

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/H1 bidders of e-Auction for flats of Sector-19B, Dwarka.

After the successful completion of e-auction of flats of HIG/Super HIG/Pent-Houses category at Sector 19B, Dwarka in Diwali Special Housing Scheme 2023 (e-Auction), demand-cum-allotment letters (DALs) were issued to all the successful allottees/H1 bidders in the last quarter of FY 2023-24.

2. In this regard vide circular dated 03.02.2024 (**copy enclosed**) , it was clarified that for the H1 bidders of flats of Sector-19B, Dwarka, in terms of clause 12.5 read with clauses 12.6 & 12.7 of the scheme brochure of Diwali Special Housing Scheme (e-Auction), instead of 100% of the flat cost amount (i.e. the amount as reflected in item 5 of the DAL), the allottees were required to pay at least 75% of the demanded amount within the time schedule mentioned in DAL. It was specifically mentioned that the remaining 25% amount will be raised at the time of offer of physical possession.
3. All the flats of Sector 19B, Dwarka are now ready for being physically handed over to the allottees. In view thereof in terms of clause 12.7 of the scheme brochure, the allottees have to pay the remaining 25% of the demand so that the possession letter could be issued expeditiously after completion of all codal formalities. While calculating the payment towards this 25% of the demanded amount, the applicant has to adjust TDS deposited, which has to be paid directly to Income Tax Department. The allottees should ensure that the complete TDS amount should have been paid. An illustrative **Example-I** is also enclosed.
4. Some of the allottees who initially paid more than 75% of the amount must 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.
5. As per clause 12.5 read with clauses 12.6 & 12.7 of the Diwali Special Housing Scheme (e-Auction) 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**; therefore, 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 10% p.a. (simple interest). The remaining terms and conditions of the scheme brochure will remain unchanged.

6. 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.
7. 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 12.7 of the scheme brochure.
8. 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 prior approval of Vice Chairman, DDA.



(Anju Gupta)

Dy. Dir., Coord. (Housing)

ILLUSTRATIVE EXAMPLE-I (In case of 75% amount paid)		
Details of demanded amount as per Demand-cum-allotment letter (DAL)		Amount (In Rs.)
Column5: Total (1to 4)		2,00,00,000
75% of Total Disposal price (item 5)		1,50,00,000
Adjustments	<i>EMD (Already Paid)</i>	<i>(15,00,000)</i>
	<i>TDS U/s194IA to be deposited directly by allottee@1% of (75% Amount)</i>	<i>(1,50,000)</i>
Amount paid to DDA		1,33,50,000
Balance 25% Amount		50,00,000
	<i>TDS U/s 194IA to be deposited directly by allottee@1% of (25% Amount)</i>	<i>(50,000)</i>
Amount I have to Pay to DDA		49,50,000

ILLUSTRATIVE EXAMPLE- II (In case of 80% Amount paid)		
Details of demanded amount as per Demand-cum-allotment letter (DAL)		Amount (In Rs.)
Column5: Total (1to 4)		2,00,00,000
80% of Total Disposal price (item 5)		1,60,00,000
Adjustments	<i>EMD (Already Paid)</i>	<i>(15,00,000)</i>
	<i>TDS U/s 194IA to be deposited directly by allottee@1% of (80% Amount)</i>	<i>(1,60,000)</i>
Amount paid to DDA		1,43,40,000
Balance 20% Amount		40,00,000
	<i>TDS U/s 194IA to be deposited directly by allottee@1% of (20% Amount)</i>	(40,000)
Amount I have to Pay to DDA		39,60,000