



**YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY**  
First Floor, Commercial Complex, Block – P-2, Sector-Omega-I,  
Greater Noida – 201308  
District – Gautam Budh Nagar (UP)

*(To be submitted in Duplicate)\**

**D-701210**

**Form Sl. No. ....**

**The Chief Executive Officer,  
Yamuna Expressway Industrial Development Authority**  
First Floor, Commercial Complex, Block-P-2  
Sector-Omega-I, Greater Noida 201 308

Photograph of  
Authorised Signatory  
Duly Self Attested /  
by Bank Manager

Sir / Madam,

We hereby submit our application form for allotment of Mix Land Use Plot of \_\_\_\_\_ Sq.mtr.  
to establish.

- i) Industry as core activity with support activity
- or
- ii) Institutional as core activity with support activity
- or
- iii) Recreational as core activity with support activity
- or
- iv) Industry as core activity without support activity

[Note- please tick one option with ✓ mark]

We hereby agree to pay allotment money / Installments / lease rent etc. as per payment plan hereinafter mentioned in the special terms and conditions. [Rates / premium of allotment, area and permissible activities are given in relevant paras of the Special Terms and Conditions.]

We are enclosing herewith the following documents —

- a) Bank Draft No. \_\_\_\_\_ dated \_\_\_\_\_ for  
Rs. \_\_\_\_\_ drawn on \_\_\_\_\_ towards the registration  
money (05% of total premium).
- b) Bank Draft No. \_\_\_\_\_ dt. \_\_\_\_\_  
for Rs.25,000/-drawn on \_\_\_\_\_ towards non-refundable / non-  
adjustable processing fees.

- c) Certificate of authorization in favour of Shri/ Smt. \_\_\_\_\_  
 \_\_\_\_\_ S/o or D/o \_\_\_\_\_ as  
 (status) \_\_\_\_\_ which is on behalf of the applicant Society / Trust / Company /  
 Partnership firm i.e. M/s \_\_\_\_\_ constituted under  
 \_\_\_\_\_ Act of Government of India / State  
 Government i.e. \_\_\_\_\_.
- d) Duly signed terms and conditions of the above registration as a token of acceptance of the terms and conditions of the allotment of Mix Use Plots.
- e) The following Statutory Documents duly signed by the applicant and certified by C.A. / Architect are enclosed –
- \* **Original form will be duly filled and signed by the applicant and submitted along with a self-attested photocopy of the complete document.**

Sl. No.	Description	Enclosed "Yes" not Enclosed "No"	At Page No.
1.	Project Report (to be signed by applicant and certified by CA)		
2.	Feasibility report of the proposed project to be signed by applicant and certified by CA.		
3.	Land required, depicting the land use pattern, construction plan & schedule of implementation to be signed by applicant and certified by Architect.		
4.	Three years projected cash flow, depicting sources of inflows for the project, to be signed by applicant and certified by CA		
5.	Three years (2012-13, 2013-14, 2014-15) Audited balance sheet to be signed by applicant and certified by CA		
6.	Financial statement of turnover of 2012-13, 2013-14 and 2014-15 to be signed by applicant and certified by CA (Annexure-1).		
7.	Financial statement of Networth as on 31.3.2015 to be signed by applicant and certified by CA (Annexure-2).		
8.	Liquidity certificate from any nationalized / schedule Bank (Annexure-3). Photocopy of listed company's shares / NSC / Bonds / FDR are also be attached.  In case of loan from friends/relatives, documentary evidence of available funds of the friends/relatives.		
9.	Photocopy of certificate of incorporation or registration, memorandum & article of association of the company OR rules & regulations of society/trust OR partnership deed of partnership firm on limited liability partnership firm (to be signed by applicant and certified by CA).		
10.	Affidavit of the applicant certifying that all the statements made in application/ annexures are true and correct (Annexure-4)		
11.	Copy of PAN Card.		

- g) Refund Account Details (For the purpose of refund or registration money of unsuccessful applicants)  
 Name of Bank & Branch \_\_\_\_\_  
 Bank Account No. \_\_\_\_\_  
 Date \_\_\_\_\_ Address of Applicant \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_

Applications are invited for allotment of Mix Land Use plots to establish any of the following as core activity.

- i) Industry as core activity with support activity   
 or  
 ii) Institutional as core activity with support activity   
 or  
 iii) Recreational as core activity with support activity   
 or  
 iv) Industry as core activity without support activity

[Note- please tick one option with ✓ mark]

**Use wise Percentage of Development of core activity with support activity will be as follows:-**

(A)	Core Activity	Percentage
	Industrial/Institutional/Recreational	Minimum 75% of plot area
(B)	Support Activity	Percentage
	Facilities/Utilities	Minimum 5% of plot area
	Commercial	Maximum 8% of plot area
	Residential	Maximum 12% of plot area

**Use wise Percentage of Development of only core activity will be as follows:-**

(C)	Core Activity	Percentage
	Industrial	100% of plot area

Plot size shall be above 40,000 Sq. mtr.

Permissible land rates for different sizes of plot for different core activities are as follows-

**Rates for core activity with support activity are as follows:-**

Size of Plot ( in Sq.mtr.)	Core activity with Support activity		
	Industry (Rate/sq.mtr.)	Institution (Rate/sq.mtr.)	Recreational (Rate/sq.mtr.)
40,000 to 59,999 Sq. Mtr.	₹ 8,675	₹ 9,660	₹ 8,420
60,000 to 79,999 Sq. Mtr.	₹ 8,505	₹ 9,400	₹ 8,300
80,000 to 99,999 Sq. Mtr.	₹ 8,400	₹ 9,180	₹ 8,205
100,000 to 119,999 Sq. Mtr.	₹ 8,330	₹ 9,040	₹ 8,145
120,000 to 139,999 Sq. Mtr.	₹ 8,270	₹ 8,895	₹ 8,075
140,000 to 159,999 Sq. Mtr.	₹ 8,225	₹ 8,770	₹ 8,015
160,000 to 179,999 Sq. Mtr.	₹ 8,185	₹ 8,675	₹ 7,970
180,000 to 199,999 Sq. Mtr.	₹ 8,155	₹ 8,595	₹ 7,935
Above 200,000 Sq. Mtr.	₹ 8,130	₹ 8,535	₹ 7,900

**Rates only for core activity without support activity are as follows.:-**

<b>Industry as Core Activity without Support Activity</b>	
<b>Size of plot (in sq.mtr.)</b>	<b>Industry (Rate per sq.mt.)</b>
40,000 to 59,999 Sq. Mtr.	₹ 4,675
60,000 to 79,999 Sq. Mtr.	₹ 4,465
80,000 to 99,999 Sq. Mtr.	₹ 4,360
100,000 to 119,999 Sq. Mtr.	₹ 4,265
120,000 to 139,999 Sq. Mtr.	₹ 4,205
140,000 to 159,999 Sq. Mtr.	₹ 4,160
160,000 to 179,999 Sq. Mtr.	₹ 4,125
180,000 to 199,999 Sq. Mtr.	₹ 4,100
Above 200,000 Sq. Mtr.	₹ 4,075



## SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT

### **A-1 HOW TO APPLY**

- 1. The prescribed Application form and terms and conditions for allotment of plots of above categories can be obtained from the following Bank branches on the cash payment of Rs. 11000/-
  - HDFC Bank: G-28/29, Sector-18, Noida, Alpha Commercial Belt, Greater Noida.
  - HDFC Bank : Sandoz House Branch, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai-400018
  - HDFC Bank : 31/31, MG Marg, Hazratganj, Lucknow-226001.
  - ICICI Bank: Commercial Complex, Block P-2, Sector Omega-1, Greater Noida.
  - ICICI Bank : 9A, Phelps Building, Connaught Place, New Delhi-110001
2. The duly filled in application form must be submitted in any of the aforesaid bank branches along with proposal / project / details and other statutory documents. A non-refundable & non-adjustable Processing Fee of Rs. 25000/- and Registration money (equivalent to 05% of total premium of the plot area) which is either adjustable or refundable should be deposited in favour of Yamuna expressway Industrial Development Authority. (The registration amount may be ascertained in person from Property Department of the Yamuna expressway Industrial Development Authority.)

### **A-2 ELIGIBILITY**

- a) Individual
- b) Proprietorship Firm
- c) Registered Partnership Firm
- d) Limited liability Partnership Firm
- e) Registered Trust (eligible only if core activity is Institutional)
- f) Registered Society (eligible only if core activity is Institutional)
- g) Private Limited Company
- h) Public Limited Company
- i) Consortium of any above entities

#### **In case of a Consortium:**

- Members of the consortium have to specify one lead member who alone shall be authorized to correspond with YEIDA. The shareholding of the lead member in the consortium shall remain at least 26% till the occupancy/ completion certificate of at least one phase of the project is obtained from YEIDA. Each member of the consortium with equity stake of at least 10% will be considered as the "relevant member". The lead member of the consortium must necessarily be a firm/company registered in India with the appropriate statutory authority.
- I) The lead member and the relevant members should jointly qualify the minimum requirement of the net worth, turnover and experience. In case the Applicant is a consortium, then the qualification of the holding companies of the lead member and the relevant member or their subsidiary companies shall also be considered as the qualification of the applicant.
  - ii) In case of a consortium, the member shall submit a Memorandum of Agreement (MOA) conveying their intent to jointly apply for the scheme, and in case the plot is allotted to them, the MOA shall clearly define the role and responsibility of each member in the consortium, particularly with regard to arranging debt and equity for the projects and its implementation. MOA should be submitted in original duly registered/notarized with appropriate authority.
  - iii) The members shall submit a registered/notarized Memorandum of Agreement (MOA) conveying their intent to jointly apply for the scheme, and in case the plot is allotted to them, to form Special Purpose Companies, here in after called SPCs, that will subsequently carryout all its responsibility as the Allottee. The registered MOA must specify the equity shareholding of each member of the consortium in the proposed SPCs.
  - iv) The SPCs must necessarily be Firms/Companies registered in India with appropriate statutory authority. The Allottee and in case of consortium, the lead member and/or the relevant member and/or SPCs incorporated by them, put together, will have to construct on their own total area of the plot.
  - v) Successful Applicants can change the name of the executing companies/body corporates within 60 days from the date of acceptance of the application after taking prior permission from YEIDA.
  - vi) The Lessee will be allowed to transfer upto 100% of its shareholding subject to the condition that the "Lead member" (on the date of submission of application) shall continue to hold atleast 26% of the shareholding till the occupancy/completion certificate of at least one phase of the project is obtained from the YEIDA. The change in the name of shareholders does not amount to transfer of

property of the company. The change in constitution deed regarding change in shareholders as a result of transfer of share in the companies is not mandatory to be registered under section 17 of registration act, 1908. In addition to this, no stamp duty will be leviable on this CIC deed under clause 23 of schedule 1b of the stamp act, 1899. No transfer charges will be leviable on the transfer of shares in the companies and no prior approval of the YEIDA shall be required for transferring the shares. However, the relevant provisions of the Stamps Act and Companies Act at the time of transfer may be applicable.

Applicant should be competent to contract.

### **A-3 DOCUMENTS REQUIRED FOR REGISTRATION WITH APPLICATION FORM**

Following documents duly signed by the applicant and certified by Chartered Accountant on each page, should be enclosed with the application form for registration:

**(A) Project Report including:-**

- (i) Percentage of different land uses as opted by Applicant.
- (ii) Feasibility Report of the proposed project,
- (iii) Three years projected cash flow of the project depicting sources of inflow for the project.
- (iv) Statement of sources of funds.
- (v) Land use pattern and construction plan and schedule of implementation certified by the architect.

**(B) Background of the Applicant and its Promoters**

**(C) List of Directors and Shareholders along with their shareholding;**

**(D) Audited Financial Statements of last three years;**

**(E) Registration Certificate and bye laws-**

**(i) In Case of a Company**

1. Certificate of Incorporation issued by the Registrar of the Companies.
2. Memorandum of Association and Articles of Association.

**(ii) In Case of a Society**

1. Registration Certificate issued by the Registrar of Societies.
2. Memorandum of Association of Society.
3. Rules & Regulations of the Society.

**(iii) In Case of a Trust**

1. Registered Trust Deed.

**(iv) In Case of Partnership Firm**

1. Form A and Form B issued by the Registrar of Firms.
2. Partnership Deed.

**(v) In Case of Individual/ Proprietorship Firm**

1. Copy of PAN Card
2. Copy of Passport/ Voter ID Card
3. Copy of recent bank statement from any Nationalized Bank

**(vi) In Case of Limited Liability Partnership Firm**

1. Certificate of incorporation in Form 16 issued by Ministry of Corporate Affairs
2. LLP Agreement

**(vii) In case of Consortium**

1. Memorandum of Agreement
2. Other relevant certificates/documents of the constituent members of consortium.

**(F) Following documents shall be required to be submitted with the application for establishing its source of financing :**

- (i) Photocopy of listed Company's Shares/NSCs/Bonds/FDRs.
- (ii) Liquidity certificate from any Nationalized Bank/ Scheduled Bank
- (iii) In case of loan from friends/relatives, liquidity certificate from any nationalized/Schedule Bank of such friends/relatives should be enclosed with supporting affidavit.
- (iv) In case of Loan from bank or any financial institution, letter from bank stating that they have in principal agreed to consider the project for financing.

- (G) Affidavit of the applicant certifying that all the statements made in application /annexures are true and correct.**
- (H) Net worth from Financial Statement, where Net worth shall be calculated as below:**
- (i) In case of a Company:
  - (ii) Net Worth = Paid up share capital (excluding share application money) plus Reserves and surpluses (excluding revaluation reserve) less Preliminary and pre-operative expenditure; less Miscellaneous expenditure to the extent not written off; less accumulated losses; less intangible assets. (Figures are to be taken from the last audited balance sheet of the Company) Net Worth statement certified by the statutory auditors/Chartered Accountant of the Company should be submitted.
  - (iii) In case of a Partnership firm/LLPFirm:
  - (iv) Contribution by each partner taken together in the capital of the firm shall be considered as Net Worth of the firm excluding intangible assets, if any. Net Worth Statement certified by the statutory auditors/ Chartered Accountant of the firm should be submitted.
  - (v) In case of an Individual:
  - (vi) Net Worth statement (relating to application made by proprietorship firm) certified by the applicant's statutory auditors/ Chartered Accountant along with certified true copies of income tax / wealth tax returns with all its enclosures as submitted to Income Tax Authority, should be submitted.
  - (vii) In case of a Trust:
  - (viii) Corpus fund and General Fund taken together shall be considered as Net Worth of the Trust. Net Worth Statement certified by the statutory auditors/ Chartered Accountants of the Trust should be submitted.
  - (ix) In case of a Society:
  - (x) Corpus fund and General Fund taken together shall be considered as Net Worth of the Society. Net Worth Statement certified by the statutory auditors/ Chartered Accountants of the Society should be submitted.
  - (xi) In case of a New Company:
  - (xii) Net Worth of promoters/ Directors shall be submitted.
- Note:** Applicant should have positive net-worth/surplus investable funds.
- (I) Turnover from Financial Statement of last three financial years.**
- (J) Affidavit of the applicant certifying whether he is applying for the first time or he has applied earlier also and in that case give details of his earlier applications and the decision of Authority thereon.**
- (K) Any other information, applicant desires to provide**

**A-4 Mode of Deposit of Registration Money and Processing Fee**

The registration money & processing fee as stated above shall be deposited through a bank draft/pay order payable in favour of “Yamuna Expressway Industrial Development Authority” at any scheduled bank of Delhi/New Delhi/Noida/Greater Noida

**A-5 Allotment Process**

**(i) Scrutiny of Applications**

The application along with the requisite documents will be scrutinized by a Screening Committee.

**(ii) Interview Process**

After Scrutiny of Applications, the applicants will be called for one to one interactions with the Allotment Committee of authority. Applicants will be informed by authority, at least 3 (three) days prior to the scheduled date of their interview about the prescribed date, time and place of the interview, for examining the viability of the project of the applicant regarding technical & financial viability of the project and commitment of the promoter.

**(iii) Allotment Cum Allocation Letter and Deposit of Allotment Money.**

The Allotment Letter for land shall be issued to the successful applicant, who shall be required to pay 15% of the total premium of the plot within 60 days from the date of issuance of Allotment Letter, otherwise the claim for allotment will be treated as deemed cancelled. However, this is subject to clause "A-7" of this document.

Applicant has option to pay full and final payment of the total premium of the plot within 60 days from the issue of allotment letter. In such case 5% rebate will be given on the total premium of the plot.

It shall be mandatory for the allottee to accept the reduced land area on as is where is basis and no claim whatsoever, for any compensation or damages shall lie against the YEA on account of reduction in area of the allotted plot.

**A-6 Grounds of rejection of application**

Incomplete Application shall be summarily rejected and no correspondence in this regard shall be entertained by the authority.

**A-7 Extension of time limit for deposit of Allotment money**

The CEO or Authorised Officer of the authority, under exceptional circumstances, can at his/her discretion, grant an extra period of maximum 60 days for the payment of allotment money along with the interest at the rate 15%p.a.

**A-8 PAYMENT SCHEDULE**

**(i) Payment of Installment**

1 year moratorium for the payment of balance 80% amount of total premium of the land be given to the allottee. In such case, the allottee shall pay interest payable @12% p.a. in two half yearly instalments during the moratorium period on outstanding 80% premium amount. The payment of 80% premium shall be made thereafter in 16 half yearly instalments along with interest on reducing balance at a rate of 12% p.a. In case of default in depositing instalment or any payment, interest @ 15% compounded half yearly shall be levied for the defaulted period on the defaulted amount.

It shall be the responsibility of the allottee to deposit the due installment in time. If the last date of deposit is a bank holiday, then the applicant shall deposit the installment on the next working day and it shall be treated as last date of deposit. In exceptional circumstances the time for deposit of amount due may be extended by the Chief Executive Officer at his/her discretion @ 15% p.a.

**(ii) Pre-payment of Installment**

Pre payment of premium outstanding is allowed and the allottee should intimate the Authority in writing.

**(iii) Intimation of Payment to the Authority**

After depositing the Installment due with the designated scheduled bank, the allottee shall be required to intimate the same to the authority through a written intimation along with the photocopy of challan of amount deposited.

**(iv) Default in payment of instalment**

In case of default in making payment of installment money, the allottee /lessee would be required to pay additional penal interest at the rate of 03% p.a. in additions to normal interest of 12% p.a. i.e. total 15% p.a. for the defaulted period. In the case of default of more than 3 consecutive installments then additional 3% penal interest i.e. 18% (12+3+3) will be charged.

The defaulted amount will be compounded half yearly.

**(v) Payment at Allottee's Own Risk**

Authority will accept each and every payment made by the allottee at allottee's own risk and responsibility. In case the allottee violates any condition of allotment, the rights of the Authority will not be affected in any way. No right shall accrue to the allottee, if the plot allotted/handed over

to the allottee is cancelled, despite the fact that the allottee has made the entire or partial payment to the Authority.

**(vi) Adjustment of deposited payments**

The Payment made by the Allottee/lessee shall first be adjusted towards the interest due; if any, and then against lease rent due and thereafter the balance shall be adjusted towards the installment due.

**(vii) Variation in the rate of Acquisition**

In case of any increase in the rate of land acquisition by order of any Court or by the Authority or by the State Government, the allottee will have to pay the additional amount proportionately as the cost of the land and all other terms and conditions prevalent at the time of allotment shall be applicable.

**A-9 Execution of Lease Deed**

- (i) The office of authority shall issue a check list for the execution of lease deed to the allottee within 30 days after receiving the lease plan from the concerned department.
- (ii) The allottee is required to execute the lease deed and take the physical possession within 60 days from the date of issue of the checklist.
- (iii) In case of failure to execute the lease deed & taking over of possession within the above stipulated time period, the allotment may be cancelled and amount deposited shall be forfeited as per rules and regulations of the authority.

However, in exceptional circumstances the CEO or Authorised Officer of the authority may grant extension of time for execution of lease deed & taking over of possession. The extension, if granted, will be subject to the payment of penalty, as per the following table:

<b>S. No</b>	<b>Delayed</b>	<b>Penalty</b>
01	For first Six Months	1.5 times of annual lease rent
02	06 months to 01 yr	2 times of annual lease rent
03	1 yr to 2 yrs	3 times of annual lease rent
04	More than two years	Plot will be cancelled

**(iv) Documentation Charges**

The stamp duty, registration charges and all legal expenses involved in the execution and registration of lease deed as stated above and all other incidental expenses shall be borne by the allottee.

The rate of stamp duty shall be applicable as per the notification issued by the state government from time to time.

**(v) Period of Lease**

The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of lease deed.

**A-10 Lease Rent**

- (i) In addition to the premium of plot, annual lease rent at the rates of 2.5% of the total premium of plot, would be payable in advance. The lease rent is payable from the due date for the execution of the lease deed or the date of possession, whichever is earlier.

The Authority will be empowered to enhance the annual lease rent on expiry of every 10 years from the date of execution of the lease deed and/or handing over of the possession whichever is earlier, by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement.

- (ii) Consequences of default in payment of Lease Rent

In case of default in payment of lease rent, interest @ 15% p.a. shall be charged on the defaulted amount for the defaulted period compounding half-yearly.

- (iii) One time Lease Rent

The allottee/lessee shall have the option to pay a lump sum amount equivalent to 11 times, of the prevailing annual lease rent (27.5% of the total premium of plot) at the time of deposit of one time lease rent in lump sum. The lease rent policy as amended from time to time shall be binding on the allottee/lessee.

If the allottee opts for the payment of one time lease rent, the payments made towards annual lease rent earlier shall not be considered while computing the amount of one time lease rent. If the payments of due annual lease rent have not been made, they shall be paid first and shall not be considered in the computation of one time lease rent.

**A-11 POSSESSION OF THE PLOT**

- i) Possession of allotted plot will be handed over to the allottees after execution of lease deed.
- ii) Execution of lease deed can be done only after a minimum payment of 20% of premium and one year lease rent, in advance.
- iii) For the purpose of payment of lease rent and other statutory charges possession shall be deemed from the date of execution of lease deed.

**A-12 IMPLEMENTATION OF PROJECT**

**(1.) Permissible Maximum FAR, Ground Coverage and Height for the plot**

Use	Maximum FAR	Maximum Ground Coverage	Maximum Height
Industrial	1.00	55%	No Limit
Institutional	1.50	35%	No Limit
Recreational	0.40	20%	24.0 meters

**(2.) Permissible Activities**

Industry as Core Activity (A)	Institutional as Core Activity (B)	Recreation Core Activity (C)
(a) Cottage Industries (b) Small/Medium/ Large Scale Industry (c) Flatted factories (d) Non-Pollution Agro- based industry <b>Note:</b> All of above Industry shall be Non pollution and non Hazardous  <b>Support Activity:</b> <b>(a) Residential</b> i. Guard/Chaukidar Residence ii. Staff Housing  <b>(b) Commercial</b> i. Retail Shops/Platform ii. Personal Service Shop iii. Vending booth iv. Showrooms v. Atta Chaki vi. Vegetable/Fruit shop vii. Banquet Hall/Barat ghar viii. storage	(a) Education Institution (b) Medical collage. (c) Dance/Music/Art/Yoga/ Medical Center (d) Research and Development Center (e) Training Center  <b>Support Activity:</b> <b>(a) Residential</b> i. Guard/Chaukidar Residence ii. Staff Housing  <b>(b) Commercial</b> i. Retail Shops/Platform ii. Personal Service Shop iii. Vending booth iv. Restaurant v. Vegetable/Fruit shop vi. Banquet Hall vii. Milk Booth viii. Bank/ATM  <b>(c) Institutional</b>	(a) Sports facilities including Open Space, Park Playgrounds, Stadium, Golf course, water sports, motor sports etc. (b) Theme parks specialized parks, Recreational Club, Amusement Park. (c) Museum/National memorial/Open Air Theater/Art and Exhibition gallery, Socio-Cultural Activity Center. (d) Auditorium  <b>Support Activity:</b> <b>(a) Residential</b> i. Guard/Chaukidar Residence ii. Staff Housing  <b>(b) Commercial</b> i. Retail Shops/Platform ii. Personal Service Shop iii. Vending booth

ix. Milk Booth x. Bank/ATM xi. Dharm kanta xii. Repair Shop  <b>(c) Institutional</b> i. Post office ii. Telephone Exchange iii. Fire Station iv. Police station v. Library vi. Family welfare center vii. Health Centre viii. Religious Building ix. Community Center x. Conference Center xi. Public utilities like Tube well, water tank, electric substation etc. xii. Parking facilities xiii. Training center/School/Skill Development Center xiv. Hostel/Guest House	i. Post office ii. School iii. Telephone Exchange iv. Fire Station v. Police station vi. Library vii. Family welfare center viii. Health Center ix. Religious Building x. Community Center xi. Conference Center xii. Public utilities like Tube well, water tank, electric substation etc. xiii. Parking facilities xiv. Auditorium in (B) above xv. Hostel/Guest House	iv. Showrooms v. Vegetable/Fruit shop vi. Banquet Hall/Barat ghar vii. Cold storage viii. Milk Booth ix. Bank/ATM  <b>(c) Institutional</b> i. School, Training Centers ii. Post office iii. Telephone Exchange iv. Fire Station v. Police station vi. Library vii. Health Center viii. Religious Building ix. Community Center x. Conference Center xi. Public utilities like Tube well, water tank, electric substation etc. xii. Parking facilities xiii. Hostel/Guest House
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**3. General Provisions:-**

- (i) Distribution of FAR in different land uses shall be as per A-12(1). Over all FAR and ground coverage shall not exceed the maximum limit as given in A-12(1)
- (ii) Minimum 75% of permissible F.A.R. of the Plot area shall be used for Core activity, Maximum 12 % of permissible F.A.R. shall be for residential, maximum 8 % of permissible F.A.R for Commercial and minimum 5% of permissible F.A.R. shall be used for institutional facilities.
- (iii) Extent of Maximum FAR shall not exceed the maximum FAR limit prescribed in the byelaws for individual land use limit.
- (iv) Mix of activities may be proposed horizontally or vertically depending on the compatibility of the uses.
- (v) Distribution of FAR for different uses shall be allowed proportionally as per (1) above within the proposed maximum limit of FAR.
- (vi) Residential activity shall be allowed in the form of Staff Housing.
- (vii) Mandatory facilities for proposed population shall be provided as per Building Regulations.
- (viii) Percentage or share of core activity in terms of allotable or leasable plot area shall not be at any time less than the prescribed areas as defined in Building Regulation 24.16.1 of the total leasable Plot area.
- (ix) Only core activity shall be allowed on the plot of "Industry as a core activity". Support activities shall not be allowed on this plot.
- (x) The provision for the purchasable FAR shall be applicable for the core activities as per the provision mentioned in Chapter-viii. Of Building regulation. The maximum extent of purchasable FAR shall not be more than the FAR of individual uses as provided in the Building Regulations.
- (xi) The provision of parking shall be as per Table no-5, of Building regulation on the basis of actual calculation of different proposed activities.

The allottee will commence the construction as per Building regulations and other directions after taking over physical possession of the plot. The Lessee will adhere to the following schedule of the

construction of the building over the allotted plot.

S. Area of plot No.) (In sq.mt.)	Minimum percentage of permissible FAR to be constructed in first phase	Time limit for obtaining completion certificate of first phase of the project (from the due date of first lease deed)	Time limit for obtaining completion for full project (from the due date of the first lease deed)
1. 40,000-100,000	30	3 Years	7 Years
2. 100,001-200,000	25	4 Years	7 Years
3. 200,001- 400,000	20	4 Years	8 Years
4. 400,001-10,00,000	15	4 Years	9 Years
5. Above 10,00,000	15	4 Years	10 Years

The allottee shall be liable to complete the project as per above table and shall inform the Authority in writing in the prescribed format.

**4. Extension of time for completion of First Phase**

Normally no extension for completion would be granted. However, extension upto 48 months may be granted on payment of extension charges calculated @ 1% for the first year 2% for the second year and 3% for the third year & 4% for the fourth year of the total premium of the plot on pro rata basis calculated half yearly.

**A-13. Functional Certificate**

(A) It will be essential for lessee or sub lessee to obtain functional certificate from the authority within 6 months from the date of the issue of completion certificate. Following documents are required to be submitted to obtain functional certificate-

- (i) Building Completion Certificate
- (ii) No dues certificate
- (iii) Certified copy of permanent SSI Registration/ Certificate issued by Central Excise Deptt. Indicating date of production/ Trade Tax Exemption order/ STPI. (for Industrial use) OR Proof of any Government/Semi Government/Education Board/University declaring the Institute is affiliated/ functional (for Institutional use)
- (iv) Any two Utility Bill (i.e. Electricity bill of permanent connection or documents for installation of permanent connection/telephone bill/water charges bill)
- (v) Copy of bills for Furniture/Books/Equipments/Plant & Machinery/Lab as per project report submitted
- (vi) Lease Deed/ Transfer Deed/ Sale Deed as applicable has been executed and registered and its certified copy duly submitted in the Authority's Office.
- (vii) CEO or its authorized officer may ask for any other document for satisfaction that project is functional.

**(B) Penalty for non - obtaining of Functional Certificate-**

In case of failure to obtain functional certificate within 6 months from the date of issue of Completion Certificate, the allottee would be required to pay penalty @ 4% of the total premium per year on pro rata basis calculated on monthly pro-rata basis.

(C) In case, lessee or sub lessee fails to complete the building and commence the activity for which the plot has been allotted, within the time period, or extended time period for the purpose, the allotment/ lease can be cancelled/ determined. On such cancellation/determination, 20% of the premium or any other rate, as may be decided by the Authority from time to time, will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon, with the lessee or sub lessee having no right of claim or compensation thereof. The balance amount deposited shall be refunded without any interest.

## GENERAL TERMS AND CONDITIONS FOR ALLOTMENT

### **B-1 Unsuccessful applicants**

The registration money of unsuccessful applicants shall be returned to them without interest, if the period of deposit of such money with the authority is less than one year. However, if the period of deposit is more than one year, simple interest @ 4%p.a. shall be paid for the entire period of deposit.

### **B-2 Surrender**

1. The allottee can surrender the plot before cancellation to the lessor.
  - (i) Upto 15 days from the date of issuance of Allotment Letter, no deductions shall be made.
  - (ii) From 16 to 30 days from the date of issuance of Allotment Letter, 10% of registration money shall be deducted.
  - (iii) Beyond 30 days but before execution of lease deed 10% of the total premium or the amount deposited upto the date of surrender, whichever is the less, shall be forfeited. The balance if any shall be refunded without interest.
  - (iv) No surrender shall be entertained after the execution of lease deed.
- Note:** - The date of surrender in above case shall be the date on which application is received at the Authority's office. No subsequent claim on the basis of postal certificate will be entertained.
2. The request for surrender should contain signatures of allottee / lessee alongwith:
  - (i) In case of incorporated company / society/charitable society/trust the request should be supported by the Certified Copy of the Resolution of Board of Directors / Executives.
  - (ii) In case of registered partnership firm or Limited Liability Partnership Firm letter of authorization by its partners.
3. The allottee has to execute surrender deed, if lease deed/transfer deed has been executed then all the original legal documents are to be surrendered unconditionally to the authority.
4. The date of surrender in above case shall be the date on which application is received at the Authority's office. No subsequent claim on the basis of postal certification will be entertained.

### **B-3 Change in Constitution**

Change in constitution may be allowed by the CEO or its authorized officer of the authority on completion of required formalities as per the prevailing policy of the authority at the time of Change in constitution.

### **B-4 Maintenance**

- a. The lessee or sub lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned departments of the authority or from the competent Authority in this regard.
- b. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
  - (i) At all times in a state of good condition and in good sanitary condition to the satisfaction of the Lessor.
  - (ii) And to make available required facilities as well as to keep surroundings neat and clean, good and healthy and in safe condition at all times, according to the convenience of the inhabitants of the place.
- c. That the lessee shall abide by all Regulations, Bye laws, directions and Guidelines of the authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and the rules made therein.
- d. If the maintenance work of any area is not found satisfactory according to the authority, then the required maintenance work will be carried out by the authority and all the expenses in carrying out such work shall be borne by the lessee or sub lessee.
- e. That the lessee shall not display or exhibit any posters, statues, other articles which are repugnant to the morals or are indecent or immoral.
- f. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except at a place specified for the purpose by the lessor.
- g. In case of noncompliance of these terms and conditions, and any directions of the authority, the authority shall have the right to impose such penalty as the CEO or the authorised Officer of the authority may consider just and/or expedient.

### **B-5 Mortgage**

1. The mortgage permission shall be granted after payment of 20% of the total premium, in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India

for the purpose of raising resources, for construction on the allotted plot, Provided the allotment/lease of the plot is neither cancelled nor any show cause notice has been issued to the allottee / lessee and have valid time period for construction as per terms of the lease deed or have obtained valid extension of time for construction as the case may be and has cleared up to date dues of the plot premium and lease rent.

2. Authority shall have the first charge on the plot towards payment of all outstanding dues.
3. Besides that in the event of sale or foreclosure of the mortgaged/charged property, the authority shall be entitled to claim and may recover not more than 50% or as decided by the authority, of the unearned increase in values of properties in respect of the market value of the said plot as first charge, having priority over the said mortgage charge. The decision of the authority in respect of the market value of the said plot shall be final and binding on all the parties concerned.
4. The Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.
5. Documents required for obtaining Mortgage Permission Application can be submitted along with the following documents:-
  - i. No dues certificate.
  - ii. A letter from bank/institution that the grant of loan is under consideration
  - iii. An affidavit about the unauthorized construction/use.
  - iv. Processing fee as decided by the CEO or Authorized Officer from time to time.
  - v. A copy of the resolution passed by Board, in case of Company/Trust/Society etc.
  - vi. In case of allottee being a Partnership Firm, all partners shall be required to sign the application for Mortgage, alternatively the signatory partner has to produce an Authority Letter/Power of Attorney to move such an application.
  - vii. Any other documents as required by the CEO or Authorized Officer of the authority from time to time.

#### **B-6 Transfer of Plot**

1. Subject to the following conditions a lessee will be allowed to transfer a unit located on a plot allotted by the Authority to any other person who is eligible to apply as mentioned above.
2. Transfer shall be permitted only after the unit has been declared functional by the authority.
3. The cases, where cancellation has been effected or are in process of cancellation, are not eligible for transfer.
4. Application for transfer shall be received on the prescribed Transfer Application Form available from the relevant department of the authority, along with the transfer processing fee as decided by the CEO or Authorized Officer of the authority, from time to time.
5. The Transfer Application form should be duly filled along with the NOC's from various departments i.e. Project division, No dues from the Accounts/ institutional department, last paid electricity bill (In case all original as well as subsequent legal documents are submitted, then NOC from Bank/ Financial Institution is not required).
6. Photograph & signature of transferor(s)/ Transferee(s) must be attested by the Bank Manager on the application form itself. In case of companies, certified copy of Resolution of Board of Directors authorized the signatory for moving the transfer application should also be submitted with application.
7. Both transferor and transferee must be competent to contract on the date of transfer application.
8. Charges for Transfer
  - i) Transfer charges are 10% or as decided by the Authority, from time to time, of the prevailing allotment premium of the plot at the time of transfer.
  - ii) Transferor and transferee should severally and/ or jointly satisfy themselves about the overdue/ dues position from the Institutional/Industrial Department of the authority.
  - iii) Transfer charges once deposited will not be refunded/ adjusted even in case of transfer does not materialize due to dispute between the parties or withdrawal of transfer application. Once the transfer application is submitted it can be withdrawn only with the consent of the transferor and the transferee. In case of dispute, orders of the competent court shall be required for withdrawal of the transfer application/ Transfer Memorandum.
9. Once transfer deed is executed, all the assets and liabilities would pass on to the transferee.
10. Lease rent will be charged @2.5% of the prevailing allotment premium with location charges, on the date of issue of transfer memorandum subject to enhancement as envisaged in Lease Deed/ Transfer Deed/ Transfer Memorandum.
11. In case of transfer of rights of a minor, even partial, orders of the District Judge are required regarding the protection of interest of the minor.

12. Transfer of the plot by allottee/ transferee directly or through registered GPA, to his/her parents, grandfather, grandmother, grand children, children, wife & vice versa would be allowed without charges, subject to payment of processing fee as decided by the Authority, from time to time.
13. The transfer of the plot is an act between transferee(s) and transferor(s) and as such any liens, claims, damages, compensation, adverse court orders etc. arising thereof subsequently would be the sole liability of transferee(s) and the authority would remain indemnified against the same.
14. The transferee shall execute a Transfer deed, after paying the transfer charges, within 90 days from the date of issue of the Transfer Memorandum by the authority and a certified copy of the same shall be submitted to the authority after the registration of the same with the sub Registrar, of the authority. The Transfer Memorandum shall be part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied as decided by the Authority, from time to time.
15. In case of transfer/ sale by financial institution under section-29 of State Financial Corporation Act/ by bank under SARFAESI Act, the application has to be moved by the financial institutions/bank along with all NOC's required in the transfer application form. In such case transfer charges at the rate of 10% of the sale value should be levied or as decided by the Authority, from time to time.
16. Issue of Mutation Letter  
Application can be submitted by the Transferee at the concerned department along with the following documents:-
  - (i) A certified copy of the Transfer Deed duly executed by the Transferor.
  - (ii) Copy of challan against payment of transfer charges in one of the Authorized bank shall be required.

**B-7 Misuse, Additions, Alterations etc.**

1. The allottee / lessee shall not, use the plot for any purpose other than that for which it has been allotted / leased. The lessee / allottee shall not be entitled to divide the plot or amalgamate it with any other plot without the prior written permission of Chief Executive Officer or the Authorised Officer of the authority. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any shall be resumed by the Authority.
2. The Lessee will not make, any alteration or additions to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor and in case of any deviation from such terms of plan he/she shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.
3. If the Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee who shall bound agrees to reimburse by paying to the Lessor such amounts as may be determined and demanded by the authority in this regard.

**B-8 Liability to Pay Taxes**

The allottee / lessee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by any authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

**B-9 Overriding Power over Dormant Properties**

The lessor reserves the right to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon, provided that, the lessor shall make reasonable compensation to the allottee /lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO or the Authorised Officer of the authority on the amount of such compensation will be final and binding on the applicant.

**B-10 Renting of Industrial Premises**

- a) The premises for which renting permission is sought should not be a cancelled one and should have been declared functional through a written communication by the YEIDA. Application for simultaneously declaring the unit functional and grant of renting permission may, however, be entertained.
- b) Request for renting out part/full premises shall be entertained. For the purpose of part renting the

- applicant has to clearly demarcate the portion of the building to be given on rent. He has also to file an Affidavit specifying the position of capital subsidy or any other subsidy, having been received or not and the premises having been mortgaged or not.
- c) Renting permission is granted if:
    - i) Uptodate dues of YEIDA have been cleared.
    - ii) Lease deed/Transfer deed/Sale deed as applicable has been executed and registered and certified copy is duly deposited with the office.
    - iii) NOC's of the term lending Institution (s), in case the industrial premises is mortgaged/ offered as collateral security.
    - iv) Bonafide lessee while making the request for renting would append a copy of the Project Report of the proposed project of the tenant. Projects free from pollution & environmental hazards shall be considered. The projects shall not be on the banned list of Directorate of Industries, UP or Development Commissioner, Small Scale Industries and YEIDA.
  - d) In case of discontinuation of tenancy the same would be taken on record after the lessee surrenders the original renting permission letter.
  - e) In case of re-renting, the renting be deposited again as stated here below.
  - f) The condition of functionality and renting charges may be waived off in case the renting permission is sought for a Group/Associate/Sister/subsidiary concern in which allottee/lessee or their shareholders have jointly and/or severally minimum 51% shares.
  - g) YEIDA would not entertain any direct correspondence with the tenant at any stage However in case tenant wants to apply for electricity connection in his own name he will have to produce NOC in form of affidavit from the lessee/transferee.
  - h) The renting charges will be calculated on the basis of following:
    - i. Rs.100/-per Sqm. For the entire area of the plot for ten years for the first tenant.
    - ii. For 2nd, 3rd, and so on so forth for subsequent tenants renting charges will be calculated @ Rs. 20/- per Sqm. Of entire area for each tenant.
    - iii. The subsequent tenants will pay@ Rs. 20/- per for the residual period beginning from the start of first tenancy (for accounting purpose period will be counted form 1st April to 31st March of the year i.e. financial year).
  - i) For all industrial allottees no. of tenants permitted would be one for every 500 Sqm. Plot area and charges for renting would be as per clause no. 'h' above.
  - j) If any tenant leaves tenancy before 10 years then for balance remaining period, permission can be granted for new tenant on payment of 20% of prevailing rate of renting charges for the entire plot area and subject to fulfillment of other terms and conditions.
  - k) Each tenant and allottee will ensure compliance of all statutory rules and regulations of the various Departments of both Central and State Government (e.g. Factory, Labour, Electricity, Fire, Building Construction, Directorate of Industries, Pollution Control Board, Employees State Insurance Corporation, Provident Fund etc.).
  - l) The rent permission can be granted for the period of 5 years also, the renting charges would be 50% of the charges mentioned in clause-'h' above.
  - m) The functional unit(s), after getting permission from the Authority to rent out the industrial premises in part/full will get a rent deed executed within 90 days compulsorily from the issuance of the renting permission and deposit the rent deed with YEIDA.

#### **B-11 Cancellation**

In addition to the other specific clauses relating to cancellation the Authority shall be free to exercise its rights of cancellation of allotment in the case of:

- a) Allotment being obtained through misrepresentations/ suppression of material facts.
- b) Any violation of directions/ rules issued by the authority or any other statutory body.
- c) Default on the part of the applicant allottee / lessee for breach/violation of terms and conditions of registration allotment/lease and / or non deposit of reservation money/allotment money/acceptance money/ installment money.

In the event of cancellation, under sub-clause (a) above, the entire deposits till the date of cancellation shall be forfeited and possession of the Plots will be resumed by the authority / lessor with structure thereon, if any, and the allottee / lessee will have no right to claim compensation thereof.

In the event of cancellation, under sub-clause (b) & (c) above, 20% of the total premium or the amount deposited upto the date of cancellation, whichever is the least, shall be forfeited and balance, if any, shall be refunded without any interest.

#### **B-12 Restoration**

The authority can cancel allotted plot for breach of term and conditions of allotment /Lease deed / Transfer Deed. However, If the lessee/allottee apply for restoration of the plot, CEO or authorised officer can restore the plot as per the prevalent policy of the authority and payment of 10% restoration charges.

**B-13 Amalgamation**

1. Amalgamation of adjoining plots belonging to the same allottee/ lessee/ transferee and for the same project may be considered on the submission of documents as mentioned below.
  - i. Certified copy of the resolution of the Board of Directors in case of a Private Ltd. Co./ Public Ltd Co./ Authority Letter in case of a Partnership Firm.
  - ii. NOC from the financial institution, if the property is mortgaged.
  - iii. Any other relevant document/ information.
  - iv. Submission of an undertaking/ Indemnity Bond from all the proposed allottees/ lessees/ transferees that they will jointly and severally inherit all the liabilities/ responsibilities arising out of default of terms and conditions of allotment/ lease on the part of any/ all of the allottees/ lessees/ transferees.
  - v. Submission of Memorandum of Understanding and Articles of Association from all the allottees/ lessees/ transferees applying for amalgamation.
2. After the permission for amalgamation is granted by the authority correction deed of that effect is to be executed by the allottee. The amalgamated plot may be considered as a single plot for the purpose of ground coverage and FAR as per building bye laws lessees/ transferees will be required to get the necessary maps approved from the authority before starting any construction on the amalgamated plot.

**B-14 Other Clauses**

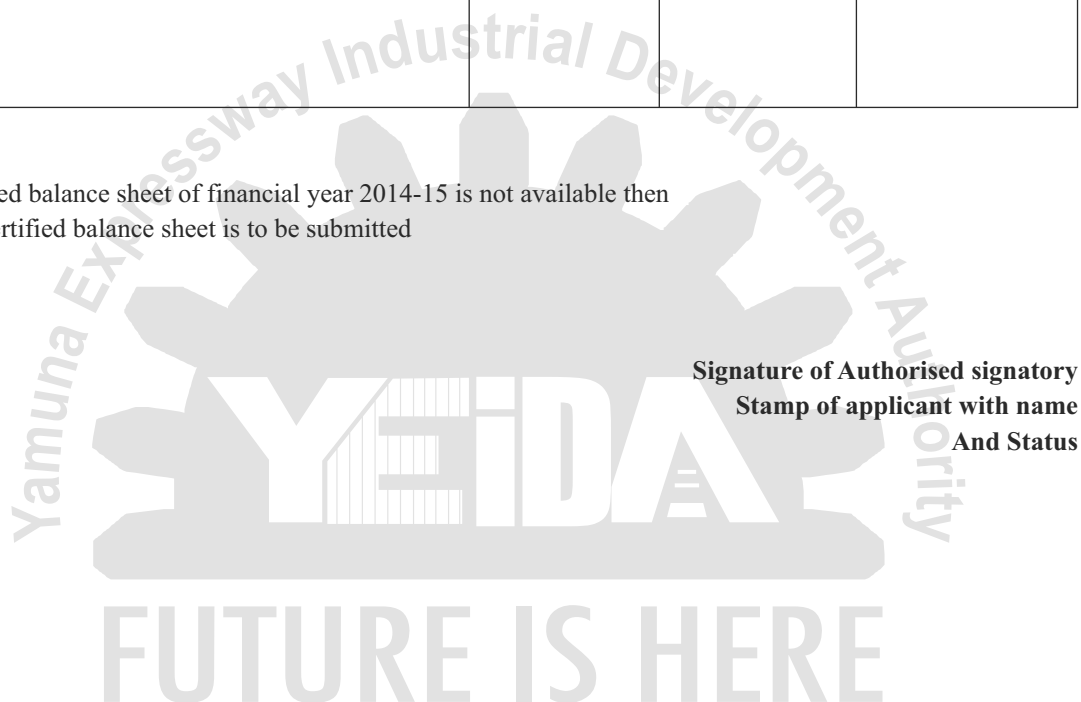
- i. That the CEO reserves the right to make such amendments, additions, deletions and alterations in the terms and conditions of allotment, lease, building bye-laws as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the allottee / lessee.
- ii. If due to unavoidable circumstances, the authority could not allot the plot, the registration money deposited by applicant would be refunded. However, no interest on the deposits will be paid to the applicant.
- iii. If due to circumstances beyond the control of authority the possession of plot is not handed over to the allottee, the full amount deposited by the allottee would be refunded alongwith the simple interest @ 4% per Annum.
- iv. If due to any "Force majeure" the authority is unable to make allotment or the possession of the allotted plot, entire registration money or the deposit, depending on the stage of allotment will be refunded without any interest.
- v. In case of increase in the compensation/ex-gratia to farmers by the order of Court/Govt./authority or otherwise, the increased amount will be recovered from the allottee/Lessee of the Land.
- vi. In case of any dispute in the interpretation of any word or terms and conditions of the allotment / lease, the decision of the CEO shall be final and binding on the allottee / lessee and his / her / their successor.
- vii. The authority will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
- viii. That the lessee and his / her / their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, Regulations or directions as are made issued there under from time to time.
- ix. Any dispute between the lessor and lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Budh Nagar or the High Court Ad Judicature at Allahabad.
- x. The allotment will be accepted by the allottee on "As is where is Basis". The allottee is advised to visit the site before submission of application form/interview for allotment.
- xi. Provisions related to the fire safety environmental clearance, NGT directives shall be observed by the allottee. Necessary approvals shall be obtained from the Competent Authority by the allottee.
- xii. In case a link road comes anywhere in the plot area, it shall be retained by the allottee /lessee till an alternate arrangement is made by the authority.
- xiii. All arrears due to the Lessor are recoverable as arrears of land revenue.
- xiv. The lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
- xv. The authority in larger public interest has the power to take back the possession of the land/ building by making payment at the prevailing rate after giving the allottee/lessee an opportunity of being heard, the decision of the CEO of the authority shall be final and binding on the allottee/lessee in this regard.

**FINANCIAL STATEMENT OF TURNOVER**

Name of Applicant -----  
 -----  
 -----  
 -----

S. No.	Description	2012-13 (as per audited balance sheet)	2013-14 (as per audited balance sheet)	2014-15 (as per audited* balance sheet)
1.	Turnover of the Applicant			

\* if audited balance sheet of financial year 2014-15 is not available then  
 C.A. certified balance sheet is to be submitted

**CERTIFICATE OF THE CHARTERED ACCOUNTANT/STATUTORY AUDITOR**

Based on Audited Accounts and other relevant documents, we M/s .....,  
 Chartered Accountants/Statutory Auditors, certify that the above information is correct.

**Signature & Seal of Chartered Accountant/ Statutory Auditors**

**Membership No.....**

**FINANCIAL STATEMENT OF NET WORTH**

Name of Applicant -----  
 -----  
 -----  
 -----

S. No.	Description	Amount in Crore Rupees	Remarks
	Net worth as on 31.03.2015 of the Applicant as per audited annual accounts		



Signature of Authorised signatory  
 Stamp of applicant with name  
 And Status

**CERTIFICATE OF THE CHARTERED ACCOUNTANT/STATUTORY AUDITOR**

Based on Audited Accounts and other relevant documents, we M/s .....,  
 Chartered Accountants/Statutory Auditors, for the applicant having net worth Rs.....certify  
 that the above information is correct.

**Signature & Seal of Statutory Auditors/ Chartered Accountant**

**Membership No.....**

**LIQUIDITY CERTIFICATE**

This is to certify that M/s \_\_\_\_\_ maintaining Current Account / Saving Bank Account / FDR / Other Deposit Account Nos \_\_\_\_\_ with us, having liquidity of Rs. \_\_\_\_\_ as on \_\_\_\_\_.

Name of Officer with designation  
(with rubber stamp)

- Note :
1. Separate certificate for each company / firm / society / trust / individual to be submitted.
  2. Liquidity Certificate should not be more than 6 months old from the date of submission of application.

Annexure- 4

**FORMAT FOR AFFIDAVIT**

*(To be furnished on non-judicial stamp paper of Rs.100/- duly attested by notary public, by the Applicant.*

Ref.: Application of Mix use Plot in Yamuna expressway Industrial Development Area.

1. I, the undersigned, do hereby certify that all the statement made in our Application, including in various Annexures & Formats, are true and correct and nothing has been concealed.
2. The undersigned also hereby certifies that neither our Company M/s \_\_\_\_\_ nor any of its director/constituent partners have been debarred by Government of Uttar Pradesh or any other State Government or Government of India or their agencies for any work or for the bidding / submitting Application for any project.
3. The undersigned hereby authorize(s) and request(s) any bank, person, firm or corporation to furnish pertinent information deemed necessary and requested by YEA to verify this statement or regarding my (our) competence and general reputation.

**Signature of Authorised signatory**  
**Stamp of applicant with name**  
**And Status/ designation**