

REGISTERED

UNION TERRITORY
CHANDIGARH ADMINISTRATION

NO. 29464/RCE-736/GH/2002(Schools)

Dated 7-8-2007

To

The Chairman

The Orthodox syra in Church Society (Regd)

Sector-46A, Chandigarh.

Subject:

Allotment of land to The Orthodox syra in Church Society in sector 46B


The following site is hereby allotted on Lease Hold Basis for 99 years to The orthodox syra in Church Society (Regd) in Sector 46-B for the construction of school building (i.e. Primary School) on the following terms and conditions:-

Sector	Area in Sq.Yds.	Rate per Sq.Yds 900/-	Total Premium	Ground rent annually for the 1 st 33 years.
46B	7707.849	For maximum/ Minimum FAR 0.25	Rs. 6937064/-	Rs. 173427

- The area as shown above is subject to variation at the time of taking physical possession of the site.
- The lease shall be governed by the Capital of Punjab (Dev. & Reg.) Act 1952 and Chandigarh Lease Hold of Sites and Building Rules, 1973 as amended from time to time and rules made there-under.
- The amount of Rs. 1734266/- paid by you has been adjusted towards 25% of the total premium of site.
- The lease shall be deemed to have commenced from the date of issue of this allotment letter. No interest shall be payable if the 75% balance of premium is paid in lump-sum within 30 days of the date of this allotment letter. However, in case it is intended to pay the premium in instalments, it can be paid in Ten annual equated instalments with interest @ 12% per annum, the first instalment being payable on the expiry of one year from the date of allotment.
- The ground rent shall start accruing from the date of allotment, the first instalment being due after the expiry of one year from the date of allotment and shall be payable by the 10th of the following month in which it falls due.
- The following shall be the schedule of payment of instalments of the premium:-

No of Instalment	Due date of payment	Date upto which payment should be made.	Amount of equated instalments including interest
1 st Instalment	7. 8. 2003	10. 9. 2003	Rs. 920791/-
2 nd Instalment	7. 8. 2004	10. 9. 2004	Rs. 920791/-
3 rd Instalment	7. 8. 2005	10. 9. 2005	Rs. 920781/-
4 th Instalment	7. 8. 2006	10. 9. 2006	Rs. 920791/-
5 th Instalment	7. 8. 2007	10. 9. 2007	Rs. 920791/-
6 th Instalment	7. 8. 2008	10. 8. 2008	Rs. 920791/-
7 th Instalment	7. 8. 2009	10. 9. 2009	Rs. 920791/-
8 th Instalment	7. 8. 2010	10. 9. 2010	Rs. 920791/-
9 th Instalment	7. 8. 2011	10. 9. 2011	Rs. 920791/-
10 th Instalment	7. 8. 2012	10. 9. 2012	Rs. 920791/-
Ground rent annually for 1 st 33 years.			Rs. 173427/-


33. In the event of default, breach or non-compliance of any of the conditions of lease, the lease may be cancelled and the site resumed and the whole/part of amount paid to the Government towards the premium/ground rent of the site may be forfeited to the Government.
34. After the cancellation of lease, it shall be the responsibility of the lessee to remove the malba/structure, if any within such reasonable period as may be prescribed by the Estate Officer but not exceeding three months in all from the date of cancellation of lease failing which the Estate Officer shall be competent to remove malba/structure or to proceed to auction/allot the site alongwith building erected thereon and after deducting the market value/price of the site etc. refund the balance to the lessee. The Estate Officer shall determine the market value and his decision shall under the law be final and binding. In case of any dispute or difference arising out of the determination of the amount to be paid to the lesser following the auction/ allotment of the site and building thereon, the Chief Administrator shall act as the sole Arbitrator and his decision shall be final and binding on the parties.


Assistant Estate Officer,
Exercising the powers of
Estate Officer, U.T.,
Chandigarh.

Endst. No. _____ /RCE- _____ /G-3 Dated;- _____

A copy is forwarded to the following for information and necessary action :-

1. The Finance Secretary, Chandigarh Administration with reference to his memo No. 2484 dated 28.3.2002
2. The Director Public Instructions (Schools),UT, Chandigarh.
3. The Executive Engineer, Capital Project Division No.2,(Roads), Sector 9 Chandigarh.
4. The Surveyor, Estate Office, U.T., Chandigarh. He is directed to hand over the possession of the land on production of the allotment letter and other related documents.


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