBCC, in the event of such request for transfer being declined, for any reason, including but not limited to the dubious financial situation of the third party.

## **18.0 STRUCTURAL SOUNDNESS**

- 18.1. The quality control of the project has/ is being implemented by NBCC as per approved quality norms and approved plans.
- 18.2. The Allottee shall however, be solely responsible for ensuring the safety and structural soundness, in the event of any modification/ alteration/ interior works that may be carried out in the Unit purchased by such Allottee/ buyer.

## **19.0 ELECTRICITY CONNECTION & FIXTURES**

- 19.1 The Allottee/ buyer shall be liable for payment of water, electricity connection charges for their own premises and in case bulk connections are delivered by

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the authorities, in that case the buyers of space shall share cost on pro-rata basis including that of common area services connections.

- 19.2 The Allottee/ buyer shall bear the cost towards electrical fixtures such as fans, lights etc. in its Unit and the cost of the same is not included in the reserve price of the Unit.
- 19.3 NBCC will install electrical fixtures in common area as per the requirement as designed and finalized by NBCC. The cost towards such fixtures shall be deemed to be included in the reserve price. The subsequent replacement of fixtures in common areas shall be done by NBCC (in the capacity of entity maintaining the complex) and shall be charges as part of the maintenance charges.

## **20.0 FINANCIAL TERMS**

- 20.1. The cost on account of security deposit paid/payable to concern authority towards connections shall be borne by the Allottees / buyers on pro-rata basis and is payable in addition to price quoted in the terms & conditions.
- 20.2. NBCC shall charge 5% towards handling charges on proportionate basis from each Allottee/ buyer on the payments made to concerned authority on behalf of buyers over and above the principle amount payable to these authorities. The buyers shall have to make such payments to NBCC within 15 days of raising the bills along with handling charges on the buyers. The delay in making the payments after 15 days of raising the bills shall attract interest @ Default Rate P.A. compounded half yearly. The taxes, if any, shall be borne by the allottee/ buyer of built up area.
- 20.3. If any statutory charges are levied, or if any existing charges are enhanced with retrospective effect after the date of acceptance letter, by concern local/ central government body towards house tax, property tax or any other taxes, levies or charges, the same shall be borne by Allottee/ buyer. House tax will be payable by each Allottee/ buyer to the concern authority.

## **21. CLARIFICATIONS**

- 21.1 The bidder requiring any clarification on the bid document may notify NBCC in writing at least 7 days prior to the schedule date of submission of offer document. No request for clarification shall be entertained thereafter. NBCC shall try to send the clarifications on the email address of intending bidder. However, if the bidder participates in the e-auction then it shall be presume that no query of the bidder remain unanswered, even if no reply has been sent by NBCC.

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## **22.0 VALIDITY**

The highest bid or the second highest bid shall be valid for acceptance by NBCC for a period of 90 (ninety) days from the date of e-auction.

## **23.0 MISCELLANEOUS CONDITIONS:**

- 23.1** The Allottee/ buyer shall maintain at his own cost, the Unit purchased by him, in a state of good condition and repair at all the time and shall abide by all the applicable bye-laws, rules and regulations and shall attend, answer and be responsible for all deviation, violation of any of the conditions or rules or bye-laws.
- 23.2** The Allottee/ buyer shall, at any time before or after execution of the Conveyance Deed, not encroach upon the common areas and shall do no such act as may harm or damage the partition walls, common equipment and/or electrical fixtures, sewers, drains, pipes and appurtenances thereof in good conditions and in particular so as to support, shelter and protect the parts of building other than their premises. The Allottee/ buyer shall make good any damage caused to any common area or common equipment or fixtures caused either by itself or its employees, labour, guests or any other person claiming through it.
- 23.3** The Allottee/ buyer shall not store in the Unit any goods of hazardous, combustible or dangerous nature or are so heavy as to affect the structure of the complex.
- 23.4** In the event of any additional service being provided or any expansion being made for providing additional services, the Allottee/ buyer shall be charged the actual or proportionate cost of such service and/or expansion (as may be applicable).
- 23.5** All or any disputes arising out of and in connection to the present Application Form shall be subjected to the exclusive jurisdiction of the Courts of New Delhi.

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## Annexure I

### Details of saleable area in tower B:

Unit No.	Floor	Carpet Area (sft)	Super built-up area (sft)	EMD
B-G00	Ground floor	10702	14453	2,00,00,000/-
B-100, B-200 & B-301	First, Second & Third Floor	46684	63780	5,00,00,000/
B-302	Third Floor	9554	13053	1,00,00,000/
B-400	Fourth	18746	25611	2,00,00,000/
B-500	Fifth	18746	25611	2,00,00,000/
B-600(6 <sup>th</sup> to 9 <sup>th</sup> floor)	Sixth to Ninth	73240	100399	8,00,00,000/-
Total		177672	242907	

### Details of saleable area in Tower-E

E-007	Ground floor	630	1191	20,00,000/
E-008	Ground	663	1252	20,00,000/
E-009	Ground	665	1256	20,00,000/
E-010	Ground	1679	3172	60,00,000/
E-200	Second	31168	41082	2,00,00,000/
E-300	Third	31168	41082	2,00,00,000/
E-400	Fourth	31168	41082	2,00,00,000/
E-500	Fifth	31168	41082	2,00,00,000/
E-600	Sixth	31168	41082	2,00,00,000/
E-700	Seventh	27654	36893	2,00,00,000/
E-900	Ninth	31168	41082	2,00,00,000/
Total		218299	290256	

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## Annexure II

### Payment Plan

<b>Sr. No</b>	<b>Installment Description</b>	<b>Amount payable</b>
1.	Along with Application Form	EMD
2.	Within 72 Hours of closing of the e-auction ( in case the day of payment happens to be Sunday or bank holiday than it shall be deposited by next day)	10% of the highest bid price = (i.e. 10% of highest bid rate * super BUA less EMD amount) plus applicable taxes
3.	On completion of 90% of excavation work of the Tower.	10% of the Basic sale consideration value of space allotted plus balance payment of ECS & PLC against initial payment of 10%with applicable taxes
4.	On completion of 90% of the raft of basement for the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
5.	On 90% completion of RCC work upto plinth level of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
6.	On 90% completion of RCC work upto 3 <sup>rd</sup> floor slab of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
7.	On 90% completion of RCC work upto 6 <sup>th</sup> floor slab of Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
8.	On completion of 90% of RCC work up to 9 <sup>th</sup> floor slab of Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
9.	On completion of 90% of roof slab of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
10.	On completion of 90% of fixing of doors, windows & flooring etc. Of Tower.	5% of the Basic sale consideration value of space allotted plus applicable taxes
11.	On completion of 90% external development works (surrounding the Tower within the complex)	5% of the Basic sale consideration value of space allotted plus applicable taxes with advance Maintenance charges and Sinking Fund charges for two years with applicable taxes

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12.	On installation, and initial testing of equipment and offer to carryout fitment.	5% of the Basic sale consideration value of space allotted plus applicable taxes
13.	Within 60 days from offer of possession.	5% of the Basic sale consideration value of space allotted along with IFMS and other allied charges, advances etc. With applicable taxes

- Basic Sale Consideration shall be cost of super BUA worked out on successful/bid price for the particular unit plus mandatory car parking space plus PLC, if any.
- Construction status for the payment for particular milestone shall be certified by NBCC.
- The sequence of construction milestone related to payment of corresponding installment may vary and accordingly the respective installment shall be due for payment.
- (The stamp duty, registration charges, GST and any other statutory charges/dues as levied by the Central Government/State Govt./Local Bodies shall be payable additionally solely by the Allottee/ buyer).
- All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the Allottee in proportion to the Super Built up Area.
- In case the amount payable at SI No. 2 of the table above is not paid within the stipulated period then the EMD shall stand forfeited and NBCC shall proceed with further sale of the concerned Unit without any notice to the Bidder. Any delay in release of amount as above shall attract interest to be calculated at the Default Rate. In case of delayed payment first outstanding interest amount shall be adjusted from any subsequent and the balance amount, if any, shall be accounted towards to the instalment or as the case may be.

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**Signature and Name of Applicant**