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Recd. A.D.

GOVERNMENT OF INDIA  
MINISTRY OF WORKS & HOUSING  
LAND & DEVELOPMENT OFFICE  
HIRMAN BHAWAN : NEW DELHI

NO. L. II. 1 (723) / 83  
To

DT. 22.11.1983

The General Secretary,  
Communist Party of India (Marxist),  
14, Ashoka Road, New Delhi-1.

Subject: Allotment of land to Communist Party of India (Marxist)  
for the construction of A.K. Gopalan Bhawan.

Sir,

I am to say that the President is pleased to sanction allotment of three plots Nos. 27, 28 & 29 in the Market Road Institutional area, New Delhi, measuring about 1197.33 sq. meters (as shown in the enclosed L&DO's plan No. 3656/1) to the Communist Party of India (Marxist) for construction of their office building in the name of the following trustees of A.K. Gopalan Bhawan Trust :-

1. Comrade A.M.S. Nabhoodiripad ( General Secretary )
2. Comrade B.R. Ranadive
3. Comrade M. Besavapunniah,
4. Comrade Harkishan Singh Surjeet ( Polit Bureau Members.
5. Comrade Samar Mukherjee
6. Comrade T. Balanandan

2. The allotment is subject to the terms and conditions as given in the Memorandum of Agreement & Perpetual Lease which shall also include the followings:-

- i) The date of allotment of the site will be the date of this letter. The allotment shall be initially made in licence basis and lease-hold rights will be granted on completion of the building and satisfactory fulfilment of the terms and conditions of a Memorandum of Agreement to be entered into with this office for carrying out the purpose of allotment. After the lease hold rights are granted, the security amount will be treated as premium for the land allotted and ground rent will be payable at 2½% per cent of the premium amount every year.
- ii) Communist Party of India (Marxist) shall be required to construct the building in conformity with the Architectural surroundings of the area, within 2 (two) years from the date of handing over or offer of handing over whichever is earlier.

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- iii) Communist Party of India(Marxist) shall be required to pay for the land @ Rs. 2625.00 per sq. meter as security deposit plus annual licence fee @ 2½ thereon.
- iv) The land shall be used by Communist Party of India (Marxist) only for the construction of A.K. Gopalan Bhawan for accommodating the party offices of Communist Party of India(Marxist). No residential accommodation except for a caretaker or chowkidar shall be allowed to be constructed on the land. The plinth area of the residential unit of caretaker or chowkidar will be fixed by the Lessor in his absolute discretion.
- v) The building plans shall be got approved from the Local body, Delhi Urban Art Commission, the Land & Development Officer and Chief Architect, C.P.W.D. before undertaking any construction of the land.
- vi) The trees, if any, standing on the plot shall remain as Government property and shall not be removed or otherwise disposed off without obtaining prior permission of this office.
- vii) The Communist Party of India(Marxist) shall execute the Memorandum of Agreement & Lease Deed at their own cost.
- viii) The land in question falls under the jurisdiction of the M.D.M.C.
- ix) Communist Party of India(Marxist) shall be required to pay licence fee half yearly in advance i.e. on the 15th January & 15th July, each year whether the same shall have been demanded or not and in case of the failure to make the payment of licence fee on the due dates will render C.P.I.(Marxist) liable to pay interest @ 10% per annum or at such rates as Government may fix from time to time for the period the payment of licence fee is delayed from the date it fell due.
- x) In the event of dissolution of Communist Party of India (Marxist) the Land allotted and the assets created thereon will be transferred to an Institution having the same aims and objects with the prior approval of the Govt. and paying such to Govt. or payment of such compensation that may be determined by the Lessor in its absolute discretion.
- xi) The Trustees mentioned above will be individually and collectively responsibly to the Government for payment of taxes, ground rent and for other

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obligations arising out of the allotment.

xii) The Communist Party of India(Marxist) shall pay for the structures existing at site at present cost minus depreciation which shall be intimated separately on due course.

3. If the above terms and conditions are acceptable to the Communist Party of India(Marxist) the acceptance thereof in writing may please be communicated together with a cheque for a sum of Rs. 32,21,596.05 ( Rs. thirty two lakhs twenty one thousand five hundred ninety six and paise five only) drawn in favour of the Land & Development Officer, New Delhi within 30 days from the date of receipt of this letter.

The details of payment are as under:-

- 1. Security Deposit : Rs. 3142991.25 ( Rs. thirty one lakhs forty two thousand nine hundred ninety one and paise twenty five only).
- 2. Licence fee : Rs. 78574.80 ( Rs. seventy eight thousand five hundred seventy four and paise eighty only). This will be adjusted towards ground rent for one year which will start from the date of offer of handing over possession.
- 3. Cost of preparation of Memorandum of Agreement. Rs. 30.00 ( Rs. thirty only).

4. If no reply is received within 30 days from the date of receipt of this letter, it will be assumed that you are not interested in the allotment and the allotment will be cancelled at your risk.

5. Six copies of the constitution of Communist Party of India(Marxist) may also be furnished to this office.

6. The possession of the site will be handed over to you after completion of formalities and after execution of Memorandum of Agreement.

Yours faithfully,

( C. S. S. S. S. S. S. S. )  
ENGINEER OFFICER

FOR & ON BEHALF OF THE PRESIDENT OF INDIA

ENCL: ONE PLAN.

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Copy forwarded to :-

1. ✓ Ministry of Works & Housing New Delhi with reference to their letter No. J-13016/1/77-LI dt. 17.10.83 and 8.11.83.
2. ✓ C.A.T.P., C.P.W.D. New Delhi together with 2 copies of the plans.
3. ✓ Finance Divn. (Lands Unit) Min. of W.&H. New Delhi.
4. ✓ Accounts Section.
5. ✓ The Chief Executive (NDZ), C.P.W.D. Nirmal Sharan, New Delhi with the request to intimate the present cost minus depreciation of the structure existing at the site. A copy of the site plan is enclosed for ready reference.

22/11

Cent. Works  
New Delhi

Engineer Officer

\*UK\*  
22/11/83

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24/11/83

Speed Post

**Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan, New Delhi.**

No. LII-(B)-1(1725)/ 505

Dated: 11.12.2008

To,

**The General Secretary,  
Communist Party of India (Marxist),  
27, 28 & 29, Bhai Veer Singh Marg,  
New Delhi-110001.**

**Sub: Allotment of land to the Communist Party of India (Marxist) at  
plot Nos 10, 11, 12 & 13, Kotla Road, Rouse Avenue, New  
Delhi.**

Sir,

I am directed to convey the sanction of the President of India to the allotment of land measuring **2534.46 sq. mtrs** as shown in L&DO Plan No. 3963/1 at **plot nos. 10, 11, 12 & 13 at Kotla Road, Rouse Avenue, New Delhi** to **Communist Party of India (Marxist)** for construction of their party office building (*'on as is where is basis'*) on the usual terms and conditions.

2. The allotment will be subject to the terms and conditions to be given in the **Memorandum of Agreement and Perpetual Lease**, which shall also include *inter-alia* the following:-

- (i) The allottee will pay the premium of land @ **Rs. 88 Lakhs per acre provisionally plus 2.5%** thereof as **annual ground rent**. This rate was valid up to 31.3.2000. The allottee shall have to pay difference of premium in case the land rates are revised retrospectively by the Govt. w.e.f. 1.4.2000. The allottee shall submit an undertaking to this effect on a non-judicial stamp paper worth Rs.10/-.
- (ii) The allottee shall pay ground rent half yearly in advance, i.e. on **15<sup>th</sup> January and 15<sup>th</sup> July each year** whether the same is demanded or not and in the event of failure to make the payment of ground rent on the due dates they shall pay the interest thereon at the rates stipulated by the Govt. from time to time for the period the payment of ground rent is delayed from the date it falls due.
- (iii) The allotment to the party shall be subject to recovery of all outstanding dues payable to the Directorate of Estates and vacation of the bungalows, if any, unauthorizedly occupied by the party.

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- (iv) In case political party is in occupation of Govt. bungalow(s)/Suite(s) in Vithalbai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier.
- (v) The building constructed on the allotted land shall be utilized by the political parties for their National level unit as well as other wings/organization of the party. These premises shall be utilized only for office purpose. Sub-letting shall be governed by the instructions/restrictions issued in this regard, for institutional plots.
- (vi) The premises shall not be used for residential/commercial purpose.
- (vii) The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant institutional rate prevailing on the date of allotment.
- (viii) The allotments shall not be permitted to be converted into freehold.
- (ix) When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on to the faction(s) of the party, determined as successor by the Court of Law/the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis.
- (ix) The allotment shall be liable to be rescinded/cancelled in the following circumstances:-
  - (a) if the allottee fails to make the payment of premium and ground rent or any other Govt. dues in accordance with the terms of allotment/MOA/Lease Deed;
  - (b) If the party fails to construct the building within the period of three years of handing over of possession;
  - (c) If the premises are put to a use other than the use for which land is allotted/leased;
  - (d) If the allottee violates the building by-laws/other statutory guidelines including the Master Plan; and
  - (e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.
- (x) The allottee shall use the land only for the construction of their office and not for any other purpose.

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- (xi) The allottee shall construct their building only after getting their plan approved from the Local bodies/L&DO, DUAC.
- (xii) The removal of structures/encroachments, if any, will be the responsibility of the allottee.
- (xiii) The trees, if any, situated on the plot will be the Govt. property and should not be removed without prior approval of the L&DO.
- (xiv) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xv) The land in question falls under the local jurisdiction of the NDMC/MCD.
- (xvi) The land will be initially given on licence basis by signing a Memorandum of Agreement and the money deposited at the rate mentioned at (i) above will be treated as security and licence fee for due performance of the agreement and when the terms of Memorandum of Agreement are successfully completed within the stipulated time, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xvii) The allottee is required to submit the following documents i.e. Certificate of recognition of party by the Election Commission of India, Memorandum of Articles and Memorandum of Association, List of office bearers, Five years audited account's statements etc.
- (xviii) The allottee is required to pay the following amount on account of premium and ground rent:-

A.	Premium (provisionally)	Rs. 53,80,472.00
B.	Ground Rent (Provisionally) @2.5% of premium	Rs. 1,34,512.00 P.A.
C.	Cost of preparation of Memorandum of Agreement	Rs. 100.00

**Total Rs. 55,15,084.00/-**

*Payment  
12/4/15*


3. If the above terms and conditions are acceptable to the allottee, the acceptance thereof in writing along with a Bank draft/crossed cheque for Rs. 55,15,084/- (Rupees Fifty Five Lakhs Fifteen Thousand Eighty Four only/-) drawn in favour of Land and Development Officer, New Delhi may be sent within 45



days from the date of issue of this letter, failing which the allotment will be deemed to have been withdrawn and cancelled at their own risk without any notice.

- 4. The possession of the land will be handed over after completion of all the formalities.
- 5. This issues with the concurrence of Finance Division vide their Dy.NO. 930-F dated 22.6.2007.

Yours faithfully,

  
 (Pradeep Kumar Singh)  
 Dy.Land & Development Officer  
 For and on behalf of the President of India

Copy to:-

- (1) PS to UDM/PS to MOS (UD)/Sr. PPS to Secretary (UD)/JS(D&L). 15/12/08
- (2) Finance Division. M/O: UD & PA.
- (3) The Principal Director of Audit, Economic & Service Ministries, AGCR Building, I.P.Estate, New Delhi.
- (4) P&AO, M/o U.D. & PA., Nirman Bhawan, New Delhi.
- (5) VC, DDA, Vikas Sadan, INA, New Delhi. with L.O.P
- (6) TCPO, Vikas Bhavan, New Delhi. with L.O.P
- (7) Works Divn, M/O UD & PA.
- (8) Chief Engineer, CPWD, Nirman Bhawan, New Delhi. 15/12/08
- (9) CA, CPWD. Nirman Bhawan, New Delhi. with L.O.P
- (10) Guard File.
- (11) Drawing Section - 15/12
- (12) Accounts Section
- (13) P.S. to 15/12

Dy.Land & Development Officer

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 11/12/08

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**Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan, New Delhi**

No. L&DO/L-II-B-1(1725)/110-A

Dated: 04.03.2014.

To

General Secretary,  
Communist Party of India (Marxist)  
A.K. Gopalan Bhawan  
27-29, Bhai Vir Singh Marg  
New Delhi - 110001.

Sub: Allotment of land measuring 868 sq.mts. in Pocket-III, Rouse Avenue, DDU Marg, New Delhi to Communist Party of India (Marxist) in exchange of Plot No.13, Kotla Road, Rouse Avenue, New Delhi already allotted to them in 2008.

Sir,

In continuation of this office's letter of even number dated 11.12.2008 and with reference to your letter dated 03.05.2013 on the subject mentioned above, I am directed to convey the sanction of the President of India for allotment of 868 sq.mts. of land (as per LDO Plan No.3963/2) in Pocket-III, Rouse Avenue, DDU Marg, New Delhi to the Communist Party of India (Marxist) for setting up of its national party office in Delhi in exchange of Plot No.13, Kotla Road, Rouse Avenue, New Delhi already allotted to them in 2008, subject to approval of change of land use by the competent authority.

2. The allotment will be subject to the terms and conditions which shall inter-alia include the following:-

- (i) The allottee will pay the premium of land @ Rs.88 Lakhs per acre provisionally plus 2.5% thereof as annual ground rent. This rate was valid up to 31.3.2000. The allottee shall have to pay difference of premium and ground rent in case the land rates are revised retrospectively by the Govt. w.e.f. 1.4.2000. The allottee shall submit an undertaking to this effect on a non-judicial stamp paper worth Rs.10/-.
- (ii) The allottee shall pay ground rent half yearly in advance, i.e. on 15th January and 15th July each year whether the same is demanded or not and in the event of failure to make the payment of ground rent on the due dates they shall pay the interest thereon at the rates stipulated by the Govt. from time to time for the period the payment of ground rent is delayed from the date it falls due.
- (iii) The date of allotment will be the date of issue of this allotment letter.
- (iv) The allotment to the party shall be subject to recovery of all outstanding dues payable to the Directorate of Estates and vacation of the bungalows, if any, unauthorizedly occupied by the party.

- (v) The vacant possession of the plot will be handed over to the political party.
- (vi) In case political party is in occupation of Govt. bungalow(s)/Suite(s) in Vithalbhai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier.
- (vii) The building constructed on the allotted land shall be utilized by the political parties for their National level unit as well as other wings/organization of the party. These premises shall be utilized only for office purpose.
- (viii) The premises shall not be used for residential/commercial purpose.
- (ix) The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant institutional rate prevailing on the date of allotment.
- (x) The allotments shall not be permitted to be converted into freehold.
- (xi) The political party to whom the land has been allotted will furnish the building plans to the local body within a period of six months after taking over possession of the vacant plot.
- (xii) When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on to the faction(s) of the party, determined as successor by the Court of Law/the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis.
- (xiii) The allotment shall be liable to be rescinded/cancelled in the following circumstances:-
  - (a) if the allottee fails to make the payment of premium and ground rent or any other Govt. dues in accordance with the terms of allotment/MOA/Lease Deed;
  - (b) If the party fails to construct the building within the period of three years after the sanctioning of building plans by the local body;
  - (c) If the premises are put to a use other than the use for which land is allotted/leased;
  - (d) If the allottee violates the building bye-laws/other statutory guidelines including the Master Plan; and
  - (e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.

- (xiv) The allottee shall use the land only for the construction of their office and not for any other purpose.
- (xv) The allottee shall construct their building only after getting their plan approved from the Local Bodies/L&DO, DUAC.
- (xvi) The removal of structures / encroachments etc., will be the responsibility of the allottee.
- (xvii) The trees, if any, situated on the plot will be the Govt. property and should not be removed without prior approval of the L&DO.
- (xviii) The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.
- (xix) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- (xx) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xxi) The land in question falls under the local jurisdiction of the MCD.
- (xxii) The land will be initially given on licence basis by signing a Memorandum of Agreement and the money deposited at the rate mentioned at (i) above will be treated as security and licence fee for due performance of the agreement and when the terms of Memorandum of Agreement are successfully completed within the stipulated time, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xxiii) The allottee shall also submit an undertaking on non-judicial stamp paper of Rs.10/- to the effect that it will not seek any further allotment of land in lieu of the difference between their entitlement and the land allotted to them and that the Party is satisfied with having plots allotted at three different locations.
- (xxiv) The allottee is further required to submit the following documents:-
  - (a) Balance sheet and audited account statement for five years preceding the date of application.
  - (b) Details of the number of bungalow(s) and suite(s) in V.P.House, if any, occupied by the party for their office purpose.
  - (c) No dues certificate from the Directorate of Estates regarding bungalow(s)/suite(s) occupied by the Party.
  - (d) A certificate from the Directorate of Estates that the party is not in unauthorized occupation of any bungalow/suite..

(xxv) The allottee is required to pay the following amount on account of premium and ground rent:-

A.	Premium (provisionally) (area measuring 868 sq.mts.)	Rs.18,87,488.00
B.	Ground Rent (Provisionally) @2.5% of premium	Rs.47,188.00 per annum
C.	Cost of preparation of Memorandum of Agreement	Rs.100.00
<b>D.</b>	<b>Total:</b>	<b>Rs.19,34,776.00</b>
E.	Less: amount already paid on 12.12.2008 in respect of Plot No.13, Kotla Road, Rouse Avenue, New Delhi for area measuring 624.525 sq.mts.	Rs.13,91,997.00
<b>F.</b>	<b>Total amount payable:</b>	<b><u>Rs.5,42,779.00</u></b>

3. If the above terms and conditions are acceptable to the allottee, the acceptance thereof in writing along with a bank draft/crossed cheque for Rs.5,42,779/- (Rupees Five Lakh Forty Two Thousand Seven Hundred & Seventy Nine only) drawn in favour of "Land and Development Officer, New Delhi" may be sent within 45 days from the date of issue of this letter, failing which the allotment will be deemed to have been withdrawn and cancelled at their own risk without any notice.

4. The possession of the land will be handed over after completion of all the formalities.

5. This issues with the concurrence of Finance Division of Ministry of Urban Development vide their Dy.No.8/US(D-4)/FD/14 dated 20.02.2014.

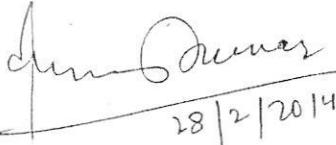
Yours faithfully,

(Sumit Gakhar)  
Deputy Land & Development Officer  
Tel.No.011-23061296

Copy to:-

1. Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi along with a copy of LDO Plan No.3963/2.
2. Pay and Accounts Officer, Ministry of Urban Development, Nirman Bhawan, New Delhi.
3. The Principal Director of Audit, Economic and Service Ministries, AGCR Building, I.P. Estate, New Delhi.

4. Finance Division, M/o Urban Development, Nirman Bhawan, New Delhi.
5. DG(W), CPWD, Nirman Bhawan, New Delhi.
6. The Chief Engineer (NDZ-II), CPWD, Nirman Bhawan, New Delhi.
7. ADG (Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No.3963/2.
8. The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi.
9. The Director, Directorate of Estates, Nirman Bhawan, New Delhi.
10. PS to UDM/Sr.PPS to Secretary(UD)/PS to JS(L&E)/PS to L&DO.
11. Accounts Section, L&DO.
12. Drawing Section, L&DO.
- ✓ 13. Guard File.

  
28/2/2014

Deputy Land & Development Officer

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Speed Post

**Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan, New Delhi**

No. L&amp;DO/L-II-B-1(1725)/259

Dated: 9/5/2014

To

General Secretary,  
Communist Party of India (Marxist)  
A.K. Gopalan Bhawan  
27-29, Bhai Vir Singh Marg  
New Delhi - 110001.

Sub: Revised allotment of land measuring 1849.80 sq.mts. at Plot Nos.10, 11 and 12 in Kotla Road, Rouse Avenue, New Delhi to Communist Party of India (Marxist).

Sir,

In continuation of this office's letter of even number dated 11.12.2008 on the subject mentioned above, I am directed to convey the sanction of the President of India for the revised allotment of 1849.80 sq.mts. of land (as per LDO Plan No.3963/2) at Plot Nos.10, 11 and 12 at Kotla Road, Rouse Avenue, New Delhi to the Communist Party of India (Marxist) for construction of their party office building in Delhi on usual terms and conditions. The plot No.13 measuring 624.525 sq.mts. at Kotla Road allotted earlier to CPI (M) vide letter dated 11.12.2008 stands cancelled.

2. The revised allotment will be subject to the terms and conditions which shall inter-alia include the following:-

- (i) The allottee will pay the premium of land @ Rs.88 Lakhs per acre provisionally plus 2.5% thereof as annual ground rent. This rate was valid up to 31.3.2000. The allottee shall have to pay difference of premium and ground rent in case the land rates are revised retrospectively by the Govt. w.e.f. 1.4.2000.
- (ii) The allottee shall pay ground rent half yearly in advance, i.e. on 15th January and 15th July each year whether the same is demanded or not and in the event of failure to make the payment of ground rent on the due dates they shall pay the interest thereon at the rates stipulated by the Govt. from time to time for the period the payment of ground rent is delayed from the date it falls due.
- (iii) The date of allotment will be 11.12.2008.
- (iv) The allotment to the party shall be subject to recovery of all outstanding dues payable to the Directorate of Estates and vacation of the bungalows, if any, un-authorizedly occupied by the party.



- (v) The vacant possession of the plot has already been handed over to the political party.
- (vi) In case political party is in occupation of Govt. bungalow(s)/Suite(s) in Vithalbai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier.
- (vii) The building constructed on the allotted land shall be utilized by the political parties for their National level unit as well as other wings/organization of the party. These premises shall be utilized only for office purpose.
- (viii) The premises shall not be used for residential/commercial purpose.
- (ix) The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant institutional rate prevailing on the date of allotment.
- (x) The allotments shall not be permitted to be converted into freehold.
- (xi) The political party to whom the land has been allotted will furnish the building plans to the local body within a period of six months after taking over possession of the vacant plot.
- (xii) When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on to the faction(s) of the party, determined as successor by the Court of Law/the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis.
- (xiii) The allotment shall be liable to be rescinded/cancelled in the following circumstances:-
  - (a) if the allottee fails to make the payment of premium and ground rent or any other Govt. dues in accordance with the terms of allotment/MOA/Lease Deed;
  - (b) If the party fails to construct the building within the period of three years after the sanctioning of building plans by the local body;
  - (c) If the premises are put to a use other than the use for which land is allotted/leased;
  - (d) If the allottee violates the building bye-laws/other statutory guidelines including the Master Plan; and
  - (e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.



- (xiv) The allottee shall use the land only for the construction of their office and not for any other purpose.
- (xv) The allottee shall construct their building only after getting their plan approved from the Local Bodies/L&DO, DUAC.
- (xvi) The removal of structures / encroachments etc., will be the responsibility of the allottee.
- (xvii) The trees, if any, situated on the plot will be the Govt. property and should not be removed without prior approval of the L&DO.
- (xviii) The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.
- (xix) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- (xx) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xxi) The land in question falls under the local jurisdiction of the MCD.
- (xxii) The land will be initially given on licence basis by signing a Memorandum of Agreement and the money deposited at the rate mentioned at (i) above will be treated as security and licence fee for due performance of the agreement and when the terms of Memorandum of Agreement are successfully completed within the stipulated time, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xxiii) The allottee is required to pay the following amount on account of premium and ground rent:-

A.	Premium (provisionally) (area measuring 1849.80 sq.mts.) in respect of Plot Nos.10,11 & 12	Rs.40,22,438.00
B.	Ground Rent (Provisionally) @2.5% of premium from 11.12.08 to 10.12.2009 @ Rs.100561/- PA	Rs.1,00,561.00
C.	Cost of preparation of Memorandum of Agreement	Rs.100.00
<b>D.</b>	<b>Total:</b>	<b>Rs.41,23,099.00</b>

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E.	Less: amount already paid on 12.12.2008 (5515084 - 1391997 {adjusted against allotment dated 04.03.2014 in respect of plot m/a 868 sq.mts.} = Rs.4123087/-)	Rs.41,23,087.00
F.	Ground Rent from 11.12.2009 to 14.07.2014 @ Rs.100561/- PA	Rs.4,61,754.00
G.	Interest @ 10% PA on GR from 11.12.2009 to 31.05.2014	Rs.1,12,264.00
H.	<b>Total amount payable:</b>	<b><u>Rs.5,74,030.00</u></b>

331/c

5. If the above terms and conditions are acceptable to the allottee, the acceptance thereof in writing along with a bank draft/crossed cheque for Rs.5,74,030/- (Rupees Five Lakh Seventy Four Thousand & Thirty only) drawn in favour of "Land and Development Officer, New Delhi" may be sent within 45 days from the date of issue of this letter, failing which the allotment will be deemed to have been withdrawn and cancelled without any notice.

Yours faithfully,

*Sumit Gakhar*  
 9/5/14  
 (Sumit Gakhar)

Deputy Land & Development Officer  
 Tel.No.011-23061296

Received  
 Mohan. M.V.  
 09/05/2014

1.386  
 12/05/14  
 ISSUED  
 Copy to:-

1. Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi along with a copy of LDO Plan No.3963/2.
2. Pay and Accounts Officer, Ministry of Urban Development, Nirman Bhawan, New Delhi.
3. The Principal Director of Audit, Economic and Service Ministries, AGCR Building, I.P. Estate, New Delhi.
4. Finance Division, M/o Urban Development, Nirman Bhawan, New Delhi.
5. DG(W), CPWD, Nirman Bhawan, New Delhi.
6. The Chief Engineer (NDZ-II), CPWD, ~~Nirman Bhawan~~ Vidyan Bhawan, Shaanekar Market, New Delhi.
7. ADG (Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No.3963/2.
8. The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi.
9. The Director, Directorate of Estates, Nirman Bhawan, New Delhi.
10. PS to UDM/Sr.PPS to Secretary(UD)/PS to JS(L&E)/PS to L&DO.
11. Accounts Section, L&DO.
12. Drawing Section, L&DO.
13. Guard File.

*Sharma*  
 2/10/14  
*12/5/14*  
*12/5/14*  
*12/5/14*  
*12/5*

*Sumit Gakhar*  
 9/5/14

Deputy Land & Development Officer