3. HOW TO APPLY: -

3.1. Interested persons have to visit official website of DDA i.e., www.dda.gov.in or https://eservices.dda.org.in and have to create login credentials using PAN and other details and thereafter login with the same and register themselves for DDA JANTA AWAAS YOJANA Phase II 2026 by paying a sum of Rs. 2,500/-. This amount is to be paid online and is non-refundable. One needs to register himself/herself specifically for this scheme to participate in the draw notwithstanding the fact that he is already registered with DDA. The person so registered shall, for all intents & purposes, be considered as the First Applicant.

3.2. Interested persons can check all relevant details like size of the flats, location of the flat, price, layout plan of the flat/pocket online at https://eservices.dda.org.in. All these flats are in ready-to-move-in condition.

3.3. 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 for any updates.

3.4. PAYMENT OF PRICE OF THE FLAT:

3.4.1. The price of the flat is to be deposited with the Developer Entity (DE) within 60 days from the date of issue of demand-cum- allotment letter.

3.4.2. The allotment belonging to Persons with Benchmark Disabilities (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments 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.

3.4.3. Further time of 30 days, over and above the period as stated in para 3.4.1 and 3.4.2 above, will be available to the allottees subject to payment of interest at the rate of 10% p.a. (simple interest). Such interest will be chargeable only on the balance / unpaid amount and will be charged from the date of expiry of the aforesaid initial 60-days. 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.

3.4.4. If the complete amount with interest, if any, as demanded vide the demand-cum- allotment letter is not deposited within a period of 90 days from the date of issuance of the demand-cum-allotment letter then allotment of flat will deemed to have been stand cancelled without any notice and the flat will be made available for allotment to others. In said case, the applicant/allottee shall lose all his/her rights of allotment and shall stand barred from claiming the allotment of the flat.

3.4.5. The applicant may give one or two preferences of his/her choice by writing locality codes, given in Annexure 'A' (if there are more than one locality). It is mandatory to fill at least one preference for locality. It is presumed that applicant has seen the locality before giving preferences. No preference for Sector/Pocket/Floor can be exercised by the applicant. No request for change of locality, sector, Pocket, Floor shall be entertained by the DDA/DE.

3.5. Demand-cum-Allotment letter will be issued by the Developer Entity.

4. RESERVATIONS: -

The details of reservations under this Scheme are as under:-

4.1 15% of the flats for applicants belonging to Scheduled Castes;

4.2 7.5% of the flats for applicants belonging to Scheduled Tribes

4.3 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)

4.4 5% reservation for Persons with Benchmark Disabilities (Divyangjan) as defined in Section-37(a) of the Rights of Persons with Disabilities Act, 2016.

4.5 1% for Ex-servicemen.

Note:

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

b) 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.

c) DDA will invite online application for allotment of EWS flats from eligible applicants along with the eligibility documents, like income certificate/EWS Certificate, category certificate, PwBD Certificate etc. The DDA's policy for eligibility shall be applicable as on date of inviting online applications. If sufficient number of applicants are not received from reserved category applicants, for disposal of the balance number of reserved category EWS flats, application would be called for from the respective reserved categories of applicants and remaining reserved flats to be disposed of among these reserved category of applicants. This process to be continued till all the reserved EWS flats are allotted to the reserved categories.

d) Benefits of reservation of any specified category will be given only, if the person has applied under a reserve category and shall be given only for the category under which the applicant has applied for allotment.

5. DOCUMENT TO BE SUBMITTED AT THE TIME OF REGISTRATION:

5.1. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)

5.2. Address proof e.g. Self-attested copy of Passport, Aadhaar Card, Government identity card, Election card, Ration Card, Driving licence Telephone Bill, Electricity Bill Water Bill House tax receipt etc., of same address as given in application form, Bank Passbook (Page carrying Name and Address) (Any One).

5.3. Self-attested copy of PAN Card for allottee, Co-allottee (if any) and spouse (if any).

5.4. A self-attested copy of valid family income certificate / EWS Certificate must be submitted, which shall be verifiable from the issuing authority. (Family income certificate / EWS Certificate should be valid between the date of launch of scheme to last date of registration, including both the dates)

5.5. In addition to para 5.1 to 5.4 given above, persons applying under any of the reserved categories have to submit the following supporting documents which shall be verifiable from the issuing authority:

5.5.1 A self-attested copy of the original certificate issued by the competent authority (from the office of concerned SDM / Tehsildar / issuing authority) of the residence of the applicant in case the applicant belongs to the Reserved Category of SC/ST.

5.5.2 A self-attested copy of the original certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Benchmark Disability. A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.

5.5.3 A self-attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.

5.5.4 A self-attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case applicant comes under reserved category of War-Widows/Next of Kin, which would include those receiving liberalized pension.

Note:-

a. No document(s) submitted by the applicants after the last date of submission of application shall be considered.

b. Applicants are directed to upload clear or legible copies of document (s) for further verification. Blurred or illegible document (s) will not be considered as the eligibility of the application shall be decided on the details & documents provided/uploaded at the time of application submission

c. Applicants can save their application as a draft and edit/modify the application details/documents before final submission. Once the application is finally submitted, no further editing or modification of the application details/documents shall be permitted.

d. Family income certificate or EWS certificate, as may be applicable, of the applicants shall be considered as per Circular, order etc. issued by their respective State of residence. Applicants belonging to Rajasthan State (or residence of Rajasthan State), self-declaration income certificate shall be considered as proof of income certificate for EWS category flats in terms of Rajasthan Govt. Order No.P.13(34)Raj./Group-1/2012 dated 09.08.2012 and DDA's Housing Co-ordination Circular No.F1/0015/2022/CORD/-Housing(Coordn.)/65 dated 16.02.2022. Such self-declaration should be in proper format and duly filled up.

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

The issuance of possession letter and handing over of the physical possession of these flats to the successful applicant will be done by DE. The DE will specify the documents required to successful applicants after issuance of DAL by DE.