

**ALLOTMENT OF 'READY TO MOVE IN' DDA ONE BED ROOM FLATS
(LIG) IN SEC-34, ROHINI, NEW DELHI**

1. Please refer to the IG and K broadcast regarding allotment of DDA's one bedroom flats (LIG) in Sec-34, Rohini, New Delhi.

2. **General.** Negotiations with Delhi Development Authority (DDA) for limited number of 'Ready to Move in' one bedroom flats (LIG) in Sector 34, Rohini, New Delhi have been successfully progressed.

3. **Details of Shortlisted Projects.** A total of 1500 flats have been made available by DDA exclusively for AFNHB allottees in Pocket one and two in sector 34 Rohini, New Delhi. The highlights are as follows:-

(a) Eligibility criteria will be as per Master Brochure 2012.

(b) Allotment of DDA flats under this scheme will not bar the allottee from any future DDA schemes.

(c) Mutual exchange of DUs/flats is permitted.

(d) Allottees may avail benefits under PMAY.

(e) Development of amenities and common areas would be undertaken by DDA.

(f) 50% rebate offered for AFNHB under Departmental Charges.

(g) 80% rebate offered for AFNHB under Maintenance Charges.

(h) Onsite Point of Contact is as follows:- Mr. Dharminder - 9891241434

4. **Cost of Dwelling Unit.** The detail of plinth area and costing is as follows:-

S.No.	Plinth Area	Cost (Rs)
1	33.827	13,92,673
2	33.853	13,93,703
3	33.29	13,71,385
4	33.854	13,93,743
5	33.291	13,71,424

Note :- The above cost does not include registration charges.

5. **Payment Schedule.** AFNHB will collect Demand Drafts from the allottees amounting to Rs. 50,000/- drawn in favor of DDA through DDA's Central Bank of India, Account No. 1014013280- IFC Code CBIN 0282695 at INA Branch, Vikas Sadan. Balance payment would be called within 90 days of draw of lots for allotment to be held by DDA.

6. **Application Procedure.**

(a) **Registration Fee.** The demand survey registrant of DDA Scheme who are willing to register their name for Draw of Lots are requested to deposit the Registration Amount of Rs. 50,000/- at AFNHB HQ through demand draft in favor of DDA's Central Bank of India, Account No-1014013280 at INA Branch, Vikas Sadan. **Last date for acceptance of forms for registration will be 30 Apr 19.**

(b) Thereafter, AFNHB will forward the list of allottees to DDA for the draw of lots.

(c) DDA will issue formal allotment letter to allottees after the draw of lots..

(d) Further action of execution of Conveyance Deed/ Registration of dwelling unit may be undertaken at DDA to follow the correct accounting practices.

(e) **It may please be noted that in case of over subscription of any particular category of DU, the Demand Survey applicants will be accorded priority.**

(f) **Withdrawal.** In the event of withdrawal after registration DDA 'rules would be applicable.

(g) **Cancellation.** An application will be cancelled in case the applicant is found ineligible or if the form has not been filled correctly. No representation will be entertained in this respect.

(h) **Draw of Lots.** Draw of lots will be held by DDA. The same will be informed to the allottees. Dates will be promulgated subsequently.

(j) **Disputes.** AFNHB is only a facilitator and is not a builder/ developer of the residential projects under this scheme, therefore disputes under this scheme would be dealt as per the rules of DDA.

(k) **Disclaimer.** AFNHB hereby informs the registrants/ allottees of this scheme that the registrants/ allottees and the DDA shall be liable of their contractual obligations in terms of Agreement. AFNHB under no circumstances will be responsible of the consequences on account of breach of obligations committed by the registrant/ allottee or the DDA and they shall be at liberty to initiate legal action against each other as per law.

7. **Additional Information.**

(a) Applicants are advised to visit the project site as per the details available on website of DDA and AFNHB respectively for details and satisfy themselves completely prior to applying for registration.

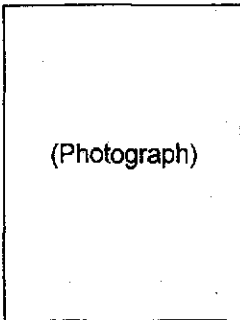
(b) Format for conveyance deed is uploaded on the website.



DELHI DEVELOPMENT AUTHORITY

(Photograph)

Conveyance Deed
(ALLOTTEE UNREGISTERED)



This conveyance made on this..... day of.....

between President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh./Smt..... son/daughter/wife/widow of Sh..... R/o..... hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS, vide allotment letter No..... dt..... issued by Delhi Developmet Authority, flat No..... Block No..... Sector No..... situated in..... was allotted to the purchaser subject to limitation, terms & conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey free hold ownership rights of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideraton of the sum of Rs..... Rupees.....) paid at the time of allotment and Rs..... Rupees.....) paid before the execution hereof (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser free hold ownership, rights in the said Flat No.....Block No.....Pkt.....Sector.....situated in (herein- after referred to as the said property, more fully described in the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations, covenants and conditions hereinafter contained that is to say, as follows :

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines, and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in-force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.

4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh/Smt.....
for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh./Smt.....the purchaser, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No.....in Block No.....Floor No.....
in the layout plan of Housing Estate at.....
.....Category.....floor.....

Signed by Shri/Smt.....

Signed by Shri/Smt.....

for and on behalf of and by the orders and direction of the President of India. (Vendor).

In the presence of: (VENDOR)

(1) Shri/Smt.....

Signed by Shri/Smt.....

(PURCHASER)

In the presence of:

(1) Shri/Smt.....

(2) Shri/Smt.....