

DELHI DEVELOPMENT AUTHORITY
COORDINATION (HOUSING)
VIKAS SADAN, INA, NEW DELHI

F/1/0133/2023/CORD/-O/oDD(Coordination)/ Part(5)

Date: 28.06.2024

CIRCULAR

Subject: Issuance of demand for balance 25% payment in case of allottees of EWS flats of Sector-19B, Dwarka

After successful booking of flats of EWS category at Sector-19B, Dwarka in Diwali Special Housing Scheme 2023 (FCFS), Demand-cum-Allotment Letters (DALs) were issued to the allottees in the last quarter of FY 2023-24.

2. In this regard, reference of clauses 3.7.6 and 3.7.7 of the scheme brochure of Diwali Special Housing Scheme (FCFS) may be taken wherein it was mentioned that DAL will be issued for only 75% of the demand amount/disposal price of the flat, if the flats are not ready to be handed over within 3 months from the booking of the flat and for such flats, a separate DAL will be issued for rest of the 25% demand amount at the time when the flats are ready for physical possession.

3. Accordingly, vide para-11 of the DAL, the allottees of EWS flats of Sector-19B Dwarka were asked to pay at least 75% of the flat cost within the time schedule mentioned in the demand letter in item no. 10 (i.e. demanded amount). It was also mentioned in DAL that for the payment of rest of the amount i.e., balance 25%, separate communication will be sent before the time of physical possession.

4. All the allotted EWS flats of Sector-19B, Dwarka are now ready for being physically handed over to the allottees. In view thereof, in terms of clause 3.7.7 of the scheme brochure and item no. 11 of DAL, the allottees have to pay the remaining 25% of the demand so that the possession letters could be issued expeditiously after completion of all codal formalities. An illustrative **example-I** for calculating the outstanding demand is also enclosed.

5. The allottees who have initially paid more than 75% of the amount, may adjust their payment accordingly to pay the balance amount, subject to payment being within the time schedule and interest for the delay period having been paid. An illustrative **example-II**, in case of 80% (i.e. more than 75%) payment made is also enclosed.

6. As per clause 3.7.5 read with clauses 3.7.6 & 3.7.7 of the Diwali Special Housing Scheme (FCFS) brochure, this remaining 25% balance amount or less, as the case may be, must be paid by the allottee within 60 days from the date i.e. 30.06.2024 (i.e., this amount should be paid on or before and latest by 29.08.2024). Further time of 30 days, over and above this period of 60 days, will be available to the allottees for payment of this amount subject to payment of interest at the rate of 11% p.a. (simple interest). The remaining terms and conditions of the scheme brochure will remain unchanged.

7. The allottees should also take into account any accrued interest in case of delay in payment beyond the interest-free period of 60 days, and the interest must be paid at the applicable rate in their case.

8. This circular may be treated as an addendum to the initial Demand-cum-Allotment Letter for the balance payment of 25% or less; as no separate demand or letter will be issued in this regard. Therefore, it is clarified that this circular may be treated as a demand letter in terms of clause 3.7.7 of the scheme brochure.

9. The allottees may follow the steps mentioned below for making the payment, uploading the documents for obtaining possession letter and taking site possession of the flats thereafter.

- a. The allottee has to visit DDA website (eservices.dda.org.in) and login through their credentials. The allottee then has to go to the make payment tab or can directly go the DDA payment gateway (dda.gov.in) and fill their details in the challan and make the payment through NEFT/RTGS/Net Banking.
- b. Once the payment is successfully made and updated on portal, the allottee has to upload the documents required for issuance of possession letter.
- c. After the documents & payments are verified by the DDA, possession letter shall be issued to allottee through online portal.
- d. Allottee has to download the possession letter and visit the site office of the Engineer at Sector 19B, Dwarka for physical handover of the flat.

This issues with the approval of Vice Chairman, DDA.


.. 28/06/2024

(Manish Kumar Singh)

Dy. Dir., EWS(Housing)

ILLUSTRATIVE EXAMPLE-I (In case of 75% amount paid)			
Details of demanded amount as per Demand-cum-Allotment Letter (DAL)			
Item no. 10: Demanded amount			
Demanded Amount if paid by	Payable including interest	Paid (75%)	Balance
11/02/2024 to 10/04/2024	Rs. 25,28,675	Rs. 18,96,507	Rs. 6,32,168
11/04/2024 to 10/05/2024	Rs. 25,51,537	Rs. 19,13,653	Rs. 6,37,884

ILLUSTRATIVE EXAMPLE-II (In case of 80% amount paid)			
Details of demanded amount as per Demand-cum-Allotment Letter (DAL)			
Item no. 10: Demanded amount			
Demanded Amount if paid by	Payable including interest	Paid (80%)	Balance
11/02/2024 to 10/04/2024	Rs. 25,28,675	Rs. 20,22,940	Rs. 5,05,735
11/04/2024 to 10/05/2024	Rs. 25,51,537	Rs. 20,41,230	Rs. 5,10,307