

WEB UPDATE

REGISTRATION OF DWELLING UNITS – JAIPUR PHASE-II PROJECT



1. It is intimated that Partial Occupancy Certificate for Jaipur Phase-II has been approved in principle by the Jaipur Development Authority during its meeting held on 13 Aug 21.

2. The Rajasthan Government vide notification dated 02 Jul 21 has reduced 2% of stamp duty on registration of flat where the cost of that does not exceed Rs 50 Lakh if such flat is registered before 30 Sep 21.

3. In view of the above, the allottees who are desirous to avail this benefit are advised to collect clearance and possession letter and NDC from AFNHB after clearing their dues and get their flat registered before expiry of date promulgated by Rajasthan Govt vide ibid notification.

4. Details of procedure and formalities for register the DUs are as follows:-

(i) Draft sale deed and relevant documents are available in PD's office.

(ii) 02 lawyers have been empanelled to facilitate registration process. Details can be obtained from PD office. However, allottees are free to choose any other lawyer for the purpose of registration.

(iii) Allottee is to ensure possession of following documents:-

(a) Allotment Letter

(b) Clearance and Possession Letter

(c) Possession Certificate

(d) Aadhar Card.

(e) Pan Card

(f) 04 Photographs of Registrant (s)

(g) Two Witness with Aadhar Card

(h) Plinth Area Certificate

(j) No Dues Certificate/Costing Certificate } To be obtained from
AFNHB

(k) Joint Registration Certificate

5. The allottee is to get the deed prepared in consultation with empanelled lawyer and pay the applicable stamp duty to Govt. of Rajasthan.

6. On depositing of stamp duty, fix the date for registration and appear before Sub-Registrar in person along with authorized representative of AFNHB and two independence witnesses.

7. The entire cost of registration/stamp duty and fee of empanelled lawyer to be paid by the allottee.