



A PRIME OPPORTUNITY TO OWN PREMIUM DDA FLATS



Diwali Special **Housing Scheme 2023** (Online Scheme through e-Auction)

Version 2.0 including Corrigendum Corrections



For disposal of approx. 2093 newly constructed/ soon to be completed flats at Dwarka (Sector 19 B & Sector 14) and Loknayakpuram



Diwali Special Housing Scheme 2023

Diwali Special Housing Scheme 2023 (Online Scheme through e-Auction) for disposal of approx. 2093 newly constructed/soon to be completed flats at Dwarka (Sector 19B & Sector 14) and Loknayakpuram

1. SCHEME: -

- 1.1 The Scheme is titled as “**Diwali Special Housing Scheme 2023 (Mode of disposal: e-Auction)**” of the Delhi Development Authority for disposal of newly built-up/soon to be completed flats through end-to-end online system.

2. Schedule of Bidding Process

e-Auction for Residential Flats

Sr. No.	Event	Date
1.	Date of advertisement/issue of notice for e-auction of flats	19.11.2023 (Sunday)
2.	Brochure ready for download from	25.11.2023 (Saturday)
3.	Help Desk operational for training and information on e-auction	28.11.2023 (Tuesday)
4.	Registration & Submission of EMD Starts	30.11.2023 (Thursday)
5.	Last date of Online Registration for participating in e-auction & submission of online EMD	29.12.2023 (Friday) Upto 6:00 P.M.
6.	Final Submission of Application	01.01.2024 (Monday)
7.	Commencement of online e-Auction (flat-wise schedule to be announced subsequently)	05.01.2024 (Friday) onwards

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

3. DISCLAIMER

The information contained in this e-Auction document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Delhi Development Authority (DDA in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this e-Auction document and such other terms and conditions subject to which such information is provided.

This e-Auction document is not an agreement and is neither an offer nor invitation by DDA to the prospective Applicants or any other person. The purpose of this e-Auction document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this e-Auction (the “Application”). This e-Auction document includes statements, which reflect various assumptions and assessments arrived at by DDA in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-Auction document may not be appropriate for all persons, and it is not possible for DDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-Auction document. The assumptions, assessments, statements and information contained in this e-Auction document may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e-Auction document and obtain independent advice from appropriate sources.

Information provided in this e-Auction document to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.



DDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this e-Auction document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-Auction document and any assessment, assumption, statement or information contained therein or deemed to form part of this e-Auction document.

DDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-Auction document. DDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this e-Auction document.

4. GENERAL INSTRUCTIONS TO BIDDERS/PROSPECTIVE BIDDERS

- 4.1. Delhi Development Authority (DDA) invites e-Auction for the sale of Residential Flats as per details described at **ANNEXURE: A** under the Delhi Development Authority (Disposal of Housing Estates) Regulations, 1968, on 'as is where is basis' as per the Terms and conditions described in the Auction Document. It will be presumed that the bidder has visited the flat/site and satisfied himself/herself with the prevalent flat/site conditions in all respects including status and infrastructural facilities available, etc. before participating in the e-Auction and submitting the bid.
- 4.2. Only registered bidders, who are eligible and have paid EMD online, will be able to participate in this e-Auction which will be in online mode only.
- 4.3. **Format and Signing of Proposal:** Bidders shall provide all the information as per this e-Auction Document and in the specified formats. DDA reserves the right to reject any Proposal that is not in the specified formats.
- 4.4. **Proposal Preparation Cost:** The Bidder shall be responsible for all the costs associated with the preparation of his Proposal for bid and participation in the bidding process. DDA will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding.
- 4.5. **Language and Currency:** The Proposal and all related correspondence and documents shall be available in both English & Hindi language. The currency for the purpose of the Proposal shall be the Indian Rupee (INR). If there is any discrepancy/contradiction in translation from English to Hindi, the language used in English version shall hold good.
- 4.6. **Cost of e-Auction Document:** The bidders have to download e-Auction Documents from DDA website www.dda.gov.in or <https://eservices.dda.org.in> free of cost.
- 4.7. **Clarifications:** To assist in the process of evaluation of Proposals, DDA may, at its sole discretion, ask any Bidder for clarification on its Proposal. The request for clarification and the response shall be in writing or by E-mail. No change in the substance of the Proposal would be permitted by way of such clarifications.
- 4.8. **Amendment of e-Auction Document:** At any time prior to the Proposal Due Date, DDA may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the e-Auction Document, including the Reserve price of the flats. Any modification thus issued will be informed to all the prospective bidders by notifying on DDA website as well as e-Auction website. Such modification will be binding upon all bidders participating in e-Auction process.
- 4.9. **Confidentiality:** Information relating to the e-Auction process shall not be disclosed to any person not officially concerned with the process. DDA will treat all information submitted as part of Proposal in confidence and will not divulge any such information unless it is ordered to do so by any authority that has the power under law to require its disclosure.
- 4.10. **DDA's Right to Accept or Reject Proposal:** DDA reserves the right to accept or reject any or all of the Proposals/e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the bidding process, at any time prior to award of Project, without liability or any obligation for such acceptance, rejection or annulment.
- 4.11. **Force Majeure:** If due to any "Force majeure" events or such circumstances beyond DDA's control,



DDA is unable to handover the possession of the allotted residential flat, DDA or any of its officers/officials will not be held liable for any damages and no suit shall be moved against DDA or any of its officers/officials for the same.

If due to any other reason apart from the above, DDA is unable to handover the possession of the allotted residential flat within 6 months after issue of demand-cum-allotment letter, entire deposit made, depending on the stage of allotment will be refunded along with simple interest (however, no interest would be accrued for the EMD component) at the rate of 4% per annum.

5. ELIGIBILITY:

- 5.1. The applicant must be a citizen of India.
- 5.2. 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.
- 5.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 5.4. The applicant should give particulars of his/her savings account in any Bank in the name of the applicant only in the 'Application Form'.
- 5.5. 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.
- 5.6. 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 (5.8) below.
- 5.7. 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 (5.8) below.
- 5.8. Family for clause (5.6) and (5.7) 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.
- 5.9. 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.



6. E-AUCTION DETAILS FOR PRESENT AUCTION

- 6.1. Prospective bidders shall ensure the following before participating in e-Auction.
- 6.2. Participants have to get themselves registered on the e-auction portal which can be accessed on visiting <https://eservices.dda.org.in> & pay an **amount for Rs 2,500/- (including GST) which is non-adjustable & non-refundable, separately against each flat** they wish to bid for towards processing fee. Help is provided to the prospective bidders for registration at DDA Help Desk, Vikas Sadan, INA, New Delhi.
- 6.3. Participants shall safely keep their User ID and password, which will be issued by the online service provider upon registration, and which is necessary for e-bidding.
- 6.4. Bidders shall not disclose their User ID as well as password and other material information relating to the bidding to any one and safeguard its secrecy.
- 6.5. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal i.e., www.dda.gov.in & <https://eservices.dda.org.in> for any updates.
- 6.6. Bidders are advised to change the password immediately on receipt from the e-Auctioning portal.



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- 6.7. The process of Application, Issuance of Demand Letter, Cancellation, Possession letter, Conveyance Deed etc. and uploading of documents will be through On-Line Mode only. Applicants are advised to keep their login credentials safe with them and not to share the same with anyone. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal i.e., <https://eservices.dda.org.in/> for any updates.

6.8. Earnest Money Deposit (EMD)

- 6.8.1. 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 **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.

Sno.	Flat Category	EMD
1.	MIG (2 BHK)	Rs. 10,00,000/-
2.	HIG (3 BHK)	Rs. 15,00,000/-
3.	Super HIG (4 BHK)	Rs. 20,00,000/-
4.	Penthouse (5 BHK)	Rs. 25,00,000/-

- 6.8.2. The EMD shall be payable on-line through NEFT/RTGS/E-PAYMENT on e-Auction portal which can be accessed on visiting <https://eservices.dda.org.in>. Detailed instructions to guide the bidder through the e-Payment steps are available on the said portal/website.
- 6.8.3. No offer/bid shall be accepted without successful payment of Earnest Money Deposit (EMD) within the stipulated time.
- 6.8.4. The Earnest Money Deposit will be adjusted in the payment against the premium of bid payable to the Authority by the successful Bidder (H-1 Bidder).
- 6.8.5. The Earnest Money Deposit paid by the bidders, whose offers have not been accepted shall be returned to them without any interest. The same shall be refunded electronically in their Bank account of the unsuccessful bidders generally within 30 days of the last date of the bidding. The advance deposit shall not be adjusted against any other scheme.
- 6.8.6. Only the Applicants making successful payments of EMDs within the stipulated date, shall be allowed to participate in the e-Auction process.



6.9. Submission of the Application Form:

- 6.9.1. The intending bidders can register/participate in the bidding process once they get themselves registered on the e-Auction portal which can be accessed on visiting <https://eservices.dda.org.in>.
- 6.9.2. For participation in this process, the intending Bidders are required to submit/ pay EMD as stated in clause 6.8.1 above. All payments are required to be made online.
- 6.9.3. Bid received by Post /Courier shall not be entertained.
- 6.9.4. **Application form of each flat is to be submitted separately with separate EMDs & processing fee.**
- 6.10. E-auction process for a particular flat shall be proceeded with if at least one eligible registered bidder for that flat is there whose EMD has been realized within stipulated period. In case there is no such eligible bidder for a flat, that flat will not be included for the bidding and the same will be put up for next e-Auction of DDA.



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- 6.11. Applicant may bid for multiple flats but he has to deposit EMDs as well as processing fees for each flat separately. If the person doesn't succeed in becoming highest bidder in any of the flat(s), then his EMD(s) for the concerned flat(s) will get refunded.

6.12. **Bid Timings & Reserved price**

- 6.12.1. The Bid timings for the e-Auction will be announced on DDA website & participants are requested to visit the DDA website regularly for any updates.
- 6.12.2. Once the e-bid is placed, the bidder cannot reduce or withdraw it for whatever reason. If done so, the EMD amount shall be forfeited.
- 6.12.3. The bidders are required to quote for the rate with reference to the flat put on e-Auction over and above the reserve price mentioned in the Annexure-A.
- 6.12.4. It is further clarified that for the bid process to be treated as successful, at least one bid has to be offered.
- 6.12.5. 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 document 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
Penthouse flats	Rs. 2,00,000/-
Super HIG flats	Rs. 1,50,000/-
HIG Flats	Rs. 1,00,000/-
MIG Flats	Rs. 50,000/-

- 6.12.6. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the DDA/Service provider. Hence bidders are cautioned to be careful to check the bid amount, and alter/rectify their bid if required, before confirming the bid submitted.
- 6.13. **Time Extension:** If the bidding continues till the last 5 minutes of the scheduled/extended closing time of auction, the bidding time shall be automatically **extended for further 5 minutes**. The bidding will be extended for a **maximum of 20 times**.
- 6.14. **Training and Assistance Booth for the prospective Bidders:** For facility of the prospective bidders, a Helpdesk will be set up at Ground Floor, DDA Office, D-Block, Vikas Sadan, INA, New Delhi-23. Prospective bidders can get the required training and information on e-Auctioning process during working hours.
- 6.15. **Note of caution for the Bidders:**
- 6.15.1. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting your bid.
- 6.15.2. The Bidder is expected to carefully examine all the instructions, guidelines, terms and conditions and formats of the e-Auction. Failure to furnish all the necessary information as required or submission of a proposal not substantially responsive to all the requirements of the e-Auction shall be at Bidder's own risk and may be liable for rejection.
- 6.16. **UNCONDITIONAL BIDS:**
- Bidders may note that DDA will not entertain any deviations from the e-Auction Document at the time of submission of the Proposal or thereafter. The Proposal to be submitted by the Bidders will be unconditional and unqualified and the Bidders would be deemed to have accepted the terms and conditions of the e-Auction Document with all its contents. Any conditional Proposal shall be regarded as non-responsive and would be liable for rejection.



6.17. REJECTION OF BIDS:

DDA reserves the right to reject any/all bids without assigning any reason thereof and without incurring any liability to the affected bidder(s) or any obligation to inform the affected bidder(s) of the grounds for such decision. The DDA may at its sole discretion and at any time during the evaluation of Proposal, disqualify any Bidder, if the Bidder has:

- i. Made misleading or false representations in the e-Auction reply or documents in support of mandatory criteria.
- ii. Submitted a proposal online that is not accompanied by required documentation or is non-responsive. In the absence of any document as required, the concerned party shall be considered as not eligible and in that eventuality their participation in the e-Auction shall not be considered.
- iii. Failed to provide clarifications related thereto, when sought;
- iv. Information relating to the examination, clarification and comparison of the proposals shall not be disclosed to any bidder or any other persons not officially concerned with such process until the selection process is over. The undue use by any Bidder of confidential information related to the process may result in rejection of their bid.
- v. Any superfluous documents/ document not related to the mandatory criteria may result in summary rejection of bid. All participating bidders are clearly instructed to attach only those documents which are relevant to the scope of work/mandatory criteria as specified in the e-Auction document and not any other work.



6.18. BIDDER'S RESPONSIBILITY - The following due diligence/deliberation is the sole responsibility of the bidder:

- 6.18.1. The flats are being offered by DDA on As-Is-Where-Is Basis. The Bidder may carry out field visit to assess the flats offered at any time at his own cost.
- 6.18.2. The Bidder is expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of e-Auction Document will be at the Bidder's own risk.
- 6.18.3. It would be deemed that prior to the submission of Proposal, the Bidder has:
 - i. Made a complete and careful examination of requirements, and other information set forth in this e-Auction Document;



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- ii. Received all such relevant information as it has requested from DDA; and
- iii. Made a complete and careful examination of the various aspects of the Project that might affect the Bidder's performance under the terms of this e-Auction Document.
- iv. DDA shall not be liable for any mistake or error or neglect by the Bidder in respect of the above.

7. REFUND OF EMD TO APPLICANTS:

7.1. Successful Applicants (No refund in case of surrender)

- 7.1.1. The applicants are advised to satisfy themselves with regard to location, price, existing facilities in the surrounding area and other related issues before applying for allotment of a flat under this scheme. **In case of surrender of flat after successful declaration of H1 bidder through online e-Auction, full EMD (para 6.8.1) applicable will be forfeited.**

7.2. Unsuccessful Applicants

- 7.2.1. The amount of EMD in case of unsuccessful applicants will be returned to the same account from where it is received & also using the same channel (viz. NEFT/RTGS/Branch etc.).

8. RESERVATIONS:

8.1. The details of reservations under this Scheme are as under:

- 8.1.1. 15% of the flats for applicants belonging to Scheduled Castes (SC); and
- 8.1.2. 7.5% of the flats for applicants belonging to Scheduled Tribes (ST);
- 8.1.3. 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)
- 8.1.4. 5% reservation for Persons with Disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- 8.1.5. 1% for Ex-servicemen.

8.2. The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.

8.3. In case number(s) of flats in respect of reserved category comes to a fraction i.e., less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.

8.4. With regard to the flats for different reserved categories, the same will be carved out from the available inventory through draw of lots. The e-Auction will be carried out among the respective reserved categories.

8.5. If requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be subsequently opened to all categories in the next phase of e-Auction which will be announced separately.

9. DOCUMENTS TO BE SUBMITTED AFTER ONLINE E-AUCTION & BEFORE POSSESSION OF FLAT:

9.1. For all categories:

- 9.1.1. Self-attested copy of PAN Card (Permanent Account Number) issued/allotted by Income Tax Department.
- 9.1.2. Identity Proof e.g., self-attested copy of passport, government Identity Card, Election ID card, Driving License, Ration Card with Photo (of the person whose photo is affixed) or Aadhaar Card. (Upload any one)
- 9.1.3. Proof of residence e.g., self-attested copy of passport, government Identity Card, Election ID card, Ration card, Driving License, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (page carrying name and address of the allottee) or Aadhaar Card. (Upload any one)



9.2. For reserved category:

- 9.2.1. In addition to documents mentioned in (9.1) above, successful applicants of the Categories as mentioned above have to submit the followings also:
- 9.2.2. An attested copy of the original caste certificate issued by the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the SC/ST Category.
- 9.2.3. An attested copy of the original handicapped certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Disability (Divyangjan). A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, is also to be attached.
- 9.2.4. An attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.
- 9.2.5. An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case the successful applicant comes under category of War-Widows/Next of Kins which would include those receiving liberalized pension.

9.3. Other Documents:

- 9.3.1. A Self-attested copy of Bank Account Pass Book/Bank Statement from which the price of the Flat has been deposited along with payment proof.
- 9.3.2. Affidavit as per proforma given in Annexure- 'B' of the scheme brochure.
- 9.3.3. Undertaking as per proforma given in Annexure- 'C' of the scheme brochure.
- 9.3.4. In addition to above the document mentioned in the Online Portal for Possession needs to be submitted with supporting documents, if any, required.

10. RESERVE PRICE OF THE FLATS:

The tentative reserve price of the flats is given at Annexure "A". The reserve price of the flats is calculated in accordance with the DDA's standard costing policy as per the plinth area of the flats including common area. The reserve price does not include maintenance charges as detailed at para 16.2 and the same shall be charged at the issuance of DAL. The variation in reserved price within category, if any, is due to variation in plinth area including common area of the flats. The reserve price for these flats has been arrived at as per the price applicable for FY 2023-24. **Bidding will not be permissible below the reserve price of the residential flat.** The disposal price will be the price quoted by the highest bidder i.e., H1 bidder at the end of the e-Auction process.



Note: The disposal price i.e., the amount quoted by the highest bidder doesn't include the maintenance charges, conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-.

11. RESULT OF ONLINE E-AUCTION: -

- 11.1. The results of the online e-Auction shall be displayed on DDA's website i.e., www.dda.gov.in & <https://eservices.dda.org.in/>.
- 11.2. It shall be the sole responsibility of the applicant to check the result of the online e-Auction from the website of DDA.
- 11.3. The demand-cum-allotment letters will be issued to the successful H-1 bidder after approval of competent authority, through online mode of AWAAS portal <https://eservices.dda.org.in/> only and it will be the sole responsibility of the applicant to regularly check the online portal for any updates.
- 11.4. The flat which do not receive any bids will be offered by DDA subsequently as per its own discretion as decided by the Authority.



12. PERIOD OF PAYMENT: -

- 12.1. The price of the flat is to be deposited within 60 days from the date of issue of Demand-cum-Allotment letter.
- 12.2. 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, that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 12.3. Further time of 30 days, over and above the period as stated in para 12.1 and 12.2 above, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 12.4. 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 EMD will be forfeited**.
- 12.5. For the flats which are already completed and are in ready to move in condition, demand cum allotment letter will be issued for payment of 100% demand amount to be paid within period as stipulated in para 12.1, 12.2 and 12.3.
- 12.6. For the flats which are nearing the stage of completion, if the flats are not ready to be handed over within 3 months from the last date of e-Auction, then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat which will have to be paid by the allottee within 60 days of the issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 12.7. For the flats mentioned at para 12.6 above, a separate demand cum allotment letter will be issued for rest of the 25% demand amount as stated in the demand-cum-allotment letter at the time when the flats are ready for physical possession. This 25% will have to be paid by the allottee within 60 days of issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 12.8. If the flats are not ready for physical possession within 6 months of the issue of DAL as mentioned at para 12.6, then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component), provided the delay is not on account of or attributable to Force Majeure event as stated in para 4.11. However, if the allottee wishes not to opt for refund then he will not be entitled for any interest for the intervening period till the time he gets the possession. In case delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest for the delay period in case of refund.
- 12.9. It is clarified that no interest shall be charged while issuing the demand letter for this remaining 25% of the demand issued for the intervening period between the issuance of the 2 demand letters as stated at para 12.6 and para 12.7.
- 12.10. For ease of implementation, if a flat nearing completion, can be handed over within six months of issuance of demand-cum-allotment letter, a single demand letter would be issued providing for 75% & 25% payment as scheduled in 12.6 and 12.7 respectively.
- 12.11. 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 price have been received as mentioned above. The delay will be regularized as per the delegation mentioned below:

Sno.	Period of delay	Competent Authority
1.	Up to 2 days	Automatically condoned (with 10% interest)
2.	3 to 90 days	Vice Chairman (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the price have been received as per DAL)



- 12.12. Beyond the stipulated time as mentioned (in above para 12.11) no request for further regularization will be entertained in any case & thereafter it shall be deemed as an automatic cancellation of allotment.

13. METHOD OF PAYMENT OF DEMANDED AMOUNT:

The EMD/application processing fee may be paid from any account through NEFT/RTGS/Net Banking on SBI's e-Auction portal 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.

The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwD (Persons with Disability (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.

14. 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 the 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:

- 14.1. Government of India; State Government; Union Territory Administration;
- 14.2. Public Sector Undertakings / Autonomous Bodies;
- 14.3. Nationalized Banks;
- 14.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 14.5. Housing Development Finance Corporation;
- 14.6. Cooperative Banks;
- 14.7. MCD; NDMC;
- 14.8. All joint sector companies irrespective of the percentage of shareholding;
- 14.9. University of Delhi;
- 14.10. 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;
- 14.11. 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;
- 14.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 14.13. 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.

15. MISUSE, ADDITIONS AND ALTERATIONS, ETC.:

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

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

- 16.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be 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 & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily**



Diwali Special Housing Scheme 2023

have to become member of the concerned RWA.

16.2. The following method regarding Maintenance charges is applicable for this scheme.

- i. **Upfront Payment as Corpus Fund:** An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)	GST @18%	Total
MIG	1,50,000/-	27,000/-	1,77,000/-
HIG	2,50,000/-	45,000/-	2,95,000/-
Super HIG	3,00,000/-	54,000/-	3,54,000/-
Penthouse	3,50,000/-	63,000/-	4,13,000/-

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
- Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.

- ii. **Monthly Maintenance Charges:**

- For regular day to day recurring maintenance of the housing pocket, a minimal charge of Rs 2 to Rs 3 per sq. ft. per month (on plinth area) will be taken by the DDA.

Unit Typology / Category	Monthly Maintenance Charge per sq. ft. per month (in Rs)
MIG	2.00
HIG	2.50
Super HIG	3.00
Penthouse	3.00

GST @18% will be applicable on the above charges

- The monthly charges will be taken up as an upfront payment for 1 year as part of the pricing. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years and the necessary arrangement for the same would be communicated to the residents for implementation.

Charges mentioned at (i) & (ii) above i.e., upfront payment as corpus fund & monthly maintenance charges for 1 year would not be included in calculation of the reserve price. The same would be charged in the demand at the time of issuance of demand cum allotment letter.

- 16.3. The demand cum allotment letter will include the Upfront Payment as Corpus Fund & Monthly Maintenance Charges for 1 (one) year as stated in para 16.2 which are not part of the reserve price. DDA will undertake day to day maintenance from the amount collected towards maintenance charges for a period of 1 (one) year or formation of RWA whichever is earlier. In case the RWA is formed before completion of 1 year 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.
- 16.4. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- 16.5. 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.
- 16.6. 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.

- 16.7. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.

17. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 5 or has falsely claimed the benefit of reservation 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. However, 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.



18. POSSESSION OF FLATS: -

- 18.1. 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.
- 18.2. **Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.**
- 18.3. **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.
- 18.4. The flats are being offered on "as is where basis". 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 & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain a complaint about price of flat, its design, the quality of material used, workmanship or any other defects.
- 18.5. **In case allottee has deposited the full price but has not submitted the requisite documents/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.**

19. CONVEYANCE DEED: -

- 19.1. 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.
- 19.2. 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.



- 19.3. 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.
- 19.4. **Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Allottees are required to upload the copy 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.**
- 19.5. 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.

20. STATUS OF THE ALLOTTEE:

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 Disability (Divyangjan) Conveyance Deed will be executed after realization of entire price of flat along with interest and other dues if any in case they choose to get allotment on hire –purchase basis.

21. INSPECTION OF FLAT:

- 21.1. 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.
- 21.2. Sample flats are located at following locations and will be available for inspection of Public on ALL SEVEN DAYS from 10:00 AM to 06:00 PM. During the period scheme is open a representative of DDA will be available On-site during these hours to facilitate inspection. The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below:

Location	Type of flat	Address of sample flat	Name of Divisional Executive Engineer/ Nodal officer & Contact No.
Dwarka, Sector-19B	Penthouse	E-1202	1. Sh. Afzal Husain, AE(DPD-4): 8875044794
	Super HIG	E-201	2. Sh. Arvind Kumar Rai, AE(DPD-4): 6204039380
	HIG	E-203	
Dwarka Sector-14	MIG	B-306	1. Sh. Dheeraj Kadyan, AE(Civil): 9310735453 2. Ms. Asha, AE(Civil): 7985822238
Loknaya puram	MIG	D/G-4	1. Sh. Anurag Yadav, AE: 8960908231

- 21.3. 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.

22. PREFERENTIAL ALLOTMENT: -

- 22.1. 5% reservation is kept for persons with disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016. While reserving the same, attempt shall be made to reserve such flats at ground floor wherever possible/available. However, in case of non-availability of ground floor flats, such reservation may be made on other floors.





- 22.2. 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 i.e. H1 bid value. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 22.3. 5% rebate in the price i.e. H1 bid value 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.
- 22.4. 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.
- 22.5. 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 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”

- 22.6. 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.
- 22.7. 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.
- 22.8. The permissible benefit under this clause will be given only to those applicants who have been allotted the flat under 5% reserved quota. If the flat is allotted under general category, the above benefit will not

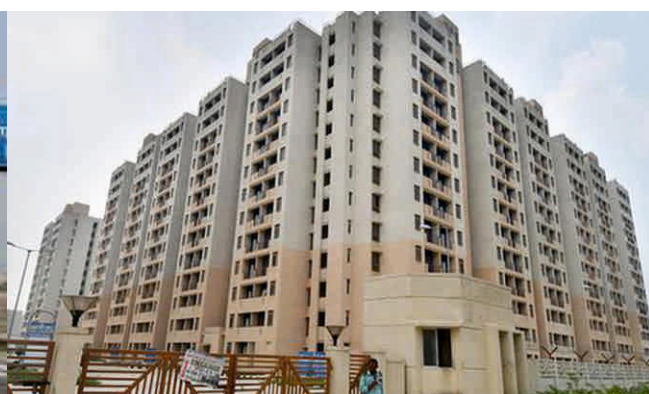


Diwali Special Housing Scheme 2023

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.

23. OTHER GENERAL CONDITIONS:

- 23.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.
- 23.2. DDA reserves the right to increase or decrease the number of flat on offer under the Scheme. DDA also Reserves the right to withdraw some/all flats depending on the circumstances.
- 23.3. The allotment under this Scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968 as amended from time to time.
- 23.4. As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations 1986, all rates' fees, taxes, charges assessment of municipal taxes and levies of whatsoever nature shall be borne by the allottee of the Registered Agency/ Association of Apartment Owners; as the case may be and shall be payable by the allottee of Association of Apartment Owners'/Registered Agency within the periods specified in this behalf.
- 23.5. Except pricing any dispute pertaining to the scheme shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 23.6. In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application No., File No, etc., and such correspondence be addressed to Dy. Director concerned D'-Block, Vikas Sadan DDA, New Delhi-110023.
- 23.7. 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.
- 23.8. It is not possible to check the eligibility of applicant at the time of acceptance of the application. Applicants in their own interest should carefully fully go through the eligibility conditions before submitting their application. Those applicants who do not fulfill eligibility criteria would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the Scheme.
- 23.9. The demand-cum-allotment letter will be issued on the basis of information/document furnished by the applicant in the Application Form for allotment of flat. In case, it is found at any stage that the documents/information furnished by the applicant are incorrect/ false/ untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The whole amount, including EMD, will be forfeited.





Diwali Special Housing Scheme 2023

Annexure A

Reserve Price (Please refer to clause 4)

Details of Flats and Tentative Reserved Price				
S.No.	Locality	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.) **	Broad Range of Tentative Reserve Price (Rs. In Lakh) ***
Penthouse				
1	Dwarka, Sector 19B, Phase-II (Penthouse)^	14	424.767	501
Super HIG				
2	Dwarka, Sector 19B, Phase-II (Super HIG)^	170	211.657	250
HIG				
3	Dwarka, Sector 19B, Phase-II (HIG)^	946	171.5 to 186.09	202 to 219
MIG				
4	Dwarka, Sector 14, Phase II (MIG)^^	316	116.27 to 132.35	125 to 142.25
5	Loknayakpuram (MIG)^^^	647	134.259 to 140.455	115 to 120
GRAND TOTAL		2,093		

Note: * Number of flats may change at the time of launching of the scheme and number of flats at particular Locality/Zone may be changed subject to availability.

** 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 (as per para 16.2), conversion charges and water connection charge. These charges will be included at the time of issuance of demand letter.

^ These flats are likely to be handed over in June, 2024

^^ These flats are likely to be handed over in April, 2024

^^^ These flats are likely to be handed over in March, 2024

- The Standard/ Typical unit plan of Housing in respect of localities are annexed.
- The reserve price will vary between flats depending on type and plinth area.
- Every penthouse & Super HIG will be entitled to have two (2) parking space and every HIG & MIG will be entitled for one (1) parking space.



Annexure B

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/oShri.....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 Diwali Special Housing Scheme 2023 (e-Auction). My Date of Birth is
3. That the joint applicant under the Scheme is my (relationship), as per provision of Clause 5.8 of the Scheme Brochure.
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.in the e-Auction held onby the DDA. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favour of anybody.
5. That, I,.....S/o D/o W/o Shri.....r/o.....applied for allotment of MIG/HIG/Super HIG/Penthouse flats under Diwali Special Housing Scheme 2023 (e-Auction) – vide Application No.....and that I have been allotted a flat No....., Pkt.....Sec....., Localityvide 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 the Diwali Special Housing Scheme 2023 (e-Auction) 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



Annexure C

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 ShriR/o.....on an application made to the Delhi Development Authority under the Delhi Development Authority (Management & 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/oShri.....
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.



Annexure C

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.

Signed by meonday of Two
Thousand Nineteen.

In the presence of witnesses: -

1.

2.

ALLOTTEE



Annexure D

UNIT PLAN OF “2 BHK / MIG FLAT” LOK NAYAK PURAM





Annexure D

2 BHK / MIG FLAT DWARKA, SECTOR-14



DETAIL OF CAT-II UNIT (TWO BED ROOM DU)-TYPE -03

CARPET AREA UNIT (Without walls) = 68.675 SQM

BALCONY AREA = 23.22 SQM

CARPET AREA UNIT (AS PER RERA) = 71.515 SQM

BALCONY AREA = 26.01 SQM



Annexure D

2 BHK / MIG FLAT DWARKA, SECTOR-14



DETAIL OF CAT-II UNIT (TWO BED ROOM DU)-TYPE -01

CARPET AREA UNIT (Without walls) = 68.675 SQM

BALCONY AREA = 13.08 SQM

CARPET AREA UNIT (AS PER RERA) = 71.515 SQM

BALCONY AREA = 15.32 SQM



Annexure D

2 BHK / MIG FLAT DWARKA, SECTOR-14



DETAIL OF CAT-II UNIT (TWO BED ROOM DU)-TYPE -02

CARPET AREA UNIT (Without walls) = 68.675 SQM

BALCONY AREA = 19.20 SQM

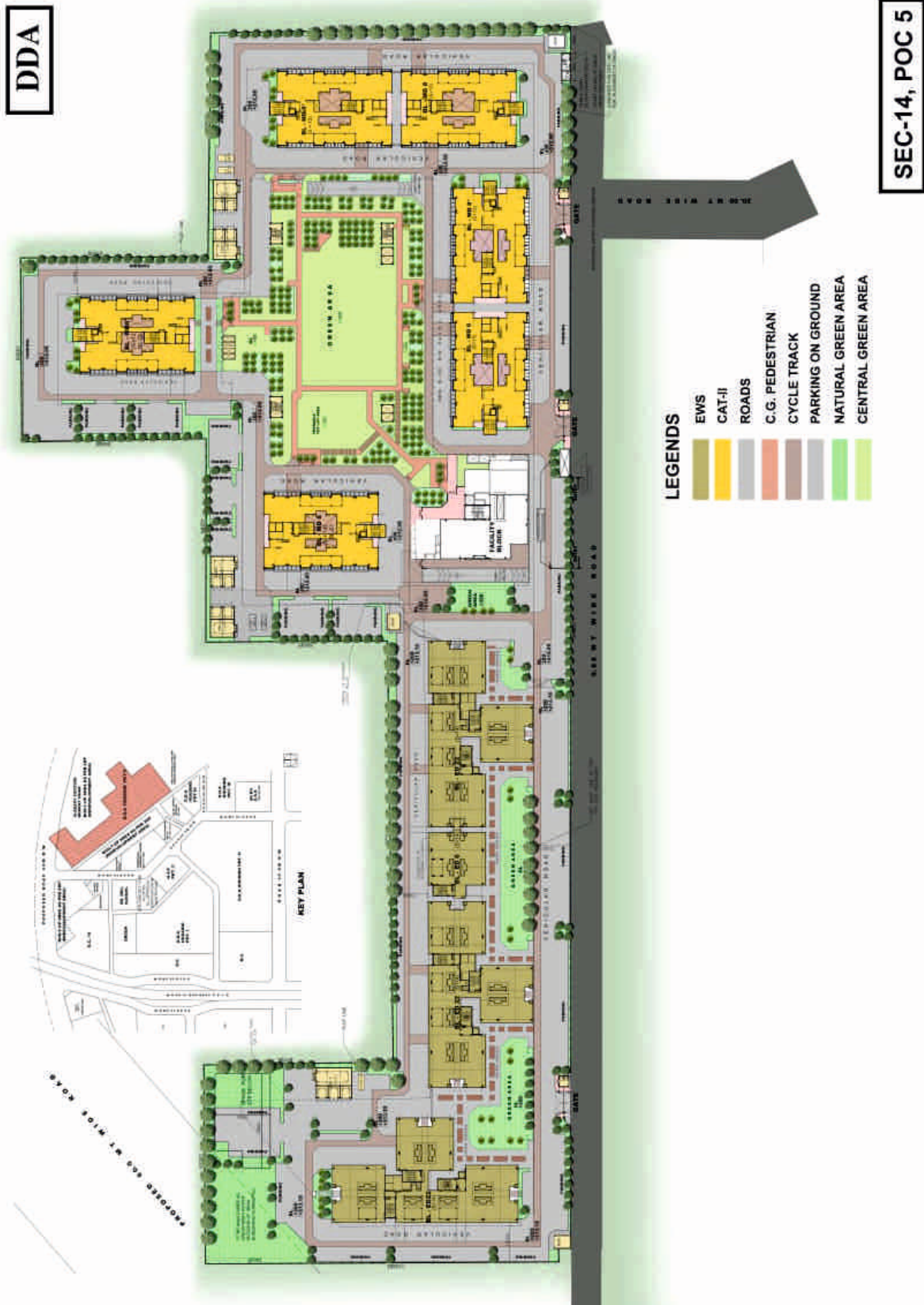
CARPET AREA UNIT (AS PER RERA) = 71.515 SQM

BALCONY AREA = 21.67 SQM



Annexure D

2 BHK / MIG FLAT DWARKA, SECTOR-14

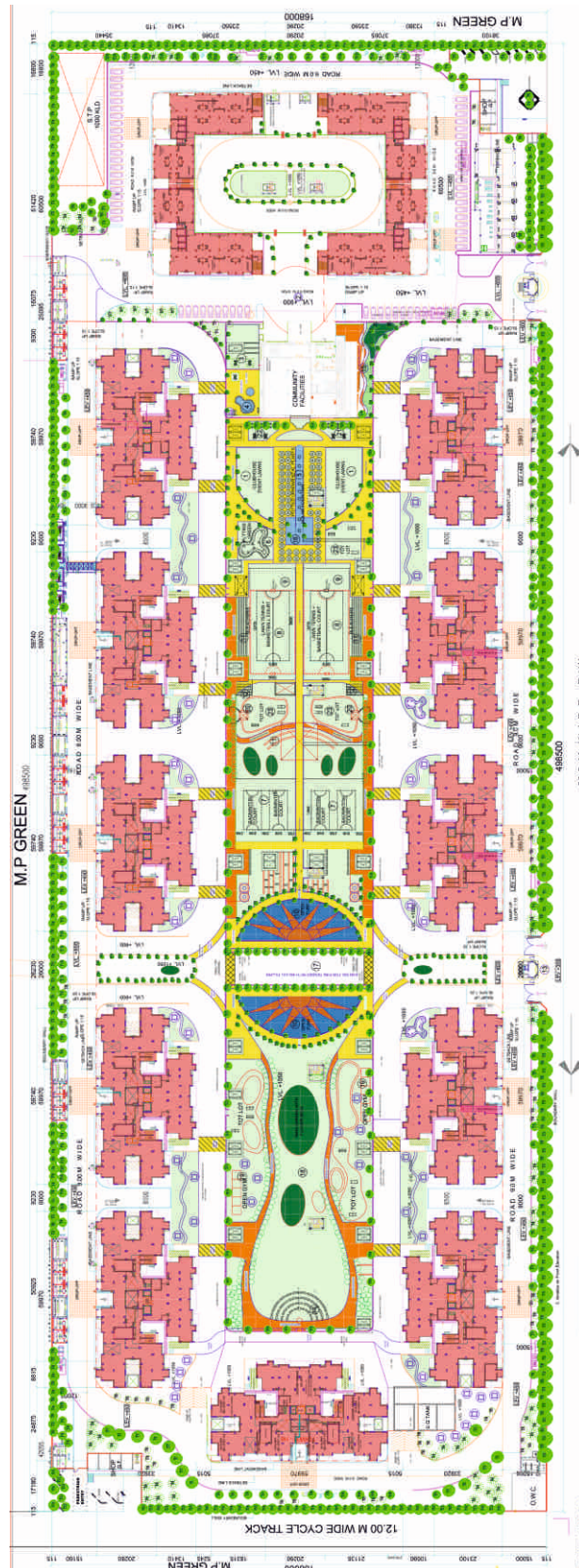




Annexure D

DWARKA, SECTOR-19B

SITE LAYOUT





Annexure D

HIG Unit 3 BHK DWARKA, SECTOR-19B





Annexure D

Super HIG Unit 3 BHK + Servant Room DWARKA, SECTOR-19B





Annexure D

Super HIG Unit 3 BHK + Servant Room DWARKA, SECTOR-19B





Annexure D

3 BHK + Service Person Room DWARKA, SECTOR-19B





Annexure D

Penthouse Unit 4 BHK + Servant Room (Lower Floor) DWARKA, SECTOR-19B





Annexure D

Penthouse Unit 4 BHK + Servant Room (Upper Floor) DWARKA, SECTOR-19B



Flats on Free Hold



Contact:

DELHI DEVELOPMENT AUTHORITY

Room No.214, IInd Floor, D-Block,
Vikas Sadan, INA, New Delhi-110023.

Website: www.dda.org.in

Helpline No.: 1800110332