



DDA
APNA GHAR
AWAAS
YOJANA **2025**



Subject: - DDA Apna Ghar Awaas Yojana 2025 [Online Scheme through First Come First Serve (FCFS) Basis] for disposal of approx. 7500 flats at Narela, Siraspur and Loknayakpuram in different tranches.

1. SCHEME: -

- 1.1. The Scheme is titled as “**DDA Apna Ghar Awaas Yojana 2025 (Mode of disposal: First Come First Serve (FCFS) Basis)**” of the Delhi Development Authority for disposal of flats through end-to-end online system. The time-lines of the scheme are as below:

S. No.	Event	Date
1.	Date of launch of Scheme	20.05.2025
2.	Help Desk operational for training and information on FCFS	20.05.2025
3.	Brochure ready for download	20.05.2025
4.	Start of registration	20.05.2025
5.	Flat booking starts from	27.05.2025 12.00 Noon
6.	Closure of scheme	26.08.2025

2. ELIGIBILITY:

- 2.1. The applicant must be a citizen of India.
- 2.2. 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.
- 2.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 2.4. The family income of an applicant as well as of joint/co-applicant applying for EWS flats should not exceed Rs. 10 Lakh per annum in case of both the families considered separately. **There is no income criterion for other categories except EWS.** The applicant can apply according to his/her requirement and affordability. Family Income for this clause is defined to include the income of the applicant and his/her spouse, if married.
- 2.5. The applicant should give particulars of his/her savings account in any Bank **in the name of the applicant only** in the 'Application Form'.
- 2.6. 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.
- 2.7. In case of joint application under Persons with Disabilities (Divyangjan), the applicant himself/herself should fall within the respective reserved category and the joint applicant/co-applicant should be from within the Family. Family 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.

2.8. It is advisable to add co-allottee in the application form rather than at later stage.

3. HOW TO APPLY: -

- 3.1. Interested persons have to visit official website of DDA i.e., <https://eservices.dda.org.in> and have to create login credentials using PAN and other details & thereafter login with the same and register themselves for **DDA Apna Ghar Awaas Yojana 2025 (FCFS)** by paying a sum of **Rs. 2,500/-**. This amount is to be paid online and is **non-refundable**. The registration opens with effect from **20.05.2025**. Those applicants who have already registered themselves in FCFS need not register again.
- 3.2. Interested persons can check all relevant details like size of the flats, location of the pocket, price, Lay out plan of the flat/pocket online at <https://eservices.dda.org.in>. All these flats are in **ready-to-move-in** condition.
- 3.3. 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.
- 3.4. All flats will be offered in different tranches (in phase manner). Booking will commence from 27.05.2025. 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.
- 3.5. 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.
- 3.6. The booking amount (**non-refundable**) for DDA Apna Ghar Awaas Yojana 2025 is given below:

S.No.	Category	Booking Amount (Rs)
1.	EWS	50,000/-
2.	LIG	1,00,000/-
3.	MIG	4,00,000/-
4.	HIG	10,00,000/-

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.**

3.7. Payment of price of the flat:

- 3.7.1. The price of the flat is to be deposited within 60 days from the date of issue of demand-cum-allotment letter (DAL).
- 3.7.2. 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 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.
- 3.7.3. Further time of 30 days, over and above the period as stated in para 3.7.1 and 3.7.2 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 the for any shortfall in payment of demanded amount, the interest will be applicable for the entire amount 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.
- 3.7.4. 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 Booking Amount will be forfeited.
- 3.7.5. 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 60 days	Director (Housing) (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the disposal price have been received as per DAL)
3.	61 to 90 days	Commissioner (Housing) (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the disposal price have been received as per DAL)
4.	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.

- 3.7.6. Beyond the stipulated time as mentioned (in above para's 3.7.1 to 3.7.4) if the demanded amount is not received, it shall be deemed as an automatic cancellation of allotment.
- 3.7.7. Under no circumstances, request for surrender shall be entertained after receiving full payment as per the demand schedule.
- 3.8. 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 & 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.

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

- 4.1. Affidavit (duly attested) certifying citizenship, age of majority, etc. as per Annexure 'B' given below (by allottee and co-allottee, if any).
- 4.2. 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).
- 4.3. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)
- 4.4. 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).
- 4.5. Self-attested copy of PAN Card for allottee (Co-allottee, if any) and spouse (if any).
- 4.6. Copy of Loan Sanction Letter duly attested by bank manager (if any).
- 4.7. Copy of bank statement mentioning the name and account number from which margin money (apart from loan) has been deposited to DDA. (if any).
- 4.8. In case of the EWS category, the family income certificate must be submitted, which shall be verifiable from the issuing authority.
- 4.9. In addition to above, persons applying under reserved PWD (Persons with Disability) 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 Disability. 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.

4.10. Copy of TDS Certificate (if applicable).

4.11. In addition to above the document mentioned in the Online Portal for Possession needs to be submitted with supporting documents, if any.

5. 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 also includes maintenance charges as stated in para 9 below. The variation in price within category, if any, is due to variation in plinth area including common area of the flats. These flats are proposed to be disposed off at the price applicable for FY 2025-26 during the currency of the scheme even if the financial year changes while issuing demand cum allotment letter.

Note: The disposal price doesn't include the conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-. There are no conversion charges for EWS flats.

6. METHOD OF PAYMENT OF DEMANDED AMOUNT: -

6.1. 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.

6.2. 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. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance.

6.3. 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 defined for this para allottee's husband/ wife, father, mother, sister, brother, son, daughter, grand-son/ grand-daughter or, wife of the son (daughter-in-law)/ grandson, husband of daughter (son-in-law) or husband of grand-daughter (for the purpose of this definition grand-son/ grand-daughter means a son's or a daughter's child). Furthermore, where payment has been made by a proprietorship firm whose proprietor is the allottee, the payment will also be considered.

7. 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.**

- 7.1.1. Government of India; State Government; Union Territory Administration;
- 7.1.2. Public Sector Undertakings / Autonomous Bodies;
- 7.1.3. Nationalized Banks;
- 7.1.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 7.1.5. Housing Development Finance Corporation;
- 7.1.6. Cooperative Banks;
- 7.1.7. MCD; NDMC;
- 7.1.8. All joint sector companies irrespective of the percentage of shareholding;
- 7.1.9. University of Delhi;
- 7.1.10. 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;
- 7.1.11. 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;
- 7.1.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 7.1.13. 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.

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

- 8.1. 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 Apna Ghar Awaas Yojana 2025 (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.**

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

- 9.1. 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 have to become member of the concerned RWA.**
- 9.2. The maintenance charges will be levied in the manner as stipulated in the brochure of the relevant scheme in which these flats were initially offered. **The maintenance charges are already included in calculation of the disposal price reflected in Annexure A.**
- 9.3. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- 9.4. 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.
- 9.5. 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.
- 9.6. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.

10. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

- 10.1. 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.

11. POSSESSION OF FLATS: -

11.1. 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.

11.2. Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.

11.3. 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.

11.4. 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, and the quality of material used, workmanship or any other defects.

11.5. 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.

12. CONVEYANCE DEED: -

12.1. 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.

12.2. 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.

12.3. 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.

12.4. 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.

12.5. 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.

12.6. Since a number of concessions are being offered under EWS category while working the price of the flats, the allottees of EWS category flat would not be permitted to sell/transfer or otherwise part with the possession of the flat in any manner for a period of Five (5) years from the date of taking over of physical possession of the flat.

13. STATUS OF THE ALLOTTEE: -

13.1. 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 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.

14. INSPECTION OF FLAT: -

14.1. 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. As all the information is disclosed before applying for the flat, DDA shall not entertain a complaint about price of flat, its design, and the quality of material used, workmanship or any other defects.

14.2. 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 to facilitate visit and inspection of the sample flat is as below:

S.No.	Locality	Flat Category	Address of sample flat*	Name of Divisional Engineer/ Nodal officer & Contact No.
1	Siraspur	LIG	-	Sh. Sudhakar Sen (JE) 7018347455
2	Loknayakpuram	LIG	Flat no. 487, Pkt -A	Sh. Sudhanshu Shakya (JE), 9559613197
3	Loknayakpuram	MIG	D/G-4	Sh. Sudhanshu Shakya (JE), 9559613197
4	Narela Pkt 4 Sector A1-A4	EWS	208,Blk. G, Pkt. 4	Sh. Mahesh Chandra, JE: 8210157728 Sh. Umesh Kumar, AE:9149351699
5	Narela Pkt 14 Sector A1-A4	EWS	Pocket 14	Sh. Anoop Chauhan, JE. 9140281004 Sh.Raj Kumar, AE: 8510844146 Sh. Madhav, AE: 9555826430
6	Narela, Pocket 3, Sector G2	EWS	E1-01, Pkt 4 & E1- 01, Pkt 1	Sh. Nitish Kumar, AE(Civil): 9999289930 Sh. Vivek kumar Singh, AE(Civil): 7091403047
7	Narela, Pocket 4, Sector G2	EWS		
8	Narela, Pocket 5, Sector G2	EWS		
9	Narela, Pocket 6, Sector G2	EWS		
10	Narela, Pocket 6 Sector G7	EWS	Flat no. 3, Blk-E1, Pkt 6, Flat no. 1, Blk-E1, Pkt-7, Flat no. 5, Blk-E6, Pkt 11	Sh. Arun Kumar , AE (Civil), 7042938029 Sh. Satyendar Narain Singh, JE (Civil), 7860033427
11	Narela, Pocket 7Sector G7	EWS		
12	Narela, Pocket 2, Sector G2	LIG	C-09, Pkt 1 A-28, Pkt 4	Sh. Nitish Kumar, AE(Civil): 9999289930 Sh. Vivek kumar Singh, AE(Civil): 7091403047
13	Narela, Pocket 3, Sector G2	LIG		
14	Narela, Pocket 4, Sector G2	LIG		
15	Narela, Pocket 6, Sector G2	LIG		
16	Narela [G7/8 Pkt 4]	LIG		

S.No.	Locality	Flat Category	Address of sample flat	Name of Divisional Engineer/ Nodal officer & Contact No.
17	Narela [G7/8 Pkt 5]	LIG	Flat No. 54, Block - G, Pocket-5, Sector G7	
18	Narela, Pocket 6 Sector G7	LIG	Flat no. 9, Blk-F, Pkt 6, Flat no. 18, Blk-F, Pkt-7, Flat no. 27, Blk-F, Pkt 11	Sh. Arun Kumar , AE (Civil), 7042938029 Sh. Satyendar Narain Singh, JE (Civil), 7860033427
19	Narela, Pocket 7 Sector G7	LIG		
20	Narela, Pocket 11 Sector G7	LIG		
21	Narela, Pocket 3 Sector G8	LIG	Flat No. 01, Block - A 01, Pocket-3, Sector G8	Sh. Arun Kumar , AE (Civil), 7042938029 Sh. Satyendar Narain Singh, JE (Civil), 7860033427
22	Narela Pkt 3 Sector A1-A4	MIG		Sh. Mahesh Chandra, JE: 8210157728 Sh. Anoop Chauhan, JE. 9140281004
23	Narela Pkt 7 Sector A1-A4	MIG		
24	Narela Pkt 1A, Sector A1-A4	MIG	Flat No. 102 and 104, Block-H	Sh. Karan Gupta, AE +91 78371 84863 Sh. Shashi, JE +91 870 078 8808,
25	Narela Pkt 1B, Sector A1-A4	MIG		Sh. Garvit Meena, JE 91 97826 66302 Sh. Anujash AE, 7903086772
26	Narela Pkt 1C, Sector A1-A4	MIG	Flat No. 106 and Flat No. 105 of Block-D	Sh. Rohit, JE +91 85888 18953, Sh. C P Meena, AE 8800682131
27	Narela Pkt 3 Sector A1-A4	HIG		Sh. Mahesh Chandra, JE: 8210157728 Sh. Umesh Kumar, AE:9149351699
28	Narela Pkt 4 Sector A1-A4	HIG	208, Blk. G, Pkt. 4	Sh. Mahesh Chandra, JE: 8210157728 Sh. Umesh Kumar, AE:9149351699
29	Narela Pkt 7 Sector A1-A4	HIG	202, Blk. E, Pkt. 7	Sh. Anoop Chauhan, JE. 9140281004 Raj Kumar, AE: 8510844146 Sh. Madhav, AE: 9555826430

* Sample Flat no may change

- 14.3. 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.

15. PREFERENTIAL ALLOTMENT: -

- 15.1. 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.
- 15.2. 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.
- 15.3. 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.
- 15.4. 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”
- 15.5. 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.
- 15.6. 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.
- 15.7. 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.

16. OTHER GENERAL CONDITIONS: -

- 16.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.
- 16.2. 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.
- 16.3. 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.
- 16.4. 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.
- 16.5. Any dispute shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 16.6. In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application Form No., File No, etc., and such correspondence be addressed to Dy. Director concerned D'-Block, Vikas Sadan DDA, New Delhi-110023.
- 16.7. 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.
- 16.8. 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.
- 16.9. 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 Booking Amount, will be forfeited.

Annexure A

S.No.	Locality	Flat Category	No of flats*	Appx Range of Plinth area (sqm)**	Broad range of Tentative Price (Rs. In Lakh)	Updated Price Range After Discount (Discount %)**
1	Siraspur	LIG	564	35.76 to 36.39	17.41 to 17.71	13.3 to 13.6 (25%)
2	Loknayakpuram	LIG	150	42 to 44.46	26.98 to 28.47	20.24 to 21.35 (25%)
3	Loknayakpuram	MIG	96	134.2 to 140.5	118 to 123	100 to 104.6 (15%)
4	Narela Pkt 4 Sector A1-A4	EWS	67	61.5 to 62	32 to 35	27.70 to 27.9 (15%)
5	Narela Pkt 14 Sector A1-A4	EWS	48	61.2 to 61.8	32 to 35	26.95 to 27.2 (15%)
6	Narela, Pocket 3, Sector G2	EWS	81	34.76 to 35.1	11.54 to 11.67	10 to 10.1 (15%)
7	Narela, Pocket 4, Sector G2	EWS	126	34.76 to 35.1	11.54 to 11.67	10 to 10.1 (15%)
8	Narela, Pocket 5, Sector G2	EWS	101	34.76 to 35.1	11.54 to 11.67	10 to 10.1 (15%)
9	Narela, Pocket 6, Sector G2	EWS	87	34.76 to 35.1	11.54 to 11.67	10 to 10.1 (15%)
10	Narela, Pocket 6 Sector G7	EWS	100	34.76 to 35.1	14	11.9 to 12 (15%)
11	Narela, Pocket 7 Sector G7	EWS	84	34.76 to 35.1	14	11.9 to 12 (15%)
12	Narela, Pocket 2, Sector G2	LIG	11	33.3 to 33.9	14 to 14.1	10.50 to 10.7 (25%)
13	Narela, Pocket 3, Sector G2	LIG	310	49.9	23.17 to 23.25	17.8 (25%)
14	Narela, Pocket 4, Sector G2	LIG	1143	49.9	23.17 to 23.25	17.8 (25%)
15	Narela, Pocket 6, Sector G2	LIG	49	49.9	23.17 to 23.25	17.8 (25%)
16	Narela [G7/8 Pkt 4]	LIG	596	49.9	23.19	17.8 (25%)
17	Narela [G7/8 Pkt 5]	LIG	795	49.9	23.19	17.8 (25%)
18	Narela, Pocket 6 Sector G7	LIG	434	49.9	28	21.21 (25%)

S.No.	Locality	Flat Category	No of flats*	Appx Range of Plinth area (sqm)**	Broad range of Tentative Price (Rs. In Lakh)	Updated Price Range After Discount (Discount %)**
19	Narela, Pocket 7 Sector G7	LIG	431	49.9	28	21.21 (25%)
20	Narela, Pocket 11 Sector G7	LIG	1375	49.9	28	21.2 (25%)
21	Narela, Pocket 3 Sector G8	LIG	240	33.25 to 33.9	14 to 14.1	10.50 to 10.7 (25%)
22	Narela Pkt 3 Sector A1-A4	MIG	201	126.7 to 140.5	108 to 122	92.80 to 102.70 (15%)
23	Narela Pkt 7 Sector A1-A4	MIG	112	112.77	108 to 122	90.00 to 100 (15%)
24	Narela Pkt 1A, Sector A1-A4	MIG	5	112 to 114	100 to 101	85.1 (15%)
25	Narela Pkt 1B, Sector A1-A4	MIG	21	114.69	100 to 101	86.50 (15%)
26	Narela Pkt 1C, Sector A1-A4	MIG	47	114 to 114.1	100 to 101	86 to 86.1(15%)
27	Narela Pkt 3 Sector A1-A4	HIG	132	160.3 to 185	140 to 173	127.00 to 147.00 (15%)
28	Narela Pkt 4 Sector A1-A4	HIG	38	160.8 to 185.1	140 to 173	123.00 to 141.00 (15%)
29	Narela Pkt 7 Sector A1-A4	HIG	56	162.4 to 186.7	140 to 173	120.00 to 138.00 (15%)
	TOTAL		7500			

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. Vice-Chairman, DDA will be the competent authority to decide number of flats and updating the Annexure-A accordingly. **The flats will be offered in phased manner** depending on demand situation.
- ** 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 & therefore the disposal price of flats may vary depending on plinth area. The tentative cost does not include **conversion charges and water connection charge.**

Annexure B

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 Apna Ghar Awaas Yojana 2025 (FCFS)** (First Come First Serve (FCFS) Basis). My Date of Birth is _____.
3. That the joint applicant under the Scheme is my _ (relationship), as per provision of Clause 2.7 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._____.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 EWS/MIG/ HIG flats under **DDA Apna Ghar Awaas Yojana 2025**—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 Apna Ghar Awaas Yojana 2025** (First Come First Serve (FCFS) Basis) 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

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 & 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 Apna Ghar Awaas Yojana 2025 (First Come First Serve (FCFS) Basis) 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