



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

CIRCULAR

F/1/0017/2025/CORD/-O/o DD (Coordination)/2674

Date: 10.03.2025

Subject: Offering of 364 EWS/CSP flats in Tower M of Sector 19B, Dwarka through “DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction)” among the apartment owners of Golf View Condo.

The Delhi Development Authority (DDA) is launching the **DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction)** for the sale of 364 EWS flats in Tower M, Sector 19B, Dwarka among the apartment owners of Golf View Condo.

2. The following flats will be offered through e-Auction:

Flat Cat.	Locality	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.) *	Broad Range of Tentative Reserve Price (Rs. In Lakh) **
EWS/CSP	Dwarka, Sector 19B, Phase-II (Tower M)	364	50.043	32.53
Note: * Plinth Area includes common area and it may vary from flat to flat. ** The demand letter for a flat will be issued as per eligible H1 bid received against that flat. Therefore, the demand amount will vary between flats depending on amounts of H1 bids. The tentative reserved price does not include maintenance charges, conversion charges and water connection charges. These charges will be included at the time of issuance of demand letter.				

3. The schedule of the e-Auction would be as follows:

Sr. No.	Event	Date
1.	Date of issue of circular for e-auction of flats	10.03.2025 (Monday)
2.	Registration & Submission of EMD Starts	17.03.2025 (Monday) 11.00 AM onwards
3.	Last date of Online Registration for participating in e-auction & submission of online EMD	24.03.2025 (Monday) Upto 6:00 P.M.
4.	Final Submission of Application	26.03.2025 (Wednesday) Upto 6:00 P.M.
5.	Commencement of online e-Auction (flat-wise schedule to be announced subsequently)	29.03.2025 (Saturday) onwards

(Any changes in above schedule will be notified only on DDA website www.dda.gov.in and <https://eservices.dda.org.in>)

4. Eligibility Criteria:

- i. Only **legal owners** of **HIG, Super HIG, and Penthouse** flats in Golf View Condo, Sector 19B, Dwarka are eligible.
- ii. Eligible participants include the **original allottees, their legal heirs/successors (mutatees), and purchasers of DDA flats as stated at (i) above of the same pocket of Sector 19B, Dwarka through a registered Conveyance Deed.**
- iii. Since, available flats on offer is 364 as compared to eligible flat owners of more than 1100, each applicant is eligible for only **one flat** under this scheme, irrespective of the number of flats purchased in his name individually or jointly in Golf View Condo. However, applicants may apply for multiple flats. In such cases, only one allotment will be made i.e., the first flat in terms of chronology getting H1 bid from the same person would be freezed in his/ her name.
- iv. If at any stage it is found that the **applicant is not the legal owner of the flat, any allotted flat will be canceled, and any payment made including EMD will be forfeited.**
- v. The allotment of an EWS flat is conditional upon **all outstanding dues being cleared** on the original **HIG, SHIG, or Penthouse flat** of Golf View Condo allotted through a previous e-Auction.
- vi. The possession of EWS flats will be granted only after the **possession letter for the original HIG, SHIG, or Penthouse** flat is issued after completion of all codal formalities.

5. Registration and Participation in e-Auction:

- Participants have to get themselves registered on the e-auction portal which can be accessed on visiting <https://dda.etender.sbi/SBI/> & pay an amount for Rs 2,500/- (including GST) which is non-adjustable & non-refundable, separately against each flat they wish to bid for multiple flats towards processing fee.
- In order to participate in the Bidding Process, the prospective Bidder is required to make online payment as mentioned in the table below towards Earnest Money Deposit (EMD) separately against each flat they wish to bid for, through e-payment gateway of e-Auction portal, to be eligible for participation in the e-Auction.

SN	Flat Category	EMD
1.	EWS	Rs. 2,00,000/-

Note: In case of surrender of flat after successful declaration of H1 bidder through online e-Auction, full EMD applicable will be forfeited.

- e-Auction will start and end as per schedule which will be announced on DDA website. The bid for e-Auction shall start with minimum one increment above the reserve sale rate. The reserve price as mentioned in the circular may not be treated as final price. Minimum increment of bid in e-Auction shall be as given in table below. The maximum increment that can be placed by the bidder would be 50 times the minimum increment value as stated in table below:

Category	Increment value per flat or multiple thereof
EWS/CSP	Rs. 25,000/-

6. **Reserve Price:** The reserve price for these flats has been determined in accordance with DDA's standard costing policy and following the norms of PAR/PDR for the current year FY 2024-25, which will be used as base price for e-Auction. Since these flats are being offered to the apartment owners as CSP flats, the subsidized rates provided to EWS allottees have been removed.

7. **Maintenance Charges:**

- Maintenance charges will be levied as per the terms outlined in the Diwali Special Housing Scheme 2023 (FCFS).
- The reserve price does not include maintenance charges, which will be added to the demand cum allotment letter, along with the final H1 bid amount.
- The highest bidder must also pay the Corpus Fund for maintenance and one year of monthly maintenance charges, plus GST @18%, as detailed below:

Sl. No.	Category	Corpus Fund for Maintenance (Rs.)*	Monthly Maintenance Charge (Rs./sq. ft.) for 1 year (including common area)*
1	EWS/CSP	75000	Rs. 1 .50

*GST @18% applicable on above charges

8. The reservation to special categories will be provided as per the clause 8 of [DDA Diwali Special Housing Scheme 2023 \(e-Auction\) brochure](#). Only applicants i.e., apartment owners of Golf View Condo as stated at para 4 (i) belonging to the respective reserved categories are eligible to apply for reserved flats.
9. The remaining **terms & conditions** will be as per the [DDA Diwali Special Housing Scheme 2023 \(e-Auction\) brochure](#).

This issues with the approval of Vice Chairman, DDA.

Kunalkashyap
10/03/25

Commissioner (Housing)