

Sr. No.	Head	Details																				
		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 with applicable GST) 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. Note:- If the allottee chooses the option to pay annual lease rent at the time of execution of lease deed, he/she can subsequently exercise his option to pay one time lease rent indicated above, 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.																				
21.	Construction Period	<table><tr><th>Sr. No.</th><th>Area of Plot (in sq. m)</th><th>Minimum %age of total Permissible FAR for first phase</th><th>Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)</th><th>Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)</th></tr><tr><td>1</td><td>Up to 4,000</td><td>50%</td><td>3 Years</td><td>5 Years</td></tr><tr><td>2</td><td>4,001-10,000</td><td>40%</td><td>3 Years</td><td>5 Years</td></tr><tr><td>3</td><td>10,001-20,000</td><td>35%</td><td>3 Years</td><td>6 Years</td></tr></table>	Sr. No.	Area of Plot (in sq. m)	Minimum %age of total Permissible FAR for first phase	Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)	Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)	1	Up to 4,000	50%	3 Years	5 Years	2	4,001-10,000	40%	3 Years	5 Years	3	10,001-20,000	35%	3 Years	6 Years
Sr. No.	Area of Plot (in sq. m)	Minimum %age of total Permissible FAR for first phase	Time limit for obtaining Completion Certificate of first phase (from the date of execution and registration of Lease Deed)	Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)																		
1	Up to 4,000	50%	3 Years	5 Years																		
2	4,001-10,000	40%	3 Years	5 Years																		
3	10,001-20,000	35%	3 Years	6 Years																		

Note:

1. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
2. GST liability as applicable rates at the time of payment under RCM if allottee is GST registered, if not then GST shall be payable under Forward charge.
3. Interest @ 10.50% per annum is applicable from 1st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

1. AVAILABILITY OF PLOTS:- A. PLOTS IN SECTOR- 17, 18, 20 & 22E

Sr. No.	Use	Plot No.	Pocket	Sector	Area in Sq.Mtr.	Rate of Allotment Per Sq.Mtr	Reserved Rate for Bidding including Per Sq. Mtr. (Rs.)	Registration Amount (Rs.) (10%)	Incremental Value for Bid (Rs.)
1	Senior Secondary School	SS-02	-	17	8000	17775.00	14,22,00,000.00	1,42,20,000.00	7,11,000.00
2	Senior Secondary School	SS-02	7B	18	8000	17775.00	14,22,00,000.00	1,42,20,000.00	7,11,000.00
3	Senior Secondary School	SS-04	4A	18	14100	16604.75	23,41,26,975.00	2,34,12,700.00	11,70,635.00
4	Senior Secondary School	SS-05	2C	18	9400	17372.13	16,32,98,022.00	1,63,29,802.00	8,16,490.00
5	Senior Secondary School	SS-06	4A	18	8000	17775.00	14,22,00,000.00	1,42,20,000.00	7,11,000.00
6	Senior Secondary School	SS-02	H	20	8000	17775.00	14,22,00,000.00	1,42,20,000.00	7,11,000.00
7	Senior Secondary School	SS-06	L	20	8400	17646.19	14,82,27,996.00	1,48,22,800.00	7,41,140.00
8	Senior Secondary School	31	-	22E	10127	17206.86	17,42,53,871.00	1,74,25,400.00	8,71,270.00
9	Senior Secondary School	33	-	22E	10115	17209.40	17,40,73,081.00	1,74,07,310.00	8,70,365.00
10	Senior Secondary School	34	-	22E	10115	17209.40	17,40,73,081.00	1,74,07,310.00	8,70,365.00

Note:

1. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
2. GST liability as applicable rates at the time of payment under RCM if allottee is GST registered, if not then GST shall be payable under Forward charge.
3. Interest @10.0% per annum is applicable from 1st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.
4. The allotment shall be made at the price quoted above reserve price through bidding/E-auction.
5. Number of plots may increase/decrease as indicated in the above respective categories.
6. Bids will be accepted above reserved price.
7. Bidders shall be able to increase the bid in accordance with the incremental value mentioned above.
8. The rate of allotment/bid is subject to the revision, if any.

B-Qualification Criteria

Financial Eligibility Criteria:

Sr. No.	Parameters	Plot Size					
		8000 sqm.	8400 sqm.	9400 sqm.	10115 sqm.	10127 sqm.	14100 sqm.
1	Minimum Net Worth as on 31/3/2026 duly certified by the Bidder/Applicant's statutory auditors/ Chartered Accountant	Rs. 5.69 Cr.	Rs. 5.93 Cr.	Rs. 6.53 Cr.	Rs. 6.96 Cr.	Rs. 6.97 Cr.	Rs. 9.37 Cr.
2	Minimum Solvency as per Certificate not more than 6 months old, from a Nationalised / Scheduled Bank	Rs. 4.27 Cr.	Rs. 4.45 Cr.	Rs. 4.90 Cr.	Rs. 5.22 Cr.	Rs. 5.23 Cr.	Rs. 7.03 Cr.
3	Minimum average/annual Turnover duly audited by the Applicant's statutory auditors/ Chartered Accountant	Rs. 28.44 Cr.	Rs. 29.65 Cr.	Rs. 32.66 Cr.	Rs. 34.81 Cr.	Rs. 34.85 Cr.	Rs. 46.83 Cr.

C- Technical Eligibility Criteria:

Sr. No.	Use	Experience	Mandatory Document Required
1	Senior Secondary School	The applicant should have experience of operating an "Eligible School" for at least last three consecutive years from the last date of submission of application under this scheme.	Eligible School will be defined as a Senior/Higher Secondary School with affiliation to Central Board of Secondary Education (CBSE) or State Board of Indian Certificate of Secondary Education (ICSE) or the International Baccalaureate (IB), valid as on date and at least for the next 2 year from the last date of submission of application under this scheme.

2 SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT

a. How to apply

- i. The scheme brochure can be downloaded from the Authority Website www.yamunaexpresswayauthority.com. The application shall be submitted online.

ii. PROCESSING FEE

Non-refundable/non-adjustable processing fee of INR 25,000/- (Twenty five Thousand only) plus applicable GST shall be deposited through online portal of YEIDA or RTGS/NEFT by generating Challan on or before closing date.