

OFFICE OF THE MARKET COMMITTEE PANCHKULA

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Subject :- Allotment of shop/office space No. in Agro Mall , NVM
,Sector – 20 Panchkula .

Reference:- The draw of Agro shops dated 07/11/2008 .

1. The Chief Administrator , HSAMB , Panchkula has accorded approval under section 18 of the P.A.P.M. Act 1961 and has been confirmed the draw of lots dated 07/11/2008 vide his memo No. 2117 dated 19/11/2008.
2. The following particular site is hereby allotted to you on the terms and condition announced at the time of draw and as laid down in the HSAMB (Sale of immovable property) rules 2000 and mentioned here under :-

Shop/office space	Shop no.	Size	Price of shop	Name of purchaser
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Agro Mall , Sector 20

Panchkula

3. The area and No. shown above are given in the respective plan area are subject to variation at the time of actual possession .
4. The sum of Rs. paid by you as 25 % of the allotment price /draw cost of the shop has been adjusted in your shop account. You are requested to remit a sum of Rs. on a/c of balance 75 % of the price of the shop either without interest within 60 days from the date of issue of this letter or in six half yearly installment with 15% interest or at such rate of interest as may be specified by the Board from time to time . Interest on installment will start from the date of offer of possession as mentioned hereunder

Sr No. Installment	Due date of installment	Amount of installment	Interest @15 % P.A. (If possession offered)	Total amount installment
1	15-11-09			
2	15-05-10			
3	15-11-10			
4	15-05-11			
5	15-11-11			
6	15-05-12			

5. In case of failure to deposit the installments in time , penal interest @ 4% P.A. to be compounded half yearly shall be charged in addition to the normal interest . In case of default of two successive installments, the shop/office space ,constructed ,shall be resumed by the Market Committee after giving an opportunity of being heard to you.
6. All payments shall be made in cash or by way of bank draft payable to the Market Committee , Panchkula .
7. The possession of the shop/office space shall be offered to you after construction of Agro Mall .
8. The sale shall be subject to reservation of shop in favour of Market committee , Panchkula which are setforth in conveyance deed and the purchasers shall be bound by convents consent therein .
9. The allottee of shop shall not be permitted to use the premises for any purpose other than the prescribed purposes . In case of misuse of his premises, the allotment shall be cancelled and 10 % of the value of the shop , interest and other dues payable , shall be forfeited .
10. The allottee shall bear and pay all expenses in respect of execution of registration of the deed of conveyance including the stamp duty , registration fee thereof . The allottee shall pay all general local taxes and cesses as assessed from time to time by the competent authority .
11. No. fragmentation of any constructed shop shall be permitted. The allottee of shop shall also pay additional expenses such as enhanced land compensation within sixty days from the date of such demand by the Market Committee . In case of default, penal interest @21 % P.A. will be charged . The

recovery of enhanced compensation shall be as per the formula approved by the Board .

12. Untill the full price of the site has been paid , no transfer of any right of the title or any interest shall be permitted without the pervious sanction of the Market Committee , Panchkula . The transferee , however , may be allowed by the Market Committee ,Panchkula to let on a monthly basis a part or full of the building erected on the site as per sanction plan .

13. The transfer of title of ownership of shop shall not be permitted before a period of three years from the date of possession of such shop except under special circumstances and with the prior approval of the Chief Administrator of the Board and on payment of such fee as may be prescribed by the Board from time to time . However , after three years , Market Committee may permit the transfer of shop subject to approval under section 18 of the PAPM Act, 1961 accorded by the competent authority by charging transfer fee as may be prescribed by the Board from time to time .

14. A part from resumption referred to in condition No. 5 of this allotment letter , an amount equalent to 10 % of the total cost of the shop shall be forfeited alongwith interest and other dues , if any , payable by the allottee , from the amount already deposited by him .

15. The officer and official of the Market Committee and HSAMB at all reasonable time and in a reasonable manner after six hours prior notice, in writing, may enter into any part of the building or shop for the purpose of ascertaining that the allottee has duly performed and observed the condition of sale. In the event of breach of non observance of any term & condition of a sale by the allottee or their legal representative , Market Committee shall have the lawfull right to enforce each condition under the appropriate law at the risk and cost such defaulter.

17 If the transferee fails to observe or comply with any of the term and condition mentioned above , the constructed shop will be resumed by the Market Committee and his deposits shall be forfeited as detailed out in above conditions and resumed shop shall be sold in open auction by the Market Committee .

E.O. cum Secretary
Market Committee Panchkula