

Documents/ charges for Plot & SDF

(i) For Plot:

Particulars	Value/description
Procedure	To successful bidder through auction. One reserve price is fixed and the auction is done through MSTC. Reserve price consists of (i) evaluated cost of building and Plant & Machinery; (ii) Govt. Dues; (iii) *Allotment Fee as per Noida Authority; (iv) Valuer fee; (v) Advertisement charges; (vi) Auctioneer Fee (@2.5% of the value or Rs. 10,00,000/- whichever is less) <u>*Allotment Fee structure:</u> (i) Upto 4000 sq.mtrs - @ Rs. 19320/- per sq.mtr. (ii) 01-20000 sq.mtrs - @ Rs. 17410/- per sq.mtr. (iii) 20001-60000 sq.mtrs. - @ Rs. 16710/- per sq.mtr. (iv) Above 60001 sq.mtrs - @ Rs. 16020/- per sq.mtr.
For allotment:	
Amount	Bid amount after adjusting Pre-bid EMD. (to be deposited within 30 days of issuance of sale letter) (if not deposited within 30 days, interest @12%/annum is applicable)
Documents	Copy of LOA & acceptance letter, Board Resolution in favour of authorized signatory
For possession:	
Advance Lease rent for first quarter	Lease rent - @177/ sq.mtr/annum Maintenance - Rs. 39 / sq.mtr. / annum
Water charges for one qtr	@Rs. 1527/ qtr (upto 1000 sq.mtrs) @Rs. 2159/ qtr (above 1000 sq.mtrs upto 5000 sq.mtrs) @ Rs. 4318/ qtr (above 5000 sq.mtrs)
Security Deposit (interest free) (Refundable)	Equal to one year lease rent
Documents	Undertaking to execute sub-lease deed within 45 days of possession.

(ii) For allotment of SDF:

Particulars	Value/description
Application	Application in prescribed format along with advance lease rent of one qtr. [Demand Draft for an amount of (Required AreaX2374/4=total amount for Demand Draft) in favour of 'NSEZ Authority' payable at Noida].
Documents	Copy of LOA & acceptance letter, Board Resolution in favour of authorized signatory
For possession:	
Allotment Fee	"In a proactive move to encourage investment and participation, the NSEZ Authority has waived the Allotment fee, creating a cost-effective opportunity for new entrants"
Security Deposit (interest free) (Refundable)	One year lease rent
Lease rent	Rs. 2,454/- per sq.mtr. per annum
Maintenance	Rs. 39/- per sq.mtr. per annum
Water charges	Rs. 2877/- per quarter
Documents	Undertaking to execute tenancy agreement within 45 days of possession.