

DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT (LIG)

F.No. F1(9)/19/LIG(H)/Amalgamation/7717

Dated: 03.12.2019

CIRCULAR

LAUNCHING DATE AND TIME: 06.12.2019 AT 1500 HRS

Subject:- Launching of Online Running Scheme for disposal of LIG flats at Narela 'As-Pair' with permission to amalgamate two adjacent flats into one bigger flat

DDA has approved allotment of LIG flats at Narela 'As-Pair' through Online Running Scheme on First Come First Serve basis with permission to amalgamate two adjacent flats into one bigger flat. The details of flats being offered are as follows:-

Location	Category	No. of flats (Approx.)	Tentative Plinth Area (in Sq. Metres) after amalgamation (per flat)	Cost of flat excluding Amalgamation expenses (pair)
Block E & F, Pocket-IV, Sector G-7, Narela	LIG	1000 (500 Pairs)	49.90 sq. mtr. + 49.90 sq. mtr. = 99.80 sq. mtr.	Rs.22.39 lakhs + Rs.22.39 lakhs = Rs.44.78 lakhs

1. Scheme:-

The Scheme is titled as Online Running Scheme 2019 for disposal of LIG flats at Narela 'As-Pair' with permission to amalgamate two adjacent flats into one bigger flat. The buyer will, however, have the choice not to amalgamate also.

2. Eligibility:-

- i) The applicant must be a citizen of India
- ii) He/she should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the date of submitting the application for booking of flats
- iii) A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his/her spouse or any of his/her dependent relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.

- iv) Family means a person or his/her spouse or any of his/her dependent relations including unmarried children.
- v) One person can apply either in his/her own name or as a joint applicant.
- vi) Applicant must have Permanent Account Number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the Application Form.

3. How to Apply:-

- i) Applicants can apply online. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in and go to Current/Live Housing Schemes then click on Amalgamation of LIG Flats Housing Scheme.
- ii) Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-
LIG flat – As pair - Rs.30,000/- Adjustable in cost of flat but non-refundable.
- iii) The desirous applicants will apply online and will opt for specific pair of flats on first-come-first-serve basis
- iv) On selecting specific pair of flats online, he/she will be given reasonable time say 30 minutes to deposit application money online. Till this period of 30 minutes, the flat will not be available for selection by others.
- v) Once application money is paid, the pair of flats will be kept reserved for that applicant.

4. Allotment:-

Demand-cum-Allotment letter will be generated online and sent to the desirous applicant to deposit the requisite balance amount and documents for issue of possession letter.

5. Amalgamation:-

The allottee will have to bear the expenses of Amalgamation. The amalgamation shall be carried out as per approved layout plan by DDA. The allottee shall, however, have the option not to amalgamate the two units bought by him.

6. Period of Payment:-

- i) The balance cost of the flat after adjusting the registration amount is to be deposited within 90 days from the date of issue of Demand-cum-Allotment letter without any

interest. Demand-cum-Allotment letter will be issued online. No hard copy is required to be sent. A grace period of another 90 days will be allowed for depositing the balance cost of the flat subject to payment of simple interest @10% p.a. for the delayed period to be reckoned after expiry of first 90 days.

- ii) The application money will be forfeited if the demanded amount is not paid by the allottee within 180 days and flat will be made available for allotment to others.

7. Method of payment of demanded amount:-

The payment of application money may be made from any account. However, demanded amount after issue of online Demand-cum-Allotment letter has to be deposited from Allottee's own account. However, the demanded amount may also be deposited from the account of spouse/family members. For this purpose only, the family members include relations viz., Husband/Wife, Brother/Sister, Son/Daughter, Grandson/grand daughter (Son's child, daughter's child), Wife of Son (daughter-in-law), Wife of grand son, Husband of grand daughter.

8. Documents to be submitted after issue of Demand-cum-Allotment letter:-

- i) Self attested copy of PAN (Permanent Account Number)
- ii) Proof of residence, e.g., self-attested copy of passport, government Identity Card, election card, ration card, driving license, telephone bill, electricity bill, water bill, house tax receipt, bank pass book (page carrying name and address), CGHS Card or Aadhar Card.
- iii) Self attested copy of bank pass book/statement of account mentioned in the application form for the last one year or copy of income tax return filed for the financial year 2017-18 i.e., assessment year 2018-19. It should be ensured that the concerned bank has followed KYC norms of Reserve Bank of India in respect of such account
- iv) Ownership proof of the property of the residence of the applicant.

9. Conveyance Deed:-

- i) The Conveyance Deed (Free Hold Deed) papers will be issued by DDA after depositing of the full cost of the flat. These are required to be submitted back to the forwarding officer of DDA along with e-stamp papers of the requisite value with proof of payment of the demanded amount and all other requisite documents for processing the case for issuance of letter of possession. The expenditure on e-

stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.

- ii) The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.
- iii) The Conveyance Deed in the prescribed format transferring the title of the flat shall be executed in favour of the original allottee, after physical possession of the flat, which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the flat by any agreement of whatsoever nature and parted with possession thereof.
- iv) In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favour of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

10. Mortgage/Availing Loan:-

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA, Vikas Sadan, New Delhi:

- (i) Government of India; (ii) State Government; (iii) Union Territory Administration ;
- (iv) Public Sector Undertakings / Autonomous Bodies; (v) Nationalized Banks; (vi) Life Insurance Corporation of India; (vii) General Insurance Corporation of India; (viii) Housing Development Finance Corporation; (ix) Cooperative Banks; (x) MCD; (xi) NDMC; (xii) All joint sector companies irrespective of the percentage of share holding;
- (xiii) University of Delhi; (xiv) All organisations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company; (xv) All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 crores or so; (xvi) All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding; (xvii) All public companies with a capital base of Rs.5

crores provided they have a Scheme for granting HBA to their employees and the mortgage is required for grant of such advances e.g. HUDCO.

11. Misuse, Additions and Alterations, etc.:-

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall be entitled to amalgamate two units being offered as pair as per approved drawing by DDA.

12. Responsibility for the maintenance of common portions and common services, etc.:-

Every successful applicant is required to become a Member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her.

13. Mis-representation or suppression of facts:-

If at any point in time it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2, the applications(s)/allotment(s) will be rejected/cancelled summarily without issuing any show cause notice for the same. In such an eventuality the registration amount shall be forfeited in full and other deductions will also be made from balance deposits as may be applicable.

14. Possession of flats:-

- i) The allottee shall be entitled to take delivery of possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand-cum-allotment letter and as per Clause 8 and Clause 9 above.
- ii) If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter. At present watch & ward charges are Rs.1500/- per month.
- iii) If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. However, in exceptional cases, the physical possession can be given beyond 12 months and up to 24 months on payment of said charges in addition to prescribed restoration/cancellation charges provided prior permission of DDA is obtained.

- Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of Application Money.
- iv) The property is being offered on "as is where is basis". DDA shall also not entertain any complaint about cost of flat, its design, the quality of material used, workmanship or any other defect. The applicants are advised to make site visit before applying for satisfying themselves in these regards.

15. Status of allottee:-

All allotments shall be made on Free Hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favour of the allottee and is registered in the office of Sub-Registrar, GNCTD.

16. Inspection of flat:-

The applicants are advised to visit the site and look at the flat before applying for allotment of a specific flat.

- (i) The contact number and address of the concerned Divisional Executive Engineer are given below. He will facilitate the inspection of flat.

S.No.	Name	Mobile No.	Address
1.	Sh. V.K.Aggarwal, Asstt. Engineer (ND-9)	9871475665	Head office: DDA Office Complex, Opp. T.V. Tower, Pitampura, Delhi-88 Phone No.: 011-27321544 Site Office: Office of Assistant Engineer, Pocket-IV, Sector-G7, Narela

17. The eligible allottees may take the benefit under Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojana – Housing For All (Urban). The details of Pradhan Mantri Awas Yojana – Housing For All (Urban) are available on DDA's website.

18. Other general conditions:-

- i) DDA reserves the right to alter any term and condition/clause of this scheme at its discretion as and when considered necessary, without any prior notice.
- ii) DDA reserves the right to increase or decrease the number of flats on offer in this Scheme. DDA also reserves the right to withdraw some/all flats depending on the circumstances.


- iii) The allotment under this scheme shall be on the terms and conditions contained in this circular, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- iv) As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations, 1968, all rates, fees, taxes, charges, assessment of municipal taxes and other levies of whatsoever nature shall be borne by the allottee or the registered agency/association of Apartment Owners' as the case may be, and shall be payable by the allottee or Association of Apartment Owners'/ Registered Agency within the period specified in this behalf.
- v) Any dispute shall be subject to the jurisdiction of Delhi Courts only
- vi) In all the correspondence with DDA regarding allotment, etc., the applicants are advised to quote their application form no., file no., etc., and such correspondence be addressed to Dy. Director concerned, D-Block, Vikas Sadan, DDA, New Delhi-110023.
- vii) In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (H), Principal Commissioner (H) or the Vice-Chairman, DDA during their public hearing days. However, on financial issues the applicant is advised to first contact Financial Adviser (Housing), D-Block, 1st Floor, Vikas Sadan, New Delhi-110023.
- viii) It is not possible to check the eligibility of applicant at the time of acceptance of the form. Therefore, those who are not eligible would register their names at their own risk and would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under this scheme.
- ix) The applicant should mention his/her PAN/GIR No. and I.T. Circle/Ward/District. The application form without this information shall be considered incomplete and is liable to be rejected.
- x) Allottee will be required to intimate the source of payment. For the purpose, he will have to submit a copy of bank pass book, loan documents, if raised, duly attested by the Bank Manager.
- xi) Allottee will be required to submit an affidavit duly attested that he/she has not executed any general/special power of attorney, agreement to sell, bayanna receipt or any other document in respect of his/her registration/flat allotted to him/her.
- xii) The demand cum allotment letter will be issued after verification of the information/document furnished by the applicant in the application form for allotment of flat. In case, if it is found at any stage that the documents/information furnished by the applicant are incorrect/false/untrue, the allotment shall stand

cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The registration amount will also be forfeited.

All the interested applicants are requested to apply for allotment of flat in accordance with the above conditions.

The Scheme will be launched on 06.12.2019 at 1500 hrs and will be in operation till the entire inventory included under the Scheme is disposed of. More flats available with DDA at same or different locations may be included in the Scheme to dispose of entire inventory of flats.

For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of DDA Housing Scheme-2019.


(Rajiv Gandhi) 31/12/19
Commissioner (Housing)