

(Full Payment)

Duplicate

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FORM C-I

(See Regulation 5(3)

(Form of allotment letter for allotment made on lease hold basis To be used for residential/industrial commercial plots/ buildings disposed of by allotment only).

From

The Estate Officer,
Panchkula.

To

The Secretary

D.A.V. college Managing Committee,

NEW DELHI

Memp No: E.O.(F)-84/6308

Dated: 18-3-85

Sub:- Allotment of land for School Site in sector 11CB

Your application has been considered and land as detailed below has been allotted to you on lease hold basis as per the following terms & conditions and subject to provisions of the Haryana Urban Development Authority (after referred to as the Act) and the rules/regulations thereunder and as amended from time to time.

The approximate area of the site and the tentative premium of the plot as given below is subject to the adjustment in accordance with the actual measurement of the site at the time of deliver of possession.

Sec	Name of Urban Area	Plot/ Buildings	Appr. area	Dimension of the plot	Tentative premium of the plot
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11	Panchkula		5 Acres 2254 sq. m.		1,63,241/-
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Full Payment Paid

Contd. 2

In case, you refuse to accept this allotment. You shall communicate your refusal by a registered letter within 30 days from the date of issue of allotment letter filing, which this allotment shall stand cancelled and the earnest money deposited by you shall be forfeited to the authority and you shall have no claim for damages.

In case you accept this allotment please send your acceptance by registered post alongwith an amount of Rs. 40,560-25 within 30 days from the date of issue of this allotment letter, which together with the amount paid by you alongwith your application form as earnest money will constitute 25% of the total tentative premium.

5. The balance amount i.e. Rs. 21,680-75 of the above tentative premium of the plot can be paid in lumpsum without interest within 60 days from the date of issue of the allotment letter or in eight annual/half yearly instalments as per annexure attached. The first instalment will fall due after the expiry of two years of the date of issue of this letter. On remaining 75% tentative premium only interest 10% per annum will be charged over year for first two years. Each instalment would be recoverable together with interest on the balance premium at 10% interest on the remaining amount. The interest shall, however, accrue from the date of offer of possession.

6. In the case of building or undeveloped land, the possession shall, however, be delivered within ninety days from the date of this letter.

7. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter

. . . . 3/-

the Estate Officer or such other Officer as may be authorized by the Chief Administrator.

17. The lessor's right to the recovery of 30% of unearned increase and the pre-emptive right to purchase the property shall apply equally to an involuntary sale or transfer whether it be and through an executing or insolvency court.

18. The plot shall not be used for any purpose other than for which it has been allotted in accordance with the plans approved by the Competent Authority. No obnoxious trade shall be carried out in or any land.

19. Whatsoever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferee shall be bound by all the conditions imposed in this lease and shall be answerable in all respects therefore.

20. Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferee and the transferee shall within 3 months of the transfer, give notice of such devolution to the lessor. The transferee of the person on whom the title devolves as the case may be shall supply the lessor certified copies of the documents evidencing the transfer of devolution.

21. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your plot in the time of allotment of which compensation has been assessed and paid by the Authority if you want to make use of the same.

22. You shall have to pay all general and local

taxes, rates or cesses imposed or assessed on the said land by the competent authority.

23. The authority will not be responsible for levelling the uneven sites.

24. You will have to complete the construction within two years of the date of offer of possession after getting the plans of proposed building, approved from the competent authority, in accordance with the regulation covering the erection of building. This time limit is extendable by the Estate Officer, if he is satisfied that non-construction of the building was due to reasons beyond your control.

25. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such kinds and paper as may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same at all such times and in such manner as the Authority, shall think fit with power to carry out any surface or any underground workin, and down the surface of all or any part of the said site and to sink pits erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the authority such payment for the occupation by the authority of the surface and for the damage done to the surface or building on the said land by such works or work or letting

down as may be agreed upon between the authority and the allottee.

25. The authority may by its officers and servants at all reasonable times and in reasonable manners after 24 hours notice in writing enter in and upon any part of the said land building erected thereon for the purpose of ascertaining that the allottee has duly performed conditions to be observed under the rules/regulations applicable under the act.

27. The Authority shall have full right, power and authority at all times to do through its office or servants all acts and things which may be necessary for expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land/building the cost of doing all or any such acts and things, and all costs incurred in connection therewith or in any way relating thereto.

28. All payments shall be made by means of a demand draft payable to the Estate Officer, HUDA, Panchkula drawn on any schedule bank situated at Panchkula.

29. No separate notice will be sent for the payment of the instalments, however, the information regarding the instalments the amount the due date etc. may be sent as a matter of courtesy.

Estate Officer,
HUDA, Panchkula.

POSSESSION CERTIFICATE

Certified that I _____ Junior Engineer of the office of the Estate Officer, Panchkula have carefully check the relevent paper and the dimension of plot No. D.A.V. School sector 11 of Urban Estate Panchkula and the size of the plot allotted to Shri Secretary, D.A.V. newage new committee new Delhi is given as under:-

1. Length of the plot..... 177.5 + 167 m
2. Breadth of the plot... 1170 m.
3. Area..... 20153.25 sq. mts.
4. Rear set Back... As per zoning
5. Front set back.....

Accordingly, on the basis of above details, the possession of the plot has been given to the said allottee/Authorised person.

Sd/-
For Estate Officer,
Panchkula.

D.A.V. School Panchkula

I _____ S/O Shri _____ the above name allottee of the Urban Estate, Panchkula have taken the possession of the said plot as per above dimensions, as allotted to me vide Estate Officer allotment letter No. 6308 dated 18-3-82

As per provisional regulation 10 of the HUDA (Execution of Building) Ragulations, 1979. I hereby note that I will to give at least works notice to the Estate Office before actually command the erection of the building on the said site.

Dated: 19-3-82

Sd/-
Name/Signature of allottee with complete address,
Secretary D.A.V. College
M.C. New DELHI