

DDA TOWERING HEIGHTS

KARKARDOOMA HOUSING SCHEME 2026

Delhi's First Transit-Oriented Development (TOD) Project



FIRST COME FIRST SERVE (FCFS) BASIS

Subject:- DDA Towering Heights, Karkardooma Housing Scheme 2026 [Online Scheme on First Come First Serve (FCFS) Basis] for disposal of 2 BHK flats at Karkardooma, East Delhi.

1. SCHEME:

- 1.1. The Scheme is titled as “**DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS)**” of the Delhi Development Authority for disposal of Two BHK flats through an end-to-end online system on First Come First Serve (FCFS) basis. The timeline of the scheme is as below:

Sr. No.	Event	Date
1.	Date of launch of Scheme	03.01.2026
2.	Help Desk operational for training and information on FCFS	08.01.2026
3.	Brochure ready for download	08.01.2026
4.	Start of registration	08.01.2026
5.	Flat booking starts from	23.01.2026 12.00 Noon (Basant Panchami)
6.	Closure of scheme	31.03.2026



2. ELIGIBILITY:

2.1. ELIGIBILITY FOR INDIVIDUAL BUYERS (RETAIL CATEGORY)

- 2.1.1. The applicant must be a citizen of India.
- 2.1.2. 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.

- 2.1.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 2.1.4. The applicant should give particulars of his/her savings account in any Bank **in the name of the applicant only** in the 'Application Form'.
- 2.1.5. 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.
- 2.1.6. In case of joint application under Persons with Disabilities (Divyangjan), the applicant himself/herself should fall within the reserved category and the joint applicant/co-applicant should be from within the Family. Family for this clause 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.
- 2.1.7. It is advisable that co-allottee, if any, may preferably be added at the application stage rather than at later stage, for easy processing.

2.2. ELIGIBILITY FOR BULK ALLOTMENT TO GOVERNMENT INSTITUTIONS

- 2.2.1. Applications under the bulk allotment category may be submitted only by eligible Government Institutions, as notified under this Scheme.
- 2.2.2. The following categories of Government Institutions shall be eligible for bulk allotment:
 - a) Central / State Government Ministries and Departments
 - b) Central / State Government Universities
 - c) Central / State Government Organizations, Undertakings & PSUs
 - d) Central / State Autonomous Bodies
- 2.2.3. The applicant Institution shall submit authorization / approval from the Competent Authority of the Institution, clearly indicating the requirement for bulk purchase of flats under this Scheme.
- 2.2.4. Minimum requirement for eligibility under bulk allotment shall be **ten (10) flats**.
- 2.2.5. The eligibility criteria applicable to individual buyers relating to income, ownership of residential property, age, etc., **shall not be applicable** to Government Institutions under bulk allotment.
- 2.2.6. In case of bulk allotment to Government Institutions, the eligibility shall be governed exclusively by Clauses 2.2.1 to 2.2.5, and the provisions applicable to individual buyers shall not apply.

3. HOW TO APPLY: -

3.1. PROCEDURE FOR INDIVIDUAL BUYERS

- 3.1.1. Applicants have to visit official website of DDA i.e., **www.dda.gov.in** or **https://eservices.dda.org.in** and have to create login credentials using PAN and other details and thereafter login with the same and register themselves for **DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS)** by paying a sum of **Rs. 2,500/- (inclusive of GST, if any)**. This amount is to be paid online and is **non-refundable**. The registration opens with effect from **08.01.2026**. Those applicants who have already registered themselves in FCFS need not register again.

- 3.1.2. Applicants can view tower-wise / flat-wise details including plinth area, tentative disposal price, parking details, etc. online at <https://eservices.dda.org.in>.
- 3.1.3. The desirous persons can apply online at <https://eservices.dda.org.in> and will have a choice to book a specific flat on 'First Come First Serve' basis.
- 3.1.4. Booking will commence from **23.01.2026**. Once a specific flat is selected online, he/she will be given a window of 15 minutes' time to deposit booking amount in online mode (Internet Banking, Debit/Credit Card only), through a single transaction only. During the period of 15 minutes, that specific flat will not be available for selection by other persons. Hence, all applicants are advised to ensure availability of required funds in their bank account and enable necessary transaction limit of the requisite amount on their debit/credit cards as well as internet banking, as the case may be.
- 3.1.5. As soon as Booking Amount as mentioned in para (3.6) below is successfully deposited by the applicant within the window of 15 minutes' period and confirmed by the bank, the selected flat will be reserved/booked for the applicant and Demand-cum-allotment letter will be issued generally within a period of 24 hours.
- 3.1.6. The booking amount (**non-refundable**) for **DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS)** is **Rs. 4,00,000/-**. Note: The booking amount paid will be adjusted against the price of the flat in case of successful booking but this amount **will be non-refundable and shall stand forfeited in case of surrender/cancellation/non-payment of rest of the demand as per demand schedule**.



3.2. PROCEDURE FOR BULK ALLOTMENT TO GOVERNMENT INSTITUTIONS

- 3.2.1. Government Institutions eligible under this Scheme shall submit their applications for bulk allotment in the prescribed format through the online/offline mode, as notified by DDA from time to time.
- 3.2.2. The application shall be accompanied by a formal request / authorization issued by the Competent Authority of the concerned Institution, clearly specifying the number of flats required.

- 3.2.3. Bulk allotment shall be processed on First Come First Serve (FCFS) basis, subject to availability of flats and fulfillment of eligibility conditions prescribed in Clause 2.2.
- 3.2.4. Upon acceptance of the bulk allotment request by DDA, the concerned Institution shall be issued a Demand-cum-Allotment Letter specifying the payment schedule and other terms and conditions.
- 3.2.5. The booking amount and subsequent payments in case of bulk allotment shall be made only from the official account of the Institution through online mode as specified by DDA.
- 3.2.6. The procedure prescribed for individual buyers under Clause 3.1 shall not be applicable to Government Institutions applying under bulk allotment, and vice-versa.
- 3.2.7. Except to the extent specifically provided under this sub-section for Bulk Allotment to Government Institutions, **all other provisions, clauses, procedures, timelines, payment conditions and operational guidelines contained in this Scheme Brochure shall be applicable only to Individual Buyers (Retail Category)** and shall **not apply** to allotments made under the Bulk Allotment category.

4. Payment of price of the flat:

- 4.1.1. The price of the flat is to be deposited within 60 days from the date of issue of demand-cum-allotment letter.
- 4.1.2. The flats are presently under construction, with more than 90% completion, and as such, only 75% of the total disposal cost shall be payable by the allottees. The Demand-cum-Allotment Letter issued upon allotment will indicate 75% of the disposal cost.
- 4.1.3. The Demand Letter for the remaining 25% shall be issued once the construction of flats is completed and flats are ready for possession, which is expected in July 2026.
- 4.1.4. The allotment belonging to Persons with Benchmark Disabilities (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price that has to be deposited within 60 days. Rest of the amount would be taken in monthly installments over a period up to 15 years. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance which is similar to how banks charge Housing Loan EMIs.
- 4.1.5. Further time of 30 days, over and above the period as stated in para 4.1.1 and 4.1.4 above, will be available to the allottees subject to payment of interest at the rate of 10% p.a. (simple interest). **It may be noted that for any shortfall in payment of demanded amount, the interest will be applicable for the entire demanded amount, as per the DAL, and will be applicable for entire month as computed in the schedule given in the DAL.** Therefore, it is advised that the necessary payment should be made well in advance before the stipulated period to avoid payment of interest as well as to avoid last minute hassles.
- 4.1.6. If the demanded amount is not paid by the allottee within the time prescribed in demand-cum-allotment letter, the allotment of flat will stand cancelled without any notice and will be made available for allotment to others. In such an event, the entire Booking Amount will be forfeited.

4.1.7. The delay in payment upto 2 days beyond 90 days (i.e. 60 days' interest-free period & 30 days' interest @10%) will be automatically condoned. The delay in payment up to further 90 days may be allowed with the approval of Competent Authority with penal interest @14 % subject to the condition that at least 25% of the disposal price have been received as mentioned above. The delay will be regularized as per the delegation mentioned below:

S. No.	Period of delay	Competent Authority
1.	Up to 2 days	Automatically condoned (with 10% interest) without need of regularisation/restoration.
2.	3 to 90 days	Vice-Chairman, DDA (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the disposal price has been received as per DAL)
3.	If the last due date is a holiday	The due date will be automatically be extended to the first working day following the last due date.

4.1.8. Beyond the stipulated time as mentioned, if the demanded amount is not received, it shall be deemed as an automatic cancellation of allotment.

4.1.9. Under no circumstances, request for surrender shall be entertained after receiving full payment as per the demand schedule.

4.2. Demand-cum-allotment letter will be issued in online mode only, to the successful applicants, generally within 24 hours of realization of booking amount. Information to this effect will also be sent vide SMS and Email through given mobile & Email. It will be the responsibility of the applicant to regularly check-up for the same on the online portal. No request for condonation of delay in depositing of demand amount on ground of non-receipt of demand-cum-allotment letter in physical mode, sms, and email would be entertained by DDA.

5. DOCUMENTS TO BE SUBMITTED AFTER ALLOTMENT OF FLATS AND BEFORE POSSESSION OF FLAT THROUGH ONLINE MODE ONLY:

- 5.1. Affidavit (duly attested) certifying citizenship, age of majority, etc. as per Annexure 'B' given below (by allottee and co-allottee, if any).
- 5.2. Undertaking (duly attested) declaring to not make any addition/alterations in dwelling unit subject to principles of amalgamation of two adjacent flats as per Annexure 'C' given below and to constitute RWA (by allottee and co-allottee, if any).
- 5.3. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)

- 5.4. Address proof e.g. Self-attested copy of Passport, Aadhaar Card, Government identity card, Election card, Ration Card, Driving license, Telephone bill, Electricity Bill, Water bill, House tax receipt etc., of same address as given in application form, Bank Passbook (Page carrying Name and Address).(Any One).
- 5.5. Self-attested copy of PAN Card for allottee (Co-allottee, if any) and spouse (if any).
- 5.6. Copy of Loan Sanction Letter duly attested by bank manager (if any).
- 5.7. Copy of bank statement mentioning the name and account number from which margin money (apart from loan) has been deposited to DDA. (if any).
- 5.8. In addition to above, persons applying under reserved PwBD (Persons with Benchmark Disabilities) category have to submit an attested copy of the original certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Benchmark Disabilities. A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.

The certificate will be verified from the issuing authority.

- 5.9. Copy of TDS Certificate (if applicable).
- 5.10. **In addition to above, the documents mentioned in the Online Portal for Possession needs to be submitted with supporting documents, if any.**

6. DISPOSAL PRICE OF THE FLATS: -

The tentative disposal price of the flats is given at **Annexure “A”**. The disposal price of the flats is calculated as per the plinth area of the flats including common area. The disposal price does not include maintenance charges, the details of which are described in para 10. The variation in price within category, if any, is due to variation in plinth area including common area of the flats.

Note: The disposal price doesn't include the conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-.

7. METHOD OF PAYMENT OF DEMANDED AMOUNT: -

- 7.1. The Booking Amount/application processing fee may be paid from any account. through NEFT/RTGS/Net Banking through online **challan generation only**. Any charges, of whatever in nature, in this regard shall be borne by the allottee. Applicants should not use the same generated NEFT challan for multiple payments.
- 7.2. The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwBD [Persons with Benchmark Disabilities (Divyangjan)] category who will have the options of making payment either on “Cash Down” basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance.
- 7.3. Demanded amount after issuance of online Demand-cum-Allotment letter should be deposited from Allottee's account or from the account of specified relatives through NEFT/RTGS/Net Banking through online challan generation only. DDA will not bear any service charges on payments done through any mode.

The specified relatives for this para include the allottee's husband/wife, father, mother, sister, brother, son, daughter, grandson, granddaughter, daughter-in-law (wife of the son/grandson), son-in-law (husband of the daughter), or husband of the granddaughter (for this definition, 'grandson/granddaughter' means the child of the allottee's son or daughter). Furthermore, payment made by a proprietorship firm, where the allottee is the proprietor, shall also be considered.

8. MORTGAGE/AVAILING LOAN: -

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA subject to the condition that first lien will be of the DDA to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Housing Branch, DDA, Vikas Sadan, New Delhi. The applicant should apply for home loan intimation through the online portal of DDA at eservices.dda.org.in. It will be the sole responsibility of the applicant to apply for the same in a timely manner. **The application for home loan intimation should preferably be submitted within 30 days from the date of issuance of the demand-cum-allotment letter. DDA will not be responsible for any delays in processing the loan by the concerned bank. The applicant will be solely responsible for any late payments and will have to pay any additional interest or penalties that may apply.** The loan/mortgage facility can be availed from the following institutions:

- 8.1.1. Government of India; State Government; Union Territory Administration;
- 8.1.2. Public Sector Undertakings / Autonomous Bodies;
- 8.1.3. Nationalized Banks;
- 8.1.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 8.1.5. Housing Development Finance Corporation;
- 8.1.6. Cooperative Banks;
- 8.1.7. MCD; NDMC;
- 8.1.8. All joint sector companies irrespective of the percentage of shareholding;
- 8.1.9. University of Delhi;
- 8.1.10. All organizations, 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;
- 8.1.11. 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;
- 8.1.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 8.1.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

9. MISUSE, ADDITIONS AND ALTERATIONS, ETC.: -

- 9.1. The flat shall be used only for residential purpose and cannot be put to any other use. Further, if one person or his family members buy(s) two adjacent flats on offer in the scheme of DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS), he/ they have the liberty of amalgamating these two flats by opening a common door through the common wall between them wherever structurally feasible and also subject to necessary structural approvals from DDA.

10. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

- 10.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law in force for the time being i.e., DDA (Management and Disposal of Housing Estates) Regulations, 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA should be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.**
- 10.2. The maintenance charges such as upfront payment towards the corpus fund and monthly maintenance charges for two years, **will be levied at the time of issuance of the final Demand-cum-Allotment Letter. However, the period of maintenance would start once possession letter is issued.**
- 10.3. DDA will undertake day to day maintenance from the amount collected towards maintenance charges for a period of two years or formation of RWA whichever is earlier. In case the RWA is formed before completion of two years the balance maintenance fund will be transferred to the RWA registered with DDA. The fund becomes operative from the date the first demand-cum-allotment letter is issued.
- 10.4. In respect of 2-BHK flats, an upfront maintenance charge of Rs. 2,50,000/- plus GST as applicable, if any, would be collected as part of the price towards the flat for creation of a "Corpus Fund". The corpus fund will be used for major maintenance works carried out in the housing pocket. Once the RWA is formed, this fund will be handed over to them by DDA for future maintenance of the housing pocket.
- 10.5. For regular day-to-day recurring maintenance of the housing pocket, a minimal charge of Rs. 2.50 per sq. ft. of plinth area per month plus applicable GST (on plinth area), if any, will be taken by the DDA. The monthly charges will be taken up as an upfront payment for 2 years as part of the pricing. Moreover, in case the RWA is not formed within 2 years, the same will be taken up on actuals or consecutive years and the necessary arrangement for the same would be communicated to the residents for implementation.

- 10.6. Charges mentioned in paras 10.4 and 10.5 above i.e., upfront payment as corpus fund & monthly maintenance charges for 2 years are not included in calculation of the disposal price of the flat. The same will be charged in the final demand at the time of issuance of final demand cum allotment letter.
- 10.7. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- 10.8. Day to day maintenance including maintenance of green areas, cleanliness of campus/ colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWA.
- 10.9. For common areas which are common to several housing pockets/ colonies, the responsibility of maintenance will be with urban body, after the area is handed over to the urban body. Till such time that the area is handed over to urban body, maintenance will remain with DDA. While handing over, DDA will clearly mark the area to be maintained by the urban body and area to be maintained by RWAs.
- 10.10. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA

11. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

- 11.1. If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2 or has falsely claimed any benefit of a specific category or has given false affidavit/information including quoting wrong PAN number or suppressed any material fact at any time whatsoever, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the entire amount deposited by the allottee will be forfeited. This would be without prejudice to DDA's right to take such other action as may be permissible in law, including lodging a police complaint/FIR for misrepresentation to a Govt. Authority, etc.

12. POSSESSION OF FLATS: -

- 12.1. The allottee shall be entitled to take possession only after he/she has paid all the dues and completed all the requisite formalities, and furnished/executed all the required documents mentioned in the scheme brochure /the demand-cum-allotment letter.
- 12.2. **Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.**
- 12.3. **After issuance of Possession letter, allottee has to take physical possession.** 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 the period of 3 months from the date of issue of possession letter.
price of flat, its design, the quality of material used, workmanship or any other defects.

- 12.4. The flats are in the final stages of construction and are expected to be handed over to the buyers by July 2026. DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management and Disposal of Housing Estates) Regulations, 1968. DDA shall also not entertain a complaint about price of flat, its design, the quality of material used, workmanship or any other defects.
- 12.5. **In case allottee has deposited the full price but has not submitted the requisite documents or not completed necessary formalities within 3 months from the date of payment of full price, applicable watch and ward charges will be levied upon him/her for the period delayed beyond 3 months and up to the month in which the complete documents are submitted or formalities are completed. In any case, the possession of flat should be taken over as early as possible, to avoid such watch & ward charges.**
- 13. CONVEYANCE DEED: -**
- 13.1. The Conveyance Deed (Free Hold Deed) papers will be issued online after receiving a request by allottee after taking over physical possession of the flat. The allottee may reserve a date for execution of Conveyance Deed online. 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.
- 13.2. The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat before 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 DDA and allotment of such flats will be cancelled.
- 13.3. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favor of the original allottee, only after taking over 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 whole or any part of the flat by any agreement, of whatsoever nature and/or parted with possession thereof.
- 13.4. **Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Allottees are required to upload the copy of e-stamp papers of the requisite value before reservation of date of execution of conveyance deed. On the reserved date, allottees will have to come with all the original documents for the purpose of verification.**
- 13.5. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favor of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

14. STATUS OF THE ALLOTTEE: -

- 14.1. All allotments shall be made on free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favor of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Benchmark Disabilities (Divyangjan), Conveyance Deed will be executed after realisation of entire price of flat along with interest and other dues if any in case they choose to get allotment on hire purchase basis.

15. INSPECTION OF FLAT: -

- 15.1. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and price of flats before applying under this scheme.
- 15.2. The following officers may be contacted for facilitation in site inspection:

S. No.	Sample Flat Particulars	Details of concerned Site Engineer
1.	Flat No. RH-02/T1/103, 1 st Floor	a) Sh. Vinayak Narayan, EE (Mob.: 9999219526) b) Sh. Saransh Bhardwaj, AE (Mob.: 9968152299)
2.	Flat No. RH-02/T1/203, 2 nd Floor	c) Sh. Abhishek, AE (Mob.: 8909449192) d) Sh. Neeraj, JE (Mob.: 9125365266)
3.	Flat No. RT-01/201, 2 nd Floor	e) Sh. Abhishek, JE (Mob.: 9870741918) f) Sh. Prashant, JE (Mob.: 8178659529)

- 15.3. A dedicated Call Centre will also start functioning at Vikas Sadan from the date of launch of the Scheme, for resolving the issues of general public, if any.

16. BENEFICIAL ALLOTMENT FOR DIVYANGJANS: -

- 16.1. 5% reservation is kept for Persons with Benchmark Disabilities (Divyangjan) as defined in Section-37(a) of the Rights of Persons with Disabilities Act, 2016.
- 16.2. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price. Rest of the amount would be taken in monthly instalments over a period up to 15 years. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance.
- 16.3. 5% rebate in the price subject to a maximum of 1.00 lakh will be given to such allottees who are allotted flat under the above quota. The other conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.
- 16.4. The letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years or payment of price of flats with interest and other dues, whichever is earlier, from the delivery of possession to the allottee would result in automatic cancellation of the flat and under no circumstances such cancellation would be withdrawn. In addition, the

Conveyance Deed for all such cases would also include the following specific clause which would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the conveyance deed before the possession of the flat is delivered to the allottee.

16.5. The proposed clause would be as follows:

“That the allottee/vendee specifically agrees that he shall not part with possession of the whole or any part of the flat at any time prior to the expiry of 15 years or payment of price of flats with interest and other dues, whichever is earlier, from the date of actual delivery of possession thereof by the vendor to the allottee/vendee and to that limited extent, the title in the property shall be deemed to continue to vest in the vendor. It is further specifically agreed that in the case the allottee/vendee violates terms of the present conveyance deed, the entire conveyance deed shall be deemed to be void and, in that eventuality, the vendor shall be entitled to take back possession of the demised property from the allottee/vendee”

16.6. In case the allottee/vendee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall be bound to honor the stated condition, but shall be entitled to occupy the said flat.

16.7. The concession shall be applicable to persons who come within the meaning of disability as defined in the Persons with disabilities (Equal Opportunities, protection of Rights and Full Participation) Act 2016 and duly certified by a Medical Board.

16.8. The permissible benefit under this clause will be given only to those applicants who have applied under Person with Disability (Divyangjan) category. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA.

17. OTHER GENERAL CONDITIONS: -

17.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.

17.2. DDA reserves the right to increase or decrease the number of flats on offer under the scheme. DDA also reserves the right to withdraw some/all flats depending on the circumstances.

17.3. The allotment under this scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management and Disposal of Housing Estates) Regulations, 1968 as amended from time to time.

17.4. As per the provisions contained in Regulation 17 of the DDA (Management and Disposal of Housing Estates) Regulations, 1968, all rates, fees, taxes, charges, assessments of municipal taxes, and 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 the Association of Apartment Owners/Registered Agency within the specified period.

- 17.5. Except pricing, any dispute pertaining to the scheme shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 17.6. In all correspondence with DDA regarding allotment and related matters, applicants are advised to quote their Application Number, File Number, etc. Such correspondence should be addressed to the concerned Deputy Director, D-Block, Vikas Sadan, DDA, New Delhi – 110023.
- 17.7. In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (Housing), Principal Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block, 1st Floor, Vikas Sadan, New Delhi-110023.
- 17.8. It is not possible to verify the eligibility of applicants at the time of accepting the application. Therefore, applicants are advised, in their own interest, to carefully read and understand the eligibility conditions before submitting their application. Applicants who do not meet the eligibility criteria will not be considered for allotment, if found ineligible at any later stage under the Scheme.
- 17.9. The Demand-cum-Allotment Letter shall be issued based on the information/documents provided by the applicant in the Application Form for allotment of a flat. If, at any stage, it is found that the documents/information submitted are incorrect, false, or misleading, the allotment shall stand automatically cancelled without any prior notice, and no claim of the applicant shall be entertained in such cases. The entire amount paid, including the booking amount, shall be forfeited.



ANNEXURE 'A'

Particulars of Flats to be Offered (For Individual Buyers)

Block	Tower	No. of Flats	Plinth Area (Including Area of Parking) (in sqm)		Tentative Disposal Price excluding GST and Maintenance Charges (Rs. in Lacs)	
			Min	Max	Min	Max
RT-01 (With Basement Parking)	कंचनजंगा	368	158.58	171.91	195	211
RH-02 (With Basement Parking)	A - अरावली	19	154.14	159.34	204	210
	B - कैलाश	116	141.64	154.14	186	204
	E - धौलागिरी	113	141.64	154.14	186	204
	H - केदारनाथ	1	154.14		204	
	J - नीलगिरी	18	154.14	159.34	204	210
RH-02 (With Surface Parking with Solar Panel Roof)	E & H	94	141.64		179	
RH-02 (With Basement Parking and additional terrace area)	A, B, E, H & J	12	161.30	195.95	210	242
Total Flats on Offer		741				

Particulars of Flats to be Offered (For Bulk Allotment to Govt. Institutions)

Block	Tower	No. of Flats*	Plinth Area (Including Area of Parking) (in sqm)**		Tentative Disposal Price excluding GST and Maintenance Charges (Rs. in Lacs)***	
			Min	Max	Min	Max
RH-02 (With Basement Parking)	C - शिवालिक	24	141.64	156.04	186	204
	D - पीरपंजाल	26	141.64	156.04	186	204
	F - विंध्य	1	154.14		204	
	G - सतपुरा	1	154.14		204	
RH-02 (With Surface Parking with Solar Panel Roof)	F & G	44	141.64	156.04	179	197
RH-02 (With Basement Parking and additional terrace area)	C, D, F & G	11	161.30	186.68	210	232
Total Flats on Offer		107				

Note: -

* Number of flats may change at the time of launching of the scheme and number of flats may be changed subject to availability.

** Plinth Area includes common area and it may vary from flat to flat.

*** The demand letter will be issued as per actual plinth area of the individual flat and therefore the disposal price of flats may vary depending on plinth area. The tentative disposal price does not include GST, maintenance charges, conversion charges and water connection charges. These additional charges will be communicated through Demand-cum-Allotment Letter (DAL).

For detailed list of all the flats, scan the following QR:



E-Stamp Certificate No: _____

AFFIDAVIT

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs.10/-and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs.5/-should be affixed thereon.)

Affidavit of Sh. /Smt. _____ s/o/d/o/w/o Shri / _____
_____ r/o _____ solemnly

affirm and state as under:

1. I am a citizen of India.
2. I have attained the age of majority at the time of applying under DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS) (First Come First Serve (FCFS) Basis). My Date of Birth is _____.
3. That the joint applicant under the Scheme is my _____ (relationship).
4. I have not sold, transferred, assigned or parted with the possession of the whole or any part of the residence at No. _____ allotted to me against my Application No. _____. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favor of anybody.
5. That, I _____ S/oD/oW/oShri _____ r/o _____ applied for allotment of a 2-BHK flat under **DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS)** vide Application No. _____ and that I have been allotted a flat No. _____, Pkt. _____, Sec. _____, Locality _____ vide allotment letter No. . _____ dated. _____. That I am entitled for possession of the flat.
6. That Sh./Smt. _____ s/o/d/o _____
Shri _____ is _____ my legally wedded wife/husband.
7. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of **DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS)** and I have inspected the flat allotted to me and satisfied with the general condition of the flat/area.

DEPONENT

VERIFICATION:

I, _____, do hereby verify that the facts mentioned in Paras 1 to 7 above are correct to the best of my knowledge and belief and nothing is false therein and nothing material has been concealed.

DEPONENT

Place.....

Date.....

E-Stamp Certificate No: _____

UNDERTAKING

(NOTE: This undertaking should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

WHEREAS, I, _____ S/o/D/o/W/o

Shri _____ R/o _____
_____ on an application made to the Delhi Development Authority under the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter called the said Regulation) have been allotted a _____ (hereinafter called the flat).
AND WHEREAS under the said Regulation, it is obligatory on my part to form a registered agency with the Vice-Chairman, DDA for the management and administration of the common portions and common services attached to the flats, execute the conveyance deed for the flat and joint lease deed for the land, under the appurtenant to the flats before the possession of the flat is handed over to me.

AND WHEREAS I in my own interest have applied to Delhi Development Authority for the possession of the flat allotted for immediate occupation, before the completion of the various formalities required to be performed by me under the said regulations and execution and Application of the documents provided in the Regulations.

I, _____ S/o/ D/o/ W/o Shri _____ R/o _____
_____ hereby undertake in the event of possession of the flat allotted being given to me that, I shall abide by all the terms and conditions that are set forth in the DDA (Management and Disposal of Housing Estates) Regulations, 1968, including the documents containing therein, or may be set forth in the Conveyance Deed for the flat and the joint lease deed for the land under the appurtenant to the flats by the Delhi Development Authority and shall sign and execute the same with the Delhi Development Authority and get the same registered at my own cost and expenses in the manner prescribed under the said Regulations within 90 days from the date of handing over the possession of the flat or such extended period as may be permitted by the Vice Chairman of Delhi Development Authority from time to time and that during the said period of 90 days of such extended period as may be permitted, I shall be responsible for looking after the maintenance of the common service attached to the flat allotted.

I, further undertake that we shall constitute and become, a member of the Registered Agency prescribed under the said Regulation and abide by the constitution, a model form of which I have read and understood.

I, also undertake not to make any addition and alteration in the dwelling unit allotted to me without obtaining prior and written permission from the DDA. It will be open to DDA to cancel the allotment and resume the possession of the dwelling unit, if I fail to fulfill the undertaking given herein.

I also understand that if I/we buy two adjacent flats in offer in the scheme of DDA Towering Heights, Karkardooma Housing Scheme 2026 (FCFS) or buy a flat which is adjacent to a flat which is purchased by or owned by my immediate family members, I/we have the liberty of amalgamating these two flats by opening a common door through the common wall between them wherever structurally feasible and also subject to necessary structural approvals from DDA.

Signed by me _____ on _____ day of _____

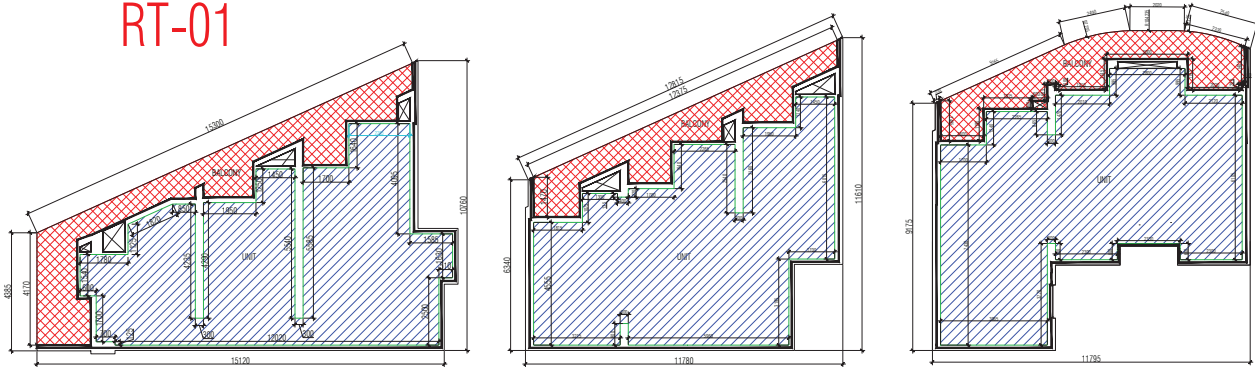
In the presence of witnesses: -

- 1.
- 2.

ALLOTTEE

Unit Layout Plans

RT-01

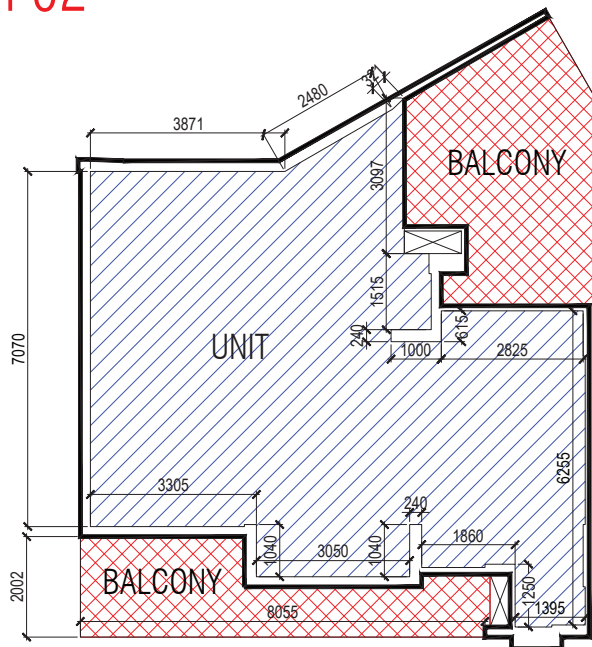


TYPE 1,1A
CARPET AREA- 72.7 SQ.M
BALCONY- 24.7 SQ.M
UNIT AREA (CARPET AREA + WALLS)- 83.06 SQM

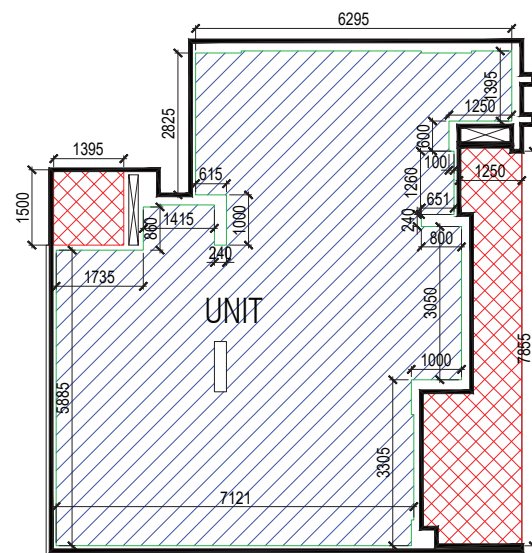
TYPE 2
CARPET AREA- 69.4 SQ.M
BALCONY- 16.9 SQ.M
UNIT AREA (CARPET AREA + WALLS)- 77.53 SQM

TYPE 3
CARPET AREA- 77.1 SQ.M
BALCONY- 17.8 SQ.M
UNIT AREA (CARPET AREA + WALLS)-83.89 SQM

RH 02

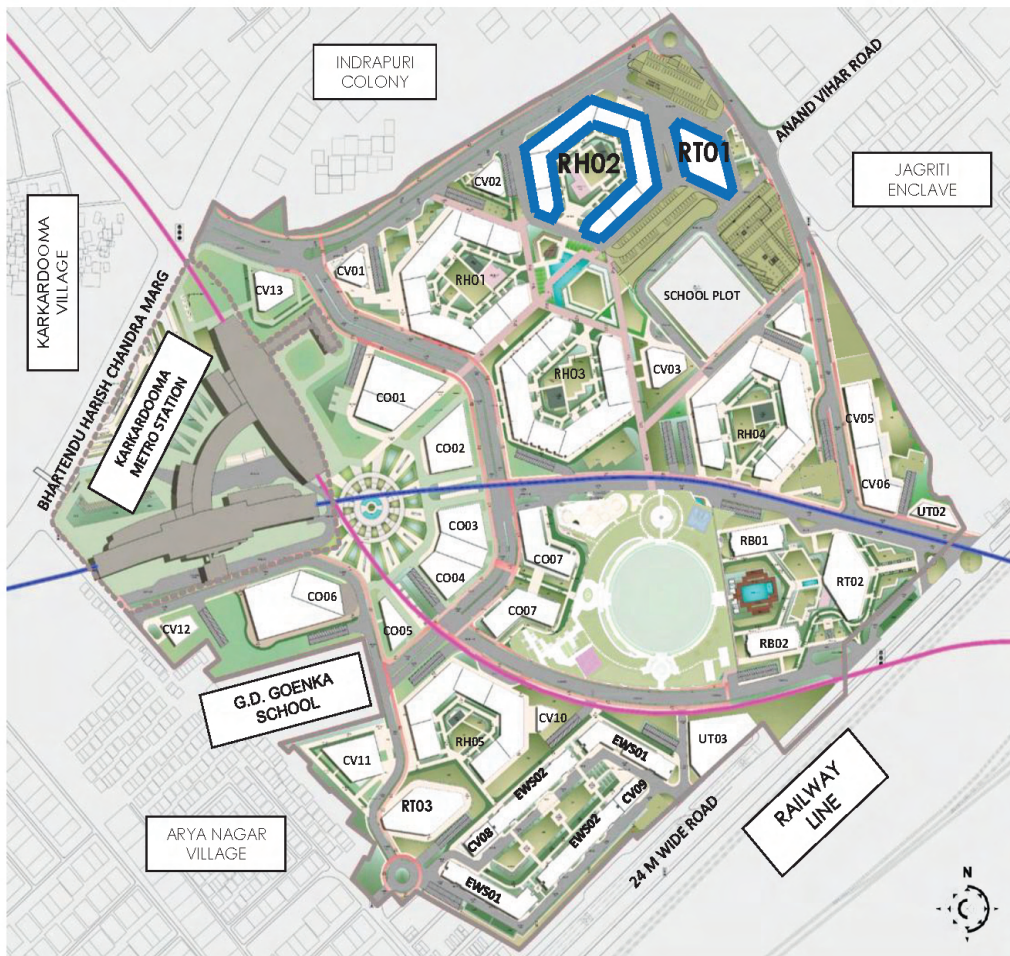


TYPICAL UNIT, TYPE-1 ON FIRST FLOOR ONLY
CARPET AREA- 68.7 SQ.M
BALCONY- 28.8 SQ.M
UNIT AREA (CARPET AREA + WALLS)- 76.9 SQ.M



TYPICAL UNIT, TYPE-2
CARPET AREA- 66.36 SQ.M
BALCONY- 13.3 SQ.M
UNIT AREA (CARPET AREA + WALLS) - 75.8 SQ.M

Site Layout Plan



Phase-1 Residential Buildings

Building No.	BUILDING NAME	NO. OF FLOORS
RT01	Kanchanjunga	2B+G+4.5+2SF
RH02	Aravali, Shivalik, Pirpanjaal, Vindhya, Satpura, Nilgiri	2B+G+10
	Kailash, Dhaulagiri, Kedarnath	2B+G+33+1SF

Phase-1 Residential Buildings

Legend

- Site Boundary
- Pink Metro Line
- Blue Metro Line



DELHI DEVELOPMENT AUTHORITY

Vikas Sadan, INA, New Delhi-110023
www.dda.gov.in

Helpline Contact Number: 1800 110 332