



दिल्ली विकास प्राधिकरण
आवास (समन्वय) शाखा
द्वितीय तल, ब्लॉक - डी, विकास सदन, नई दिल्ली

Computer No. 96603

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Date: 20/08/2025

Sub: Launch of DDA Premium Housing Scheme 2025 (Online Scheme through e-Auction) for sale of available HIG, MIG and LIG flats, and Car/Scooter Garages in various sought-after localities on "as is where is" basis

The Delhi Development Authority (DDA) is launching the DDA Premium Housing Scheme 2025 (e-Auction) for the sale of 327 flats of HIG, MIG and LIG categories and 67 car/scooter garages, in various sought-after localities of Delhi.

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

Details of Flats and Reserved Price				
S. No.	Locality	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Reserve Price (Rs. in Lakh)
HIG				
1.	Vasant Kunj	01	138.28	198.36
2.	Dwarka Sec-19B (Golf View Condos)	07	174.19 to 186.08	219.30 to 234.27
3.	Jasola	30	162.41 to 169.94	234.28 to 245.09
MIG				
4.	Ashok Nagar/ Ashoka Pahari	03	78.26 to 79.35	108.26 to 109.76
5.	Dwarka (Sectors 14, 16-B and 19-B)	60	119.66 to 132.77	138.92 to 152.67
6.	Jahangirpuri	19	64.04 to 99.73	60.56 to 149.94
7.	Nand Nagri	02	64 to 69.12	60.52 to 65.36
8.	Pitampura	03	63.6 to 64.34	61.51 to 62.22
9.	Malviya Nagar Extension (Saket)	01	102.10	124.10

Details of Flats and Reserved Price				
S. No.	Locality	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Reserve Price (Rs. in Lakh)
SFS Cat. II				
10.	Vasant Kunj	01	114.41	164.32
11.	Shalimar Bagh	01	81.34	90.28
12.	Rohini (Sector 18-D)	01	96.49	106.74
13.	Rohini (Sector 23)	16	80.11 to 89.17	88.73 to 98.94
14.	Alaknanda	02	111.64 to 113.28	163.99 to 166.66
LIG				
15.	Dwarka (Sectors 14 and 23-B)	92	33.29 to 100.02	29.36 to 90.25
16.	Rohini (Sectors 16, 20, 21 and 22)	12	42.83 to 48.36	39.35 to 54.09
17.	Ashok Nagar/ Ashoka Pahari	10	44.73	47.05
EHS				
18.	Nasirpur, Dwarka	66	26.57	35.14
Car Garages				
19.	Pitampura (Near TV Tower)	16	30.44 to 37.22	35.33 to 43.19
Scooter Garages				
20.	Mall Road	13	2.89	3.16
21.	Ashok Vihar	38	3.9 to 5.48	3.59 to 5.05

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

Sr. No.	Event	Date
1.	Date of launch of scheme	26.08.2025

Sr. No.	Event	Date
2.	Help Desk operational for training and information on e-auction	26.08.2025
3.	Registration & Submission of EMD Starts	26.08.2025
4.	Last date of Online Registration for participating in e-auction & submission of online EMD	24.09.2025
5.	Final Submission of Application	26.09.2025
6.	Announcement of Schedule of e-Auction	30.09.2025
7.	Demo Practice Session for live e-Auction	03.10.2025, 04.10.2025 and 05.10.2025
8.	Commencement of online e-Auction (flat-wise schedule to be announced subsequently)	06.10.2025, 07.10.2025 and 08.10.2025

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

4. Eligibility Criteria

- 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 last date of submission of the application and legally competent to enter into a contract.
- iii. There shall be no restriction with regard to owning any land/built up property in Delhi.
- iv. The applicant should give particulars of his/her savings account in any Bank in the name of the applicant only in the 'Application Form'.
- v. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.
- vi. In case of joint application under SC/ST Reserved Category, the joint applicant/co-applicant should be from within the family, as defined in clause viii below.
- vii. In case of joint application under War Widows, Persons with Disabilities (Divyangjan), Ex-servicemen and other reserved categories, the applicant himself/herself should fall within the respective reserved category and the joint

applicant/co-applicant should be from within the family, as defined in clause viii below.

- viii. 'Family' for clauses vi and vii above means a person or his/her parents or his/her blood relatives or his/her spouse or any of his/her dependent relative/s including unmarried children.
- ix. It is advisable to include the co-applicant in the application form at the initial stage, rather than seeking inclusion at a later stage.
- x. It may be noted that only natural person(s) will be allowed to participate in the e-Auction. Companies, trusts, societies, co-operative societies, or any other legal entities, etc. shall not be allowed to participate in the e-Auction process.
- xi. In respect of garages, only the original allottees or their legal heirs/successors (mutatees), and purchasers of DDA flats through Registered Sale Deed/GPA and Agreement to Sell, from the same locality/block/pocket/sector where the garages are situated, shall be eligible, provided the flat is freehold or is converted into freehold by the applicant before taking possession of the garage. In case any ineligible person places a bid for a garage and is subsequently allotted the same, the allotment shall be cancelled and the EMD forfeited.

5. Registration and Participation in e-Auction

- i. Participants have to get themselves registered on the e-auction portal which can be accessed on visiting <https://dda.etender.sbi/SBI/> and pay an amount for Rs. 2,500/- (including GST) which is non-adjustable and non-refundable, separately against each flat/garage, in case they wish to bid for multiple flats/garages, towards processing fee.
- ii. 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/garage they wish to bid for, through e-payment gateway of e-Auction portal, to be eligible for participation in the e-Auction.

S. No.	Flat/Garage Category	EMD
1.	LIG/EHS	Rs. 4,00,000/-
2.	MIG/ SFS Cat. II	Rs. 10,00,000/-
3.	HIG	Rs. 15,00,000/-
4.	Car Garage	Rs. 4,00,000/-
5.	Scooter Garage	Rs. 1,00,000/-

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

- iii. e-Auction will start and end as per the 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	Minimum bid increment per flat/garage, or in multiples thereof
HIG Flats	Rs. 1,00,000/-
MIG/ SFS Cat.II Flats	Rs. 50,000/-
LIG/EHS Flats	Rs. 25,000/-
Car Garages	Rs. 50,000/-
Scooter Garages	Rs. 25,000/-

6. **Reserve Price:** The reserve price for these flats/garages has been determined in accordance with DDA's standard costing policy and following the norms of PAR/PDR for the current year FY 2025-26, which will be used as base price for e-Auction.

7. **Maintenance Charges:** The mechanism for maintenance of flats and the applicable maintenance charges shall be in accordance with the terms and conditions of the Housing Scheme under which they were originally offered. The maintenance charges, if applicable, such as upfront payment towards the corpus fund and monthly maintenance charges for one year, shall not be included in the calculation of the reserve price. These charges will be levied at the time of issuance of the Demand-cum-Allotment Letter.

8. The reservation to special categories will be provided as per the Clause 8 of DDA Premium Housing Scheme 2025 (e-Auction) brochure, which will soon be uploaded on DDA's website.

9. The remaining terms & conditions will be as per the DDA Premium Housing Scheme 2025 (e-Auction) brochure, which will soon be uploaded on DDA's website.

This issues with the approval of Vice-Chairman, DDA.

कुणाल कश्यप
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