

ALLOTMENT LETTER

Registered

To

Guru Nanak Foundation15-16 Institutional Area, Near Qutab Hotel &JNU - New DelhiNo.-PUDA-EO-() 2003/ 9188Dated: 29-9-09Sub:- Allotment of land for Sr. Secondary school at Urban Estate, Phase 1st JRef:- Letter of intent No. 8176 dated: 18/12/09Punjab Urban Planning and Development Authority hereby allots the following site to you for the purpose of Senior Sec. school.

Urban Estate	No. of the site	Dimensions	Area in acre/square yards	Rate per square yards	Total Tentative Price	15% of Tentative price.
1	2	3	4	5	6	7
<u>Jalandhar Phase 1st</u>		<u>As per Plan</u>	<u>1.95 Acres</u>	<u>Rs. 1581/- P.S.V.</u>	<u>1,49,21,478/-</u>	<u>22,38,222/-</u>

This allotment is subject to following terms and conditions :-

- The allotment shall be subject to provisions of Punjab Regional and Town Planning and Development Act/Rules, 1995 and regulations/ policies framed there under.
- The price mentioned above is tentative and subject to variation with reference to the actual measurement of sites as well as in the event of enhancement of compensation by the Courts under the Land Acquisition Act, 1894 and increase in the cost of development including amenities or otherwise. You will be liable to pay the additional price of site, if any, so determined by PUDA within thirty days of its demand and in case of default, you shall be liable to pay the interest as per policy of PUDA in addition to any other action which PUDA may take.
- You have deposited with PUDA an amount of Rs. 22,38,222/- being 15% of tentative price of the land in response to LOI No. 8176 dated 18/12/09. You are requested to pay the balance 85% in 8 equated yearly instalments without interest. The first instalment shall become due after two years from the date of issue of allotment letter. The detailed schedule of instalment is given below :-

No. of Instalment	Due Date	Amount of instalment payable
1.	2.	3.
1 st	<u>24/9/2006</u>	<u>14,97,773/-</u>
2 nd	<u>24-9-2007</u>	<u>14,97,773/-</u>
3 rd	<u>24-9-2008</u>	<u>14,97,773/-</u>
4 th	<u>24-9-2009</u>	<u>14,97,773/-</u>
5 th	<u>24-9-2010</u>	<u>14,97,773/-</u>
6 th	<u>24-9-2011</u>	<u>14,97,773/-</u>
7 th	<u>24-9-2012</u>	<u>14,97,773/-</u>
8 th	<u>24-9-2013</u>	<u>14,97,773/-</u>

11. On completion of the building, you shall apply in the prescribed form to obtain completion certificate from the competent authority of PUDA.
12. The plot/building shall be used for educational purpose i.e. only school of the category for which allotment is being made and shall be strictly in accordance with the plans approved by PUDA. No obnoxious trade shall be carried out on this site. Change of land use shall not be allowed at any stage.
13. You shall create a barrier free environment in the school for persons with disabilities under the provisions of "The persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1955".
14. You shall provide full tuition fee concession to students from economically weaker families, holding yellow cards issued by the State Government, not below 10% of total strength of students in the school.
15. No fragmentation of the site shall be permitted.
16. You shall pay all general and local taxes, rates processes imposed or assessed on the said site/building by the Municipal or any other authority competent to levy such taxes and rates.
17. PUDA may, by its officers and servants at all reasonable time and in reasonable manner after giving 24 hours notice in writing enter in any part of the site/building erected thereon for the purpose of ascertaining that the you have duly performed and observed the conditions of allotment and the provisions under the Punjab Regional and Town Planning and Development Act, 1995 and rules and regulations/policies made thereunder. If you violate any of the conditions of the said Act/Rules, Regulations/Policies framed thereunder terms and conditions of allotment, the Estate Officer concerned, PUDA may resume the site.
18. PUDA shall have full rights, powers and authority at any times to do through its officers or servants all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from you as first charge upon the said site, the cost of doing all or any such act and things and all cost, incurred in connection therewith.
19. Any change in your address shall be notified by registered A.D. post to the concerned Estate Officer of PUDA.
20. School Campus shall be properly landscaped and maintained. Landscaping shall be in accordance with the landscape plan got approved as part of the building plan.
21. All the disputes and / or differences which may arise in any manner touching or concerning this allotment letter/allotment/agreement shall be referred to the Sole Arbitrator i.e. Chief Administrator of PUDA or any person appointed/nominated by him in this behalf. The other parties will not have any objection with the person so appointed who is or was an employee/officer of PUDA or that he had to deal with the matter qua which the disputes relate and / or that in the course of his duties such an employee of PUDA expresses his views on or any matter in disputes or differences. The award of such Arbitrator shall be final and binding on the parties to this allotment letter/allotment/agreement. In the event of nominated or appointed arbitrator being transferred, or vacating his office or being unable to discharge the function of the arbitrator for any reason whatsoever, The Chief Administrator of PUDA at the time of such transfer/vacation of his office for any reason or death or inability whatsoever, shall appoint another person to act as Arbitrator. The person so appointed as Arbitrator shall be entitled to proceed with arbitration proceedings from such Stage where it was left by his predecessor. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996, as amended from time to time.

Guru Nanak Foundation

1.95 Acres

GE Phase 1st

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